

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/22/2467/OF1
2.	Proposed Development:	PRIOR NOTIFICATION OF THE DEMOLITION OF THE CONTROL ROD MECHANISM WORKSHOP (CRMW)
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</p> <p>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>	

Proposal

It is proposed to demolish the Calder Control Rod Mechanism Workshop (CRWM) which is located to the East of the Calder Engineering Workshop, and to the West of Turbine Hall A. The building is approximately 38m long, 9m wide and 5m high, and externally has metal cladding to the longitudinal elevations. The gable elevations are constructed from brickwork supported at the sides and to a central wind post.

It was originally constructed in 1956 as a building to store CO2 gas for the Calder Hall reactors.

Relevant Planning History

This is the third building on the Calder Hall Land Clearance area for which prior notice of demolition is sought. Consent was granted in September this year for the demolition of the Calder Fabrication workshop and the Calder engineering workshop.

Reason for Demolition

The building is now redundant and has reached the end of its useful life. It forms part of the overall Calder Hall site remediation portfolio and will release a significant land area for reuse.

The Applicant is currently undertaking option studies into future development options. At present, the proposed future use is not confirmed and the CRMW requires demolition to remove unnecessary maintenance works.

Given the 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.

Method of Demolition

The demolition tasks will be executed by Integrated Decommissioning Solutions (IDS), who are Sellafield Ltd's appointed contractors.

An overview of the demolition of the CRMW is as follows: -

- Carry out de-planting and characterisation of waste materials prior to demolition of building
- All services will have been isolated.
- A full asbestos survey will have been undertaken followed by an asbestos strip.
- Radiological and chemical contamination of the building will have been removed to acceptable levels for the chosen waste route.
- A soft strip of the building will have occurred.
- Demolition of the brick structure at the South end of the main building and removal of subterranean tank.

- Back fill basement following removal of tank.
- Removal of plant associated with the ventilation system and ductwork in trenches.
- Install temporary measures to ensure structural stability of the structure through the entire demolition process.
- Demolish the building using an excavator (with attachments) working from South to North.
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Environmental Impact and Waste Streaming

- Appropriate characterisation of waste has taken 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, Seascale, Beckermeth with Thornhill and Ponsonby Parish Councils have been notified.
Only Beckermeth with Thornhill have responded – they have 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 (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 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 - Ecological

An Ecological Impact Assessment accompanies the application and includes a Phase 1 Ecological Survey.

Habitats within and immediately adjacent to the Site consist mostly of hardstanding, buildings and amenity grassland which is considered unsuitable for foraging and commuting bats, although there may be limited potential for bat roosts in the building. There have been no records of badgers, reptiles, invertebrates and amphibians in the vicinity.

The scrub bank, located approximately 20 m to the east, offers suitable terrestrial habitat for reptile foraging and refuge with areas of hardstanding and bare ground nearby offering basking opportunities. However, this scrub habitat only covers a small area and is isolated from other suitable habitat and is, therefore, unlikely to sustain a reptile population on its own.

The rooftops of the buildings however offer suitable nesting habitat for common species of breeding birds.

Proposed mitigation measures to limit the demolition impacts include:

- Following a Precautionary Method of Working (PMW) with regards to bats.

	<ul style="list-style-type: none"> Demolition of structures where possible should be undertaken outside the core bird nesting season (1 March to 31 August) <p>Conclusion</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>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.</p> <p>There were no ecological constraints evident to prevent the demolition of the building. Though there is potential for nesting birds and bat roosts, any potential impacts can be easily mitigated through good construction management, and wildlife awareness via the mitigation measures proposed.</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 dated 1/12/2022. Covering Letter from Sellafield Ltd, ref. PLC/BCC/1899, dated 1 December 2022. Summary Information Report - CRMW Issue 2 Calder Land Clearance, Ecological Impact Assessment, by IDS, ref. CLC_ECIA - 5197094-301-0025 A, dated 25/01/2021.</p>

	<p>Location Plan, 1BE 3032289 Rev D Issue 2.</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> <p>Statement</p> <p>The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.</p>	
<p>Case Officer: H.S. Morrison</p>		<p>Date : 22/12/2022</p>
<p>Authorising Officer: N.J. Hayhurst</p>		<p>Date : 28/12/2022</p>
<p>Dedicated responses to:- N/A</p>		