



COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2434/OF1
2.	Proposed Development:	PRIOR NOTIFICATION OF DEMOLITION OF THE REDUNDANT SECURITY PROJECT WELFARE BUILDING
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>Site</p> <p>The site the subject of this application is situated in the north-west corner of the Sellafield site.</p> <p>Proposal</p> <p>It is proposed to demolish a redundant office/welfare building consisting of twenty-four portacabin-type units in a double stack configuration. The building occupies a footprint of approximately 37m x 10m with a maximum height of approximately 5m.</p> <p>The units have suspended floors mounted on a galvanised steel base frame under a steel monopitch roof. The building was erected in 2009.</p>	

Reason for Demolition

The building is now redundant and has reached the end of its useful life. The building requires demolition to avoid unnecessary maintenance works. The proposal is to remove the building superstructure and retain the existing concrete foundations until a future development design is confirmed.

The 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. They have proven experience on the Sellafield site using industry standard techniques. The activities include the following: -

- Site preparation prior to demolition, 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.
- The soft strip may include the removal and disposal of asbestos containing materials by licensed operatives.
- 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 Policy

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

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 2017-2038 comprising the Publication Draft (January 2022) and Addendum (July 2022) have recently been submitted for examination by the Planning Inspector. As set out at Paragraph 48 of the National Planning Policy Framework (NPPF), Local Planning Authorities may give weight to relevant policies in emerging plans according to the stage of preparation of the emerging plan; the extent to which objections to relevant policies have been resolved; and the degree to which emerging policies are consistent with the NPPF. Given the stage of preparation of the emerging Copeland Local Plan 2017-2038 some weight can be attached to policies where no objections have been received or objections have been resolved. The Publication Draft (January 2022) and Addendum (July 2022) 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 NPPF.

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 – Ecology

A Habitat Survey has been conducted to support the application. The results revealed that the building was well sealed with externally no evidence of wildlife habitation. It is not considered significant habitat potential as the area is very exposed to the elements.

From external and internal inspections carried out there was no evidence of wildlife intrusion found. The immediate surrounding areas are primarily tarmacked roads with gravelled edges with a small strip of uneven embanked gravel bordering west edge of the compound.

Any gravelled areas could provide suitable habitat for ground nesting birds, (though no evidence was found) – however, 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. There was a small amount of bird activity but no evidence of bird nesting.

The nearest area of any ecological value is an area of high grass and bushes to the North ~ 200m away which connects to drainage ponds to the North East ~400m away. This mound includes some small shrubs and gorse bushes. Beyond in this direction is farmland and Yottenfews. The centre of the site is ~910m from the River Calder and ~1300m from the the River Ehen. These are the nearest areas of natural/semi natural habitat to the proposed construction site and there is no connectivity with other gravel compounds, tarmac and numerous structures providing significant barriers to dispersal for terrestrial species.

There is a known colony of Natterjack toads near the Sellafield Site boundary, however this is over 2.2km away from the site and there is a low level of connectivity due to roads, embankments and other structural barriers limiting toad movement. The site itself is poor habitat for Natterjack toads.

On the basis of the above, no ecological constraints were evident to prevent the demolition of the building. Though there is potential for wildlife, any potential impacts can be easily mitigated through good construction management, and wildlife awareness.

It is recommended that mitigations are employed to ensure the risk of impacts on wildlife is as low as reasonably practicable and include:

- Scheduling the work to take place between 1st August - 28th February.
- Operatives working on the demolition will be provided with relevant tool-box talks regarding identifying wildlife and actions to be taken on discovery of animals on the site during works. The tool-box talks to be delivered before works commence and to focus on nesting birds and reptiles.

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

	<p>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.</p> <p>It is the intention to eventually re-develop the site, but it is considered acceptable in the interim, 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.</p>	
8.	<p>Recommendation: Approve</p>	
9.	<p>Conditions:</p> <p>1. The demolition/works must be carried out within a period of 5 years from the date of this decision.</p> <p>Reason</p> <p>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).</p> <p>2. The demolition must be carried out in accordance with the following application plans and documents:</p> <p>Application Form for Prior Notice of Demolition. Covering Letter from Sellafield Ltd, ref.PLC/BCC/2143, dated 31 October 2022. Habitat Survey, (MiscDem), Sellafield Ltd, ref. 21/10/A. Summary Information Report, by Helen Downey, Demolition Group, Sellafield Ltd, dated 18/08/2022. Location Plan, 1BE 3032289</p> <p>Reason</p> <p>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).</p>	
Case Officer: H.S. Morrison		Date : 28/11/2022
Authorising Officer: N.J. Hayhurst		Date : 28/11/2022
Dedicated responses to:- N/A		