

**CUMBERLAND COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/23/2161/0F1
2.	<b>Proposed Development:</b>	PRIOR NOTIFICATION APPLICATION FOR THE DEMOLITION OF CALDER HALL ADMINISTRATION BUILDING
3.	<b>Location:</b>	SELLAFIELD, SEASCALE
4.	<b>Parish:</b>	Ponsonby, Seascale, Beckermest with Thornhill
5.	<b>Constraints:</b>	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, Key Species - Known Sites for Natterjack Toads, Key Species - Potential areas for Natterjack Toads, DEPZ Zone - DEPZ Zone, Preferred Route Corridor - Within Preferred Route Corridor, Outer Consultation Zone - Sellafield 10KM
6.	<b>Publicity Representations &amp; Policy</b>	See Report
7.	<b>Report:</b>  <b>The Site</b>	Comprises part of the former Calder Hall power station within the main Sellafield nuclear site, within an area identified for clearance and is known as the Calder Land Clearance Area. In total it covers some 1.66ha and contains a number of buildings 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.

## **Proposal**

It is proposed to demolish the redundant Calder Hall Administration Building (CHAB) which was constructed in 1955.

It is two storey and rectangular in form with a flat roof, measuring 73m x 9m x 6m. There is a single storey, brick workshop at the southern end which was converted into additional office accommodation in 1992.

The building is located adjacent to Turbine Hall A, one of the main facilities at Calder Hall and served as the management centre. It is connected to Turbine Hall A via a link corridor.

The overall building construction consists of a steel frame supported on concrete pad foundations. Externally, masonry walls with glazing are supported on strip foundations to the perimeter of the building. At ground level there is an 8" (200mm) reinforced concrete ground bearing slab. The roof is constructed of a reinforced concrete flat slab covered with roofing felt and falls to the west into standard design drainage. At the North and South end of the building there are masonry shear walls with stone facing extending the full width of the two-storey building.

## **Relevant Planning History**

This is the fourth building on the Calder Land Clearance Area for which prior notice of demolition is sought. Consent was granted in September 2022 for the demolition of the Calder Fabrication workshop and the Calder engineering workshop. In December 2022 consent for demolition was also obtained for the Control Rod Mechanism Workshop (4/22/2467/0F1).

## **Reason for Demolition**

The building is now redundant having reached the end of its useful life. Sellafield Limited is currently undertaking option studies into future development on the CHAB site. At present, the proposed future use is not confirmed, and the building requires demolition to remove unnecessary maintenance works.

The Calder Land Clearance Project is part of the overall site remediation portfolio. Once removed this will release a significant area of land for reuse. The demolition of the building is to be completed at the earliest opportunity.



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### **Method of Demolition**

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

The demolition activities include the following: -

- Prior to the commencement of de-planting all services will have been isolated and where possible removed. A full asbestos survey will have been undertaken followed by an asbestos strip. Any radiological contamination of the building will have been surveyed and removed.
- Prior to deconstruction of the main structure, internal strip out of existing non-loadbearing partitions and removal of office furniture and other ancillary equipment will be carried out. The demolition contractor is to use this to aid in the production of their own method statement for the safe de-planting of the building Outline Demolition Sequence
- An overview of the de-planting of CHAB is as follows: -
- Carry out removal of non-loadbearing internal partitions, soft strip and removal of any remaining office furniture prior to demolition of building.
- Demolish the building using an excavator (with attachments) working from South to the central core at the main entrance and then from the North to the central core in a progressive manner, removing single bays at a time. Temporary bracing to ensure lateral stability in the temporary condition may be required as the demolition progresses.
- Back fill any remaining voids following completion of demolition.

### **Environmental Impact and Waste Streaming**

- Appropriate characterisation of waste will be 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.

### **Consultation Responses**

No responses have been received.

### **Planning Policy**

Planning law requires applications for planning permission 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 examined by the Planning Inspector and her report on the soundness of the plan currently remains awaited. The Planning Inspector has now issued her post hearing letter, which identifies the next steps for the Examination. This includes proposed modifications to the plan to ensure a sound plan on adoption.

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



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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. Please note that as objections have been received to the proposed nuclear policies these cannot be considered relevant at this stage.

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

### **Other Material Planning Considerations**

National Planning Policy Framework (NPPF).

Planning Practice Guidance (PPG).

### **Demolition Impacts - Ecological**

An Ecological Impact Assessment accompanies the application and includes a desk study and ecological walkover.

Habitats within and immediately adjacent to the Site consist mostly of hard standings, buildings and amenity grassland which are considered unsuitable for foraging and commuting bats, and 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 rooftops of the buildings, however, offer suitable nesting habitat for common species of breeding birds.

In terms of potential impacts, it is acknowledged that demolition could result in damage/ destruction of bat roosts (if present) and cause disturbance to roosting bats. Demolition could damage active bird nests (if present) and disturbance could cause abandonment.

Proposed mitigation measures to limit the demolition impacts include:

Works to be undertaken following a precautionary method of working (PMW) with regards to bats.

As a minimum this will include:

- Inspection of accessible areas of cladding for signs of bats prior to works.
- Ecologist to be present for initial cladding soft-strip and will assess need for ongoing site presence.
- Working hours will be restricted to between 0700 and 1800 with the main noise generating activities would be restricted to between 08.00 - 17.00 hours. Works outside these hours, with the capacity to generate noise significantly greater than normal decommissioning operations, would only be undertaken with prior agreement from the local authority.
- Briefing to site staff on identification of bat roosts and what to do if a bat is found.
- If evidence of roosting bats is found all works must cease and a European Protected Species Mitigation Licence from Natural England must be applied for and granted before works can continue.

With regards to nesting birds. Works to be undertaken outside of the core nesting bird season (1 March to 31 August) or where this is not possible a thorough check for birds' nests to be undertaken immediately prior to works.

## **Conclusion**

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 via the measures outlined.

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.

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.



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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, dated 2 June 2023. Covering Letter from Sellafield Ltd, ref. PLC/BCC/1899, dated 2 June 2023. Summary Information Report for CHAB, by Sellafield Ltd, received 5 June 2023. Calder Land Clearance, Ecological Impact Assessment, by IDS, ref. CLC_ECIA - 5197094-301-0025 A _issue, dated 25 January 2021. Location Plan, 1BE 3032289 Rev D Issue 2.  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: H.S. Morrison</b>		<b>Date : 11/07/2023</b>
<b>Authorising Officer: N.J. Hayhurst</b>		<b>Date : 11/07/2023</b>
<b>Dedicated responses to:- N/A</b>		