

Planning Committee Update Sheet

ITEM 6

07/2023/00597/FUL – Land North of Ab Inbev Cuerdale Lane, Samlesbury

A late comment has been received from Cadent Gas Ltd since publication of the agenda. Cadent have no objection to the proposal subject to a condition which aims to protect Cadent assets running through the site.

The condition wording is proposed as follows:

'Prior to the commencement of works on site, a plan must be submitted to and agreed in writing with the local planning authority in conjunction with Cadent. This shall include a method statement including.

(a) the exact position of the works.

(b) the level at which these are proposed to be constructed or renewed.

(c) the manner of their construction or renewal including details of excavation, positioning of plant etc.

(d) the position of all apparatus.

(e) by way of detailed drawings, every alteration proposed to be made to or close to any such apparatus.

(f) any intended maintenance regimes

(g) ground monitoring plan if required

(h) A deed of consent agreed between Cadent Gas and SNZ Ltd.

REASON: To ensure before development commences that construction methods will safeguard both Cadent Assets and the safety and amenities of neighbouring properties in accordance with Policy 17 of the Central Lancashire Core Strategy and Local Plan 2012-2026 Policy G17

Cadent Note:

Cadent may require such modifications to be made to the plans as may be reasonably necessary for the purpose of securing apparatus against interference or risk of damage or for the purpose of providing or securing proper and convenient means of access to any apparatus. Cadent will be entitled to watch and inspect the execution of those works. Where Cadent requires any protective works to be carried out by itself or by the undertaker (whether of a temporary or permanent nature) such protective works, inclusive of any measures or schemes required and approved as part of the plan approved pursuant to this paragraph, must be carried out to Cadent's satisfaction prior to the commencement of any works. Written proof of Cadent's approval to be submitted to the Local Planning Authority prior to commencement of development'.

An informative note is also requested as follows:

'Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works the developer is advised to register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to'.

In light of the above comments the recommendation is now amended to remove reference to Cadent as follows:

Approval subject to conditions, with the decision delegated to the Chair, Vice Chair and Head of Planning and Enforcement subject to the application not being "called-in" by the Secretary of State