

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/21/2356/OF1
2.	Proposed Development:	PRIOR APPROVAL FOR THE DEMOLITION OF TWO ACCOMMODATION UNITS
3.	Location:	H M PRISON, NORTH LANE, HAVERIGG
4.	Parish:	Millom
5.	Constraints:	ASC;Adverts - ASC;Adverts, Coal - Off Coalfield - Data Subject To Change
6.	Publicity Representations &Policy	See Report
7.	Report: Proposal <p>It is proposed to demolish two existing modular style buildings (part two storey and part single storey) situated in a fenced compound within the grounds of HMP Haverigg. Formerly used as accommodation blocks and now redundant, each measures some 55m in length and 9.7m in width. Demolition is required due to safety concerns relating to the existing cladding.</p> <p>A recent ecological assessment and survey of the site revealed that whilst the buildings offered moderate suitability as a bat roost their presence was absent during activity surveys. Nesting gulls were also found to be present on the roofs. The remainder of the area was found to be of low ecological value. It is considered though that any potential ecological impact can be adequately mitigated by a series of compensation and enhancement measures including avoiding working during the typical bird nesting season (March to August), precautionary measures if required in relation to great crested newts (GCNs), natterjack toads and reptiles and the operation of a sensitive lighting scheme during working hours. As regards nesting/roosting habitat it is considered that the remaining site once cleared will provide adequate compensatory nesting habitat for nesting birds. Enhancements in the form of roosting boxes could erected when the site is redeveloped.</p> Method of Demolition <p>The timber framed buildings will be carefully demolished by an experienced demolition contractor and separated. Waste streams suitable for recycling will transported off site to Barrow and spoil will</p>	

be removed in sheeted tipper trucks. It is estimated that the works will take 4 weeks to complete commencing in October.

In terms of restoration the site will be levelled and finished with compacted hard core as there are currently no plans to replace the buildings.

Consultations

Millom Town Council

No comments received.

Cumbria County Council, DM & LLFA

No comments received.

Natural England

No comment.

Planning Policy

Copeland Local Plan 2013-2028

The following policies of the Core Strategy and Development Management Policies DPD are considered relevant:

ST1 Strategic Development Principles – sets out the fundamental principles to guide development in the Borough.

ST2 Spatial Development Strategy & ST3 Strategic Development Priorities – outline the overall spatial and regeneration strategies for the Borough.

Other Material Considerations

National Planning Policy Framework (NPPF) 2021

Assessment

Demolition is classed as falling within the definition of development for which prior notification is required. This does not permit the Local Planning Authority to object to the removal of the buildings in this instance but to ensure that the method of demolition and subsequent restoration is satisfactory and conforms to the above planning policies.

This proposal does not raise any adverse planning issues. As regards the method of demolition a registered and experienced demolition contractor is to be used which is acceptable. Whilst there are no immediate plans to redevelop the site the proposed restoration is appropriate and will leave it in a tidy state. As the site is situated within HMP Haverigg, a secure complex, and within MoJ's control a

	condition covering full restoration is not considered necessary.	
8.	Recommendation: Approve	
9.	Conditions: <ol style="list-style-type: none"> 1. The development shall be carried out entirely in accordance with the details submitted. 2. The development shall be carried out within a period of five years from the date of this letter. <p>Informative - Bats If bats are discovered after development has started, all works shall stop and expert help should be sought from a qualified and licensed ecologist. A survey should be undertaken and mitigation plans developed on the basis of this study. Bats and their roosts are protected by law and it is an offence to wilfully injure or kill a bat or damage or destroy a bat roost.</p> <p>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 prior notification of demolition in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.</p>	
Case Officer: H.S. Morrison		Date : 31/08/2021
Authorising Officer: N.J. Hayhurst		Date : 01/09/2021
Dedicated responses to:- N/A		