

**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/22/2340/OF1
2.	Proposed Development:	PRIOR NOTIFICATION OF PROPOSED DEMOLITION OF CALDER ENGINEERING 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 Engineering</p>	

Workshop (CEW) which lies adjacent to the Calder Fabrication Workshop which it is also proposed to demolish (4/22/2339/OF1).

This is a large steel framed structure with a duo pitched roof which is 54.5m long x 15.8m wide x 9.5m to the apex. The exterior elevations are predominately covered with asbestos cement corrugated sheeting. This extends from the top of a small dado masonry wall at ground level up two thirds the height of the building to the east and west Elevations and full height on the two gable ends. Patent glazing extends above the sheeting to eaves level on the East and West elevations. A two-storey brick-built store and office structure has been built inside the southern end of the workshop. The ground floor consists of a 225mm thick reinforced concrete ground bearing slab. A 12 tonne overhead crane services the entire workshop area, supported on rails attached to the main steel frame columns. There is patent glazing to the east and west elevations above EOT crane level up to eaves level.

There are also four sliding folding doors in the east elevation 4.6m high x 4.25m wide.

CEW Two Storey Annexe

This is a two-storey building that runs the along the full west elevation of the workshop structure and houses offices, toilets and mess rooms. It is 54.5m long x 5.5m wide x 6m high over two floors. The flat roof and 1st floor level are formed from pre-cast concrete floor units supported on steel beams.

CEW Armature Cleaning Building

The ACB building is constructed of load bearing masonry walls that extend on all sides to form parapet walls to the flat roof. The roof is formed from pre-cast concrete floor units spanning onto the load bearing masonry walls. A waterproof roof covering laid to falls consists of 3-ply felt on a lightweight screed.

CEW Extension

Comprises a single storey 'L' shaped extension built at the north end of the CEW. Part of the works includes the smaller independent ACB within the new extension and joins to the CEW. The building is also constructed of load bearing masonry walls that extend on all sides to form parapet walls to the flat roof. The roof is formed from pre-cast concrete floor units. A waterproof roof covering laid to falls consists of 3-ply felt on a lightweight screed.

Reason for Demolition

The whole building is now redundant and no longer has a function on site. The Calder Land Clearance Project is part of the SWM Portfolio. Once removed this will release a significant land area for reuse. Demolition of this structure will reduce the life cycle costs of maintaining it safely and securely.

It is the intention that the demolition of the building is to be completed at the earliest opportunity.

Planning History

Planning permission for the main workshop and two storey annexe was granted circa 1960. In 1969, a single storey 'L' shaped extension was built at the North end of the CEW.

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

Method of Demolition

The demolition will be undertaken by 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.
- Internal asbestos removal.
- Mechanical removal of superfluous items remaining within the CEW engineering
- Workshop.
- Removal of high-level light fittings within the CEW, with access to be gained from a
- scissor lift type MEWP.
- Manual soft strip of the CEW, all areas.
- Removal of cement bound Asbestos cladding from Southern and Eastern elevations
- of the CEW.
- Removal of cladding rails, glazing panels, concertina door and cross bracing.
- Removal of internal masonry structure.
- Structural demolition of the building from north to south.
- 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 will be conducted in line with SL
- procedures.
- Asbestos R&D Surveys have been undertaken to determine appropriate routes.
- An Out of Scope* (OOS) Metals agreement is in place between SL and IDS.

Consultations

Gosforth, Ponsonby and Beckermeth Without Thornhill 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 for the whole Land Clearance Area accompanies the application and includes a Phase 1 Ecological Survey. This concluded that all 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
- Loss of nesting habitat for breeding birds.

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.

These will include the presence of an ecologist during the soft strip, restricting working hours where

	<p>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.	<p>Recommendation: Approve</p>	
9.	<p>Conditions See Decision Notice</p>	
Case Officer: H.S. Morrison		Date : 13/09/2022
Authorising Officer: N.J. Hayhurst		Date : 14/09/2022
Dedicated responses to:- N/A		