

Local Development Order Conditions Summary

- EMCOR Contractor Compound Relocation

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BAE Internal Ref: **EMCOR Contractor Compound - 10/09/14 iss 1**

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Conditions to be met to permit development:	BAE SYSTEMS Response
<p>1 Development is permitted by the LDO falling within Use Classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended) for advanced engineering and manufacturing (defined in Schedule A). Prior to the commencement of development the developer shall provide copies of plans to the local planning authority for information.</p>	<p>Development not applicable to Class B1, B2 & B8.</p>
<p>2 Development is permitted by the LDO falling within Use Class D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended) for a non-residential education and training centre to be used as a Regional Skills Facility. Prior to the commencement of development the developer shall provide copies of plans to the local planning authority for information.</p>	<p>Development not applicable to Class D1.</p>
<p>3 Development for advanced engineering or manufacturing purposes or for ancillary, complementary or supportive uses which fall outside the definition in Schedule A referred to in Condition 1 is permitted by the LDO, provided that full details and plans of the proposed development shall be submitted to the Council using the Prior Notification Form. No development shall commence until the Council, advised by the Enterprise Zone Governance Committee, has confirmed that the proposed development falls within the scope of this Order or the expiry of 28 days from the submission of the Prior Notification Form, whichever is the sooner.</p>	<p>Prior Notification Form attached dated 10/09/14. Full details & plans attached. - - TC00102-14G014-0051-3201</p>
<p>4 Development shall take place in accordance with the principles set out in the Master Plan.</p>	<p>This development complies with the Lancashire Enterprise Partnership (LEP) masterplan strategy and principles and replaces the existing contractor compound in order to make way for the new Enterprise Zone entrance road running through the location.</p>
<p>5 Prior to the commencement of works, that part of the site subject to works shall be assessed for contamination and managed appropriately in accordance with Environment Agency, DEFRA and local authority guidelines on contaminated land management. This will include identifying, investigating and mitigating contamination.</p>	<p>The only ground planned to be removed, is the areas for the Garden Tool Store foundation and the drainage. This general area has been excavated previously and no contamination was found. The attached report shows no contamination in an adjacent area on site. Also BAE is not aware of any facilities historically in this location that could cause contamination.</p>
<p>6 A scheme for the disposal of foul and surface waters for each stage of the proposed development shall be submitted by the developer to the Local Planning Authority for approval. The Local Planning Authority shall respond within 28 days of receiving the details of the drainage arrangements and if no response is received from the Local Planning Authority within this 28 day period the arrangements shall be deemed to be approved.</p>	<p>Please find attached plans detailing the proposals for drainage: - TC00102-14G014-0051-3201</p>
<p>7 Access arrangements for proposed development under the LDO shall be submitted by the developer to the local planning authority for approval (in consultation with the local highway authority) and the development shall proceed in accordance with the approved details. The local planning authority shall respond within 28 days of receiving the details of the access arrangements and if no response is received from the local planning authority within this 28 day period then the arrangements shall be deemed to be approved.</p>	<p>The proposed development will be accessed from existing internal roadways on the retained footprint on BAE SYSTEMS Samlesbury Site.</p>
<p>8 The new access from A677 shall be developed when the trigger in the Master Plan is reached.</p>	<p>Not applicable.</p>
<p>9 All highway works on and off site shall be implemented pursuant to appropriate agreements entered into under the Highways Act 1980 and in accordance with details and any mitigation measures submitted to and approved by the local planning authority in consultation with the local highway authority.</p>	<p>Not applicable.</p>
<p>10 Construction vehicles associated with development will be managed. Management provisions will include endeavouring not to enter or leave the site during peaks of the local network or peaks of the existing BAE Systems site. Construction vehicles must not wait on the local highway network prior to accessing the site.</p>	<p>Construction vehicles associated with development will be managed. Management provisions will include endeavouring not to enter or leave the site during peaks of the local network or peaks of the existing BAE Systems site. Construction vehicles will not wait on the local highway network prior to accessing the site.. Security arrangements will be processed up front of deliveries to avoid queuing at 3A security gate.</p>
<p>11 Measures to avoid, to mitigate or to compensate for any likely ecological impacts shall be submitted by the developer to the Local Planning Authority for approval. The Local Planning Authority shall respond within 28 days of receiving the details and if no response is received from the Local Planning Authority within this 28 day period then the assessment shall be deemed to be approved. The development shall be carried out in accordance with the approved details.</p>	<p>The proposed location as part of this application is within the secure boundary of BAE Systems Core site currently not available for EZ Development. As such this area is not included within the EZ Ecology management Plan and an individual Ecology assessment has been undertaken. Please refer to attached correspondence from our ecology consultant Ian Ryding at Pennine Ecology, dated 17/07/2014. All works will be carried out in line within this site specific ecological report.</p>
<p>12 Any required programme of archaeological works will be carried out in accordance with a written scheme of investigation and shall be submitted by the developer to the Local Planning Authority for approval. The Local Planning Authority shall respond within 28 days of receiving the written scheme of investigation and if no response is received from the Local Planning Authority within this 28 day period then the assessment shall be deemed to be approved. The development shall be carried out in accordance with the approved details.</p>	<p>There are no sites of archaeological interest in the area of the proposed construction works. Please refer to site plan ref: Archiology SITE000DG_048 that highlights the areas of archaeological interest in this area.</p>
<p>13 Appropriate landscaping measures to avoid or mitigate detrimental visual impacts on Samlesbury Hall shall be submitted by the developer to the Local Planning Authority for approval prior to the commencement of development of Phase 2 of the Master Plan. The Local Planning Authority shall respond within 28 days of receiving the details and if no response is received from the Local Planning Authority within this 28 day period then the landscaping measures shall be deemed to be approved. The approved landscaping measures shall be implemented by the developer in advance of the commencement of development of Phase 2.</p>	<p>The proposed development is not located near Samlesbury Hall.</p>