

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2339/OF1
2.	Proposed Development:	PRIOR NOTIFICATION OF PROPOSED DEMOLITION OF CALDER FABRICATION WORKSHOP
3.	Location:	SELLAFIELD, SEASCALE
4.	Parish:	Ponsonby, Seascale, Beckermest with Thornhill
5.	Constraints:	<p>ASC;Adverts - ASC;Adverts,</p> <p>Flood Area - Flood Zone 2, Flood Area - Flood Zone 3,</p> <p>Safeguard Zone - Safeguard Zone,</p> <p>Coal - Off Coalfield - Data Subject To Change,</p> <p>Key Species - Known Sites for Natterjack Toads, Key Species - Potential areas for Natterjack Toads,</p> <p>Gas Pipeline - Northern Gas Pipeline - 135m buffer,</p> <p>DEPZ Zone - DEPZ Zone,</p> <p>Preferred Route Corridor - Within Preferred Route Corridor,</p> <p>Outer Consultation Zone - Sellafield 10KM</p>
6.	Publicity Representations &Policy	See report
7.	<p>Report:</p> <p>The Site The site subject of this application forms part of the former Calder Hall power station within the Sellafield site. It is an area currently identified for partial clearance and is known as the Calder Hall Land Clearance Area and in total covers an area of some 1.66ha. It contains four buildings of various sizes and associated structures, all of which are redundant and have been earmarked for demolition over a varying timescale. In-between the buildings are areas of hard standing and amenity grassland.</p> <p>Proposal Within the Calder Hall Land Clearance Area, it is proposed to demolish the Calder Fabrication</p>	

Workshop (CFW), one of two buildings earmarked for the first phase of demolition.

The building is of pitched roof construction and is square in plan. It occupies a footprint of approximately 12m x 12m with a maximum height of 6m. Constructed of a steel frame on a solid concrete slab, with walls and roof comprising aluminium corrugated cladding over foam insulation panels fixed to cladding rails. And there is a 4.5m x 4.5m roller-shutter type door at the eastern end.

The building has reached the end of its useful life and is now redundant. Sellafield Limited is currently undertaking option studies into future development of the site, with the likely outcome that there will be the construction of a new plant to support nearby hazard reduction work. No further details have been disclosed.

Given the potential for future redevelopment of the site, the proposal is to remove the building superstructure and retain the existing concrete foundations until a future development design is confirmed.

Planning History

Planning permission for this particular workshop was granted in 1996.

This is one of two applications currently being considered for prior notification of demolition on the Calder Hall Land Clearance Area.

Method of Demolition

Demolition tasks will be undertaken by IDS (Integrated Decommissioning Solution) and Erith Demolition Ltd who are approved Sellafield Ltd contractors. The demolition activities will include the following: -

- Site preparation prior to demolition, including fencing off the work area and
- protection of drains. All services have been previously disconnected.
- Disconnection of high-level service feeds from CEW.
- Soft strip of CFW using mechanical techniques.
- Removal of corrugated steel cladding panels from Eastern elevation.
- Removal of cladding support rails and roller shutter door.
- Structural demolition of CFW, using a 360 excavator with sheer attachment working from the eastern elevation in a progressively western direction.
- Segregation of waste.
- Disposal of waste materials in accordance with IDS Waste Management Plan.
- Complete demolition of the building structure to base slab

Environmental Impact and Waste Streaming

- Appropriate characterisation of waste has been conducted in line with SL procedures.

Consultations

Gosforth, Beckermeth with Thornhill and Ponsonby Parish Councils raise no objections.

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.

ER1 Planning for the Nuclear Sector – supports developments contributing to the continuing future of the nuclear industry providing they are not unacceptably detrimental to the environment.

DM1 Nuclear Related Development – identifies principles that development in the nuclear sector should conform to.

Emerging Copeland Local Plan 2021-2038

The emerging Copeland Local Plan has recently been the subject of a Publication Draft Consultation. Given the stage of preparation of the Copeland Local Plan 2017-2035 some weight can be attached to policies within the Publication Draft where no objections have been received. The Publication Draft provides an indication of the direction of travel of the emerging planning policies, which themselves have been developed in accordance with the provisions of the National Planning Policy Framework.

The following ECLP policies (to which there have been no objections) are relevant to this proposal:

Strategic Policy DS1PU: Presumption in favour of Sustainable Development

Strategic Policy DS2PU: Reducing the impacts of development on Climate Change

Strategic Policy DS6PU: Design and Development Standards

Strategic Policy N1PU: Conserving and Enhancing Biodiversity and Geodiversity

As objections have been received to the proposed nuclear policies these cannot be considered relevant at this stage.

Demolition Impacts - Ecological

An Ecological Impact Assessment accompanies the application and includes a Phase 1 Ecological Survey. This concluded that the buildings, hard standings and amenity grassland areas on the site offer negligible wildlife value. There are also no records of badgers and amphibians either on or within 50m of the site. It is therefore considered that these are absent. The buildings are also assessed as being of low suitability as roosts for bats but may offer some habitat. The rooftops of the buildings though do offer suitable nesting for birds.

Impacts from the proposed demolition therefore are likely to include:

- Loss of potential roosting habitat for bats
- Disturbance including noise and vibration to bats

	<ul style="list-style-type: none"> • Loss of nesting habitat for breeding birds. <p>As the presence of roosting bats cannot be ruled out, mitigation will involve following a Precautionary Method of Working (PMW) implemented by a suitable qualified ecologist.</p> <p>These will include the presence of an ecologist during the soft strip, restricting working hours where noise may be generated, and staff briefings. As regards nesting birds demolition is to be undertaken outside the nesting season or if not possible a range of alternative measures to be undertaken.</p> <p>As a result of implementing these mitigation measures it is anticipated that there will not be any residual impacts on bats and nesting birds as a result of the proposed demolition.</p> <p>Assessment</p> <p>Demolition is classed as falling within the definition of development and only prior notification is required. This does not permit the Local Planning Authority to object to the removal of the building but only to ensure that the method of demolition and subsequent restoration is satisfactory and conforms to the above planning policies.</p> <p>This proposal does not raise any issues as methods of demolition are stringently controlled within the Sellafeld licensed site. It has also been demonstrated that any potential for ecological impacts arising can be adequately mitigated.</p> <p>It is the intention to reuse the site for further development but until the plans are finalised it is considered acceptable, given the sites location within the Sellafeld boundary, to leave it in a tidy state at base (concrete foundation) slab level. As the site is situated within a highly industrial and secure complex and it is not considered appropriate to require a condition covering restoration.</p>	
8.	Recommendation: Approve	
9.	Conditions See decision notice	
Case Officer: H.S. Morrison		Date : 13/09/2022
Authorising Officer: N.J. Hayhurst		Date : 14/09/2022
Dedicated responses to:- N/A		