

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/23/2180/0F1
2.	Proposed Development:	PRIOR APPROVAL OF THE DEMILITION OF A METALS RECYCLING FACILITY OFFICE
3.	Location:	SELLAFIELD SITE, 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.	Report:	
	Site and Proposal	<p>Demolition of a redundant building, the Metals Recycling Facility (MRF) Office & Changeroom (MRFOC) is proposed which is located within the southwest quadrant of the Sellafield Site. The building consists of seven portacabin units with a link walkway and a Glasdon Hut containing ventilation equipment. The main portacabin building was erected in 2006 along</p>

with a concrete walkway linking to the main metals recycling facility. In 2009, three further portacabins were placed at the south end and the walkway was covered to provide dry access to the MRF. In 2011 an additional Portacabins was placed at the northwest corner of the complex to provide an additional entry point, along with another Portacabin on top of one of the original single storey units and a Glasdon Hut in the centre of the location housing additional ventilation equipment.

Overall, the building complex occupies a footprint of approximately 60m x 15m (900 sq m) with the maximum height of 5m. The units comprise steel and wood frames, with aluminium windows. The double stacked portacabins have external steel staircases on concrete footings.

Reason for Demolition

The building is now redundant and no longer has a function on site. Demolition will reduce the life cycle costs of maintaining it safely and securely and it's removal will release significant land area for reuse or remediation and enable visible progress of site clean-up. Demolition will be completed at the earliest opportunity.

Method of Demolition

The demolition tasks will be executed by Sellafield Limited's appointed demolition contractors who have proven experience on the Sellafield site using industry standard techniques.

These activities will include: -

- Demolition and waste removal of the MRFOC buildings excluding concrete foundation pads.
- Protection of any nearby drains or any other structure that may be impacted by demolition activities.
- Removal and disposal of concrete access stairs and metal sheltered walkway structure.
- Removal and disposal of the rear Glasdon Hut inclusive of equipment and components.
- Removal and disposal of the brick and concrete Glasdon Hut support structure.
- Making good of the building footprint following demolition.

Future Use of Site

No future use has yet been identified for the site and optioneering studies regarding its future development are currently underway. In the interim the building will be demolished to base slab.



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Consultation Responses

Seascale Parish Council – no objections.

Gosforth Parish Council – no comments.

Beckermet with Thornhill Parish Council – no objections.

Public Representation

The applicant provided confirmation that a site notice was displayed for the requisite time⁴ period in order to comply with the planning legislation. No responses have been received from the public in response to this consultation.

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 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

Environmental & Waste Streaming

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

An asbestos report is not required due to the age of the building.

No waste will leave the site until the results have been confirmed. Waste predictions are; general demolition waste 40 te, glass 1 te and metal 25 te. which will amount to approximately 10 offsite movements over a 20 week period which are not considered significant within the context of the current scale of construction work ongoing on the site.

Ecological

A habitat survey was undertaken comprising a desk top study and a walkover.

It revealed no evidence of wildlife habitation, other than by rabbits to south-west side, nor is



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the surrounding area considered a significant habitat potential as the area is scrub ground bounded by tarmac roads and gravel hardstanding/scrub ground exposed to the elements.

From external inspection and limited internal viewing of the building there was no evidence of wildlife intrusion. The flat roofs may have some potential as Gull nesting sites, but when viewed from higher ground there was no evidence present. It would appear the surrounding locality offers better nesting sites. The exposed nature, and limited access overhangs also make the buildings unsuitable for Swift/Martin nesting. As the building was well sealed there was also no evidence of roosting bats. Apart from gulls on the adjacent plants, there was no observed evidence of bird activity in the direct area or overhead. If demolition occurs in the breeding season, then the rooves should be checked.

Underneath the building in the southwest corner offers some opportunity for access. And any gravelled areas could provide suitable habitat for ground nesting birds.

The immediate surrounding areas are primarily tarmacked roads with gravelled edges with scrub embankment /plateau to the north. Such areas offer limited opportunity for small mammals and reptiles and no evidence was found.

As regards demolition process impacts - there is little risk of harmful dusts or materials spread anticipated from demolition that might transport to any adjacent habitats, particularly as the prevailing wind direction is largely away from the nearest areas of ecological interest. Generated waste and metals for recycling will be placed into skips/iso-containers and managed/removed promptly. So this is unlikely to be an issue.

There are no watercourses within the immediate surroundings excepting surface water drains on the surrounding roads that may be affected from any site seepage.

There are known instances of bird of prey nesting in the Calder Hall area and woodlands further to north and west. However, these are remote to this compound and it and the areas surrounding offer limited opportunity for any prey, meaning any hunting incursion into the direct area of demolition is extremely unlikely.

The proposed demolition methodology therefore presents little risk. Demolition operatives are briefed and expected to know what to do if they encounter any wildlife during their work and this is reinforced with an appropriate toolbox talk prior to demolition.

As a result of the above there are no ecological constraints evident to prevent the demolition of the building. Though there is some potential for wildlife incursion, any potential impacts can be easily mitigated through good construction management, and wildlife awareness. Early demolition should be sought and a further walk round immediately prior to demolition commencement.

The report recommends the following mitigation measures are undertaken to limit any ecological impacts:

- Demolition work to take place early and outside within the nesting season- 1st March-

31st July.

- Relevant toolbox talks to be given to operatives before works commence.
- As far as practicable restrict work, and laydown of materials and waste, to areas with hard surfaces (i.e. paving, poured concrete and tarmac).
- No mounds of spoil to be left that could be used a refuge or any materials that could be utilised as nesting material.

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.

There were no impacts identified as a result of the likely waste arisings given the relative limited scale of demolition being proposed.

There were also no ecological constraints evident to prevent the demolition of the building. Though there is some potential for wildlife incursion any potential impacts can be easily mitigated through good construction management, and wildlife awareness via the mitigation measures proposed.

It is recognised that the site does have future development potential. However, 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.

8. **Recommendation:**

Approve

9. **Conditions:**

1. The demolition works shall 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).



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2. The demolition shall be carried out in accordance with the following application plans and documents:

Application Form for Prior Notice of Demolition dated 23 June 2023.

Covering Letter from Sellafield Ltd, ref. PLC/BCC/2177, dated 21 June 2023.

Summary Information Report for MRFOC, by Sellafield Ltd, dated 24 May 2023.

Habitat and Ecology Survey to support demolition of Offices/Changeroom Facility (Tender Specification SP/GEN-DECOM/PROJ/00137), by SL Environmental Specialist – Remediation, dated 9 June 2023.\z

Location Plan, 1BE 3032289 Rev E, 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).

Case Officer: H.S Morrison

Date : 27/07/2023

Authorising Officer: N.J. Hayhurst

Date : 31/07/2023

Dedicated responses to:- N/A