

## COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	<b>Reference No:</b>	4/22/2433/0F1
2.	<b>Proposed Development:</b>	PRIOR NOTIFICATION OF THE DEMOLITION OF REDUNDANT OFFICE & WELFARE BUILDING
3.	<b>Location:</b>	SELLAFIELD, SEASCALE
4.	<b>Parish:</b>	Ponsonby, Seascale, Beckermest with Thornhill
5.	<b>Constraints:</b>	<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,</p> <p>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.	<b>Publicity Representations &amp;Policy</b>	See Report
7.	<b>Report:</b>	<p><b>Site</b></p> <p>The site which is the subject of this application is situated within an existing compound in the north-west corner of Sellafield next to the boundary fence. The compound currently contains a car park, an office and welfare facility, and three iso freight containers.</p> <p><b>Proposal</b></p> <p>It is proposed to demolish the Compound Office &amp; Welfare Facility (NCOWF) formerly used by Nuvia Ltd. This is a temporary building comprising four wood framed single portacabin units (12.14m x 9.9m x 2.9m high) with a wooden link corridor extending to a double stack of 3 on 3 corrugated steel</p>

iso freight units (9.70m x 9.95m x 5m high). There is a series of single glazed aluminium framed windows running the full length of the building. The entrance to the building consists of two concrete steps and a metal handrail. The cabin units have a pitched roof whose apex runs the length of the structure.

The main portacabin building was erected in 2000 and the double stack in 2007.

### **Reason for Demolition**

The NCOWF building is now redundant and no longer has a function on site. The double iso freights in particular are in poor condition with only the ground floor accessible. The roofs of the upper floor are also leaking in and have penetrated the ground floor roof.

It is considered that demolition of this structure will reduce the life cycle costs of maintaining it safely and securely. This forms part of the programme to remove many of the Sellafield buildings. It's demolition will release land for reuse or remediation and enable visible progress of site clean-up.

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

### **Method of Demolition**

Demolition tasks will be undertaken by one of Sellafield Limited's (SL) appointed demolition contractors who have proven experience on the Sellafield site using industry standard techniques.

The demolition activities will include: -

- Site preparation, including fencing off the work area, protection of drains and disconnection of services.
- Soft strip of facility to segregate rock wool insulation and plasterboard panelling prior to size reduction including the removal and disposal of asbestos containing materials by licensed operatives as required.
- Size reduction (crushing/demolishing) of the facility using a wheeled excavator fitted with selector grab.
- Segregation of waste.
- Disposal of waste materials in accordance with SL waste routes.
- Complete demolition of the building structure to base slab.

### **Environmental Impact & Waste Streaming**

Appropriate characterisation of waste will take place prior to demolition in line with SL procedures. Characterisation must be undertaken in close proximity to the date of demolition to ensure the results are current.

- Asbestos demolition surveys are to be undertaken to comply with the Control of Asbestos Regulations 2012 and to determine the waste routes
- No waste will leave the site until the results have been confirmed.

## **Consultations**

### Seascale Parish Council

No objections

### Gosforth Parish Council

No objections

### Ponsonby and Calderbridge

No objections.

## **Planning Policies**

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

## **Development Plan**

### **Copeland Local Plan 2013-2028 (Adopted December 2013)**

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 given any relevant

weight at this stage.

### **Demolition Impacts – ecological**

A Habitat Survey accompanies the application. The building inspection revealed no obvious penetrations or access points and thus no evidence of wildlife intrusion. The remainder of the surrounding compound was tarmac and gravel hardcore with a parking area to front. There were strips of gravel at the boundary to the compound. From external and internal inspections carried out there was no evidence of wildlife intrusion found in any of the building units.

The immediate surrounding areas beyond the compound boundary structures are primarily tarmac roads with gravelled edges, and other compounds. And a small strip of uneven embanked gravel bordering North edge of the compounds, before further tarmac gravel stretching to the site boundary. Any gravelled areas could provide suitable habitat for ground nesting birds, (though no evidence was found) but this is highly unlikely due to the proximity to both the building and accompanying roads.

There was no evidence of roosting bats from the external elevations and no observed evidence of bird activity indicating nesting during the site visit.

The nearest area of any ecological value is an area of high grass and bushes to the North ~ 55m away (beyond the site boundary). Which the rises up and connects to a drainage ponds to the North East ~150m away (also beyond the site boundary). This mound includes some small shrubs and bushes. Beyond in this direction is farmland and Yottenfews Farmland, beyond the site boundary.

Taking into account these results it is unlikely that there will be any ecological impacts upon nesting birds and bats as a result of the demolition proposed. However, if demolition occurs in the breeding season, then mitigation in the form of checking the roof for nesting birds prior to demolition starting should be implemented. Demolition operatives are expected to know what to do if they encounter any wildlife during their work. This should be reinforced with an appropriate toolbox talk prior to demolition starting.

### **Assessment**

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.

The proposal does not raise any material issues as methods of demolition are stringently controlled within the Sellafield licensed site. It has also been demonstrated that any potential for ecological impacts arising are minimal but if they do occur can be adequately mitigated.

It is the intention to eventually reuse the site for further development, but in the meantime it is considered acceptable, given the sites location within the Sellafield 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.	
8.	<b>Recommendation:</b> Approve	
9.	<b>Conditions:</b>  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. The demolition must be carried out in accordance with the following application plans and documents:  Application Form for Prior Notice of Demolition. Covering Letter from Sellafield Ltd, ref PLC/BCC/2142, dated 27 October 2022. Summary Information Report, by Helen Downey, Demolition Group, Sellafield Ltd, dated 14/09/2022. Habitat Survey, (MiscDem), Sellafield Ltd, dated 22/10/2022. Location Plan, 1BE 3032299 Rev E. Red Line Location Plan, 1BE 3032281.  Reason  To comply with the requirements of Part 11 Class B.2 (b) (viii) (aa) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).	
<b>Case Officer:</b> H.S. Morrison		<b>Date :</b> 28/11/2022
<b>Authorising Officer:</b> N.J. Hayhurst		<b>Date :</b> 28/11/2022
<b>Dedicated responses to:-</b> N/A		