

Town and Country Planning Act 1990 (As amended).

4/21/2152/0F1

NOTICE OF GRANT OF PLANNING PERMISSION

Sellafield Ltd
First Floor
Albion Square 1
Swingpump Lane
Whitehaven
CA28 7NE
FAO Miss Hayley Jones

**ERECTION OF A CNC OPERATIONAL UNIT
SELLAFIELD SITE, SEASCALE**

Sellafield Ltd

The above application dated 06/04/2021 has been considered by the Council in pursuance of its powers under the above mentioned Act and **PLANNING PERMISSION HAS BEEN GRANTED** subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -

Site Location Plan, drwg no. 1 BE 3009117, Mod A. scale 1:5000

Proposed Site Plan, drwg no.1 BE 3009119, Mod B, scale 1:250.

Existing Site Topographic Plan, drwg no. 1 BE 3009118, Mod A. scale 1:200.

Proposed -4.00m Level Floor Plan (Lower Ground Floor Plan), drwg no.1 BE 3035267, Mod A scale 1:100

Proposed -0.00m Level Floor Plan (Ground Floor Plan), drwg no.1 BE 3035268 Mod A, scale 1:100.

Proposed +4.00m Level Floor Plan (First Floor Plan) drwg no.1 BE 3035269 Mod A, scale 1:100.

Proposed Roof Plan, drwg no. 1 BE 3035270, Mod A, scale 1:100.

Proposed Elevations Sheet 1 of 2, drwg no. 1 BE 3035271 Mod A, scale 1:100.

Proposed Elevations Sheet 2 of 2, drwg no. 1 BE 3035272 Mod A, Scale 1:100.

Proposed Garage and Kennel Plans & Elevations, drwg no. 1 BE 3035273 Mod A, Scale 1 :100.

Visual Impact Assessment, ref RP/3509968/CSA/00009

Planning Policy & Context, ref RP/3509968/CSA/00018

Construction Method Statement, Transport & Waste Plan, ref RP/3509968/CSA/00016

Construction Environmental Management Plan, ref RP/3509968/CSA/00011

Phase 1 Habitat Survey, ref RP/3509968/CSA/00015

Addendum to Phase 1 Habitat Survey, ref NFR/3509968/CSA/00013

Design and Access Statement, ref RP/3509968/CSA/00010

Confidential Plans & Documents

Confidential 3509968_3009117_A_Site Location Plan with Red Line Boundary.

Confidential RP/3509968/PROJ/00014 Geoenvironmental Desk Study – Phase 1 Report

Confidential RP/3509968/PROJ/00015 Contamination Assessment - Phase 2 Report

Confidential RP/3509968/PROJ/00015 Sheet 3 Addendum to Phase 2 Report

Confidential OBE 2973195 G - CNC Site Investigation

Confidential OBE 2991589 A CNC Site Investigation beyond red line

Confidential RA/3509968/CSA/00008, Rev 1, FRA by ISA (Infrastructure Strategic Alliance)/ Ove Arup & Partners Ltd. dated August 2020.

Confidential RP/3509968/CSA/00023, Rev B, Overland Flow & Drainage Impact Assessment Modelling Report, dated 28 May 2021.

Confidential 1 BE 3097643 Mod P1, Drainage Layout.

Reason

To conform to the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Contamination

3. If during development contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site.

Surface Water Drainage

4. The surface water drainage system shall be constructed in accordance with Plans 1 BE-3097643 Mod. P1, Drainage Layout and the principles detailed in Document RP/3509968/CSA/00023 Rev. B, dated 28 May 2021, Overland Flow and Drainage Impact Assessment Modelling Report and shall thereafter be maintained and managed for the lifetime of the development.

Reason

To secure proper drainage and to manage the risk of flooding and pollution.

Ecology

5. All of the recommendations set out in the Phase 1 Habitat Survey, by Sellafeld Ltd, reference P/3509968/CSA/00015 shall be implemented.

Reason

To protect the ecological interests of the site and in particular nesting birds.

Environmental Impacts

6. The development shall be carried out in accordance with the requirements set out in the Construction Environmental Management Plan (CEMP) by WYG, reference A085430-39 V2, dated 23/02/2021.

Reason

To ensure adequate control and mitigation of environmental impacts during construction.

Informative – Characterisation of Waste

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005

'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12 month period, the developer will need to register with us as a hazardous waste producer. Refer to the [hazardous waste](#) pages on GOV.UK for more information.

Informative – Definition of Waste

The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste. Under the Code of Practice:

- ☐ excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution
- ☐ treated materials can be transferred between sites as part of a hub and cluster project
- ☐ some naturally occurring clean material can be transferred directly between sites

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

We recommend that developers should refer to:

- ☐ the [position statement](#) on the Definition of Waste: Development Industry Code of Practice
- ☐ The [waste management](#) page on GOV.UK

Informative – Contamination

The development shall be undertaken in accordance with the current Sellafield Ltd management procedures relating to Excavations, Contaminated Land and the Characterisation of material, facilities and wastes, as regulated by the Environment Agency and the Office for Nuclear Regulation. This is to ensure that risks from land contamination to the future users of the land are minimised, together with those to controlled waters and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers and other offsite receptors.

Informative - Water Supply

Should this planning application be approved the applicant should contact United Utilities regarding a potential water supply or connection to public sewers. Additional information is available on our website <http://www.unitedutilities.com/builders-developers.aspx>

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework

Please read the accompanying notice



PP Pat Graham
Chief Executive

08th July 2021

APPROVALS
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)

DEVELOPMENT MANAGEMENT PROCEDURE (ENGLAND) ORDER 2015

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#).

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.