

RIBBLE VALLEY BOROUGH COUNCIL

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date: 8 October 2014

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Dear Mr Heminsley

THE LANCASHIRE ADVANCED ENGINEERING AND MANUFACTURING ENTERPRISE ZONE (SAMLESBURY) LOCAL DEVELOPMENT ORDER NO.2 (2014) (LDO): PRIOR NOTIFICATION OF DEVELOPMENT
DEVELOPMENT: CONSTRUCTION OF A FENCED OFF AREA FOR A CONTRACTORS COMPOUND CONTAINING A STORAGE BUILDING FOR SITE LANDSCAPING EQUIPMENT AND HARD STANDING AREA FOR ROAD CLEARING EQUIPMENT.

I refer to your Prior notification submission for the above development to accord with the terms of Local Development Order No.2 (2014).

I am responding in letter form to allow me to expand upon the reasons for the decision reached by the authority.

I can also confirm I have received a response in respect of this submission from Kathryn Molloy, Head of LEP Coordination and Development who advises that:

“the Local Enterprise Partnership recommends that further information be sought in relation to the proposal as follows:

- 1. The maps and site plans should clearly show the boundary of the Enterprise Zone, the district boundaries of South Ribble and Ribble Valley and the boundary of the proposed development. This is required to ensure that proposals can be interpreted accurately.*
- 2. Further information is required on ecological provisions to:*
- 3. Demonstrate that the sites of the proposed development will be considered in calculations for ecological off-site mitigation and compensation for the Samlesbury Enterprise Zone site as a whole.*
- 4. Demonstrate that the sites will be included in measures for the ecological management of Samlesbury Enterprise Zone site as a whole.”*

As set out in Paragraph 1.3.3 of the LDO this authority has three possible options in terms of responding to a 'Prior Notification' request. These are as following:

1. the proposed development is permitted and can proceed without the requirement for a planning application, or
2. whether a separate planning application is required as the proposed development is beyond the scope of the LDO, or
3. whether further information is required, specifying the required details and the reasons for them.

On the occasion it is the view of this authority **that further information is required** in that supporting information has not been submitted to demonstrate compliance with Condition (11) of the LDO which is the condition concerning ecological impacts and appropriate mitigation or compensation, and in particular in respect of the matters raised by the LEP above at point 2. Therefore I'm unable to confirm at this stage, that the development can proceed as permitted development within the terms of LDO (No.2) 2014.

Notwithstanding these observations I am confident that these issues can be redressed and I have no significant concerns regarding the principle of the compound.

Please do not hesitate to contact me directly if you require further clarification in respect of any point.

Yours sincerely



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HEAD OF PLANNING SERVICES

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