

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 Mr Chris Johnson

**APPLICATION No: 4/22/2259/0F1**

**APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR THE DEMOLITION OF  
A FARM BUILDING AND EXISTING LEAN-TO EXTENSION  
FLEMING HALL, GOSFORTH**

**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 that **PRIOR APPROVAL IS NOT REQUIRED** for the proposed demolition subject to adherence to the following planning 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 shall be carried out in accordance with them:-

- Application Form, received by the Local Planning Authority on the 10<sup>th</sup> June 2022.
- Location Plan, Scale 1:1250, received by the Local Planning Authority on the 10<sup>th</sup> June 2022.
- Statement of display of site notice, received by the Local Planning Authority on the 10<sup>th</sup> June 2022.
- Demolition Method Statement, received by the Local Planning Authority on the 10<sup>th</sup> June 2022.
- Visual Structural Inspection, Prepared by WDS Ltd November 2021, received by the Local Planning Authority on the 10<sup>th</sup> June 2022.
- Preliminary Ecological Appraisal, Prepared by BiOME Consulting May 2022, Version 2, received by the Local Planning Authority on the 10<sup>th</sup> June 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.

3. Demolition must be carried out in strict accordance with the approved document 'Demolition Method Statement, received by the Local Planning Authority on the 10<sup>th</sup> June 2022'.

Reason

To ensure a satisfactory standard of demolition.

4. Demolition must be carried out in strict accordance with and implement all of the mitigation and compensation measures set out in the approved document 'Preliminary Ecological Appraisal, Prepared by BiOME Consulting May 2022, Version 2, received by the Local Planning Authority on the 10<sup>th</sup> June 2022'.

Reason

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. In view of the fact that this application could increase the number of persons in the area (including trade people) the applicant should liaise with the Resilience Unit office via [emergency.planning@cumbria.gov.uk](mailto:emergency.planning@cumbria.gov.uk) to allow for further discussion to ensure the applicant and their trades people/contractors are aware of the appropriate information and actions to take should there be an incident at the Sellafield site.

Please read the accompanying notice



PP Pat Graham  
Chief Executive

08<sup>th</sup> July 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/appealplanning-decision](http://www.gov.uk/appealplanning-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