

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER
2015 (AS AMENDED) SCHEDULE 2, PART 11 CLASS B

PRIOR APPROVAL FOR DEMOLITION

Avison Young
Central Square South
Orchard Street
Newcastle Upon Tyne
NE1 3AZ
FAO Chris Johnson

APPLICATION No: 4/22/2180/0F1

**PRIOR NOTIFICATION OF PROPOSED DEMOLITION OF BUILDINGS IN SERIOUS STATE OF
DISREPAIR
CALDER TOWN END FARM, SEASCALE**

NDA Properties Ltd

I refer to the above application which has been made under the prior approval procedure for demolition.

Copeland Borough Council, as Local Planning Authority, has determined to **PRIOR APPROVAL IS REQUIRED AND APPROVED** for the proposed demolition subject to adherence to the following planning conditions:

Standard Conditions:

1. The demolition/works must be carried out within a period of 5 years from the date of this decision.

Reason

To comply with the requirements of Part 11 Class B.2 (b) (ix) (aa) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them:-

- Application Form, received by the Local Planning Authority on the 25th April 2022.
- Calder Town End Stable, Scale 1:100 & 1:200, Drawing No A101, received by the Local Planning Authority on the 25th April 2022.
- Calder Town End House, Scale 1:100 & 1:200, Drawing No A102, received by the Local Planning Authority on the 25th April 2022.
- Calder Town End, Scale 1:200, Drawing No A103, received by the Local Planning Authority on the 25th April 2022.
- Demolition Method Statement, received by the Local Planning Authority on the 25th April 2022.
- Update Preliminary Ecological Appraisal (2022) , Prepared by BiOME Consulting March 2022, received by the Local Planning Authority on the 25th April 2022.

Reason

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

Pre Commencement Conditions:

3. Demolition must not commence until a Demolition Traffic Management Plan has been submitted to and approved in writing by the local planning authority. The DTMP must include details of:
1. pre-demolition road condition established by a detailed survey for accommodation works within the highways boundary conducted with a Highway Authority representative; with all post repairs carried out to the satisfaction of the Local Highway Authority at the applicants expense;
 2. details of proposed crossings of the highway verge;
 3. retained areas for vehicle parking, maneuvering, loading and unloading for their specific purpose during the demolition;
 4. cleaning of site entrances and the adjacent public highway;
 5. details of proposed wheel washing facilities;
 6. the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
 7. demolition vehicle routing;
 8. the management of junctions to and crossings of the public highway and other public rights of way/footway;
 9. Details of any proposed temporary access points (vehicular / pedestrian)
 10. surface water management details during the demolition phase

11. deliveries and movement of equipment on the road network surrounding the site must not take place during school muster times in the interests of road safety

Reason

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety.

Other Conditions:

4. Demolition must be carried out in strict accordance with the approved document 'Demolition Method Statement, received by the Local Planning Authority on the 25th April 2022'.

Reason

To ensure a satisfactory standard of demolition.

5. Demolition must be carried out in strict accordance with and implement all of the mitigation and compensation measures set out in the approved document 'Update Preliminary Ecological Appraisal (2022) , Prepared by BiOME Consulting March 2022, received by the Local Planning Authority on the 25th April 2022'.

Reasons

To protect the ecological interests evident on the site.

Informatives:

1. During construction if any bats or evidence of bat is found within this structure the application should contact the National Bat Helpline on 0345 1300 2288 for advice on how to do works lawfully.
2. Dust suppression measures should be carried out as necessary.
3. Attention is drawn to BS5228-1:2009 + A1:2014 Code of Practice for Noise and Vibration Control on Construction and open sites in avoiding unreasonable and excessive noise and vibration from the demolition activities to any nearby noise sensitive receptors.

Please read the accompanying notice

A handwritten signature in dark ink, appearing to read "N. S. Hayman", with a stylized flourish at the end.

PP Pat Graham
Chief Executive

23rd May 2022

NOTICE

If you are aggrieved by the decision of the Authority to refuse your application or to impose conditions on the permission with which you are dissatisfied, you may appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. All appeals are handled on behalf of the Secretary of State by the Planning Inspectorate.

If you want to appeal against this decision then you must do so within 6 months of the date of this notice, or such longer period as the Secretary of State may, at any time, allow. Although the Secretary of State can allow a longer period for giving notice of an appeal, he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeals must be made electronically. You can find more information online at www.gov.uk/appeal-planning-decision or using a form which you can get from the Planning Inspectorate Customer Support Team (0303 444 50 00).

Please note only the applicant possesses the right of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Authority based its decision on a direction given by him.