

**CUMBERLAND COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/23/2305/0F1
2.	Proposed Development:	PRIOR NOTIFICATION OF PROPOSED DEMOLITION OF THORP MANAGEMENT CENTRE LINK BRIDGE
3.	Location:	SELLAFIELD, SEASCALE
4.	Parish:	Beckermest with Thornhill
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads, DEPZ Zone - DEPZ Zone, Outer Consultation Zone - Sellafield 10KM
6.	Publicity Representations &Policy	See report
7.	Report: Site and Proposal	<p>It is proposed to demolish the remainder of the THORP Management Centre Link Bridge, a redundant overhead walkway, located within the southwest quadrant Sellafield site.</p> <p>The bridge originally provided pedestrian access between THORP Management Centre and the THORP plant.</p> <p>A section of the bridge however was removed some 10 years ago to provide a safe freight access route to a significant construction site. Three remaining sections of the bridge now require removal along with associated support columns and an access staircase that require removal to base slab level.</p>

In terms of scale the underside of the bridge is approximately 8.0m high and spans the adjacent railway sidings and car park. The remaining bridge comprises 3 sections of approximate 22m, 16m and 31m lengths. These consist of a steel lattice girder framework supported by 4 number concrete columns, with a 5th isolated column. Each section of the lattice girder framework is mounted on two supporting columns via one fixed and one sliding bearing.

Reason for Demolition

The building is now redundant and beyond viable reuse.

Demolition will be undertaken by one of Sellafield Limited's (SL) appointed demolition contractors who have proven experience using industry standard techniques. This will include: -

- Site preparation prior to demolition, including fencing off the work area, protection of drains and disconnection of services.
- Removal of the bridge curtain wall glazing system
- Removal of the remaining sections of the link bridge, associated support columns and access staircase to ground level
- 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 structure to base slab and making good the footprint of the columns.
- Weather proofing the north end bridge connection.

Future Use of Site

Development options are currently being considered but the future use is not yet confirmed, in the meantime the bridge requires demolition to remove unnecessary maintenance works.

Consultation Responses

Gosforth Parish Council – no objection.

Seascale Parish Council – no objection.



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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 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 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 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. Characterisation will be undertaken in close proximity to the date of demolition to ensure the results are current. An Asbestos survey undertaken identified no asbestos. No waste will leave the site until the results have been confirmed.

Waste predictions based on the first phase removal of the link bridge comprise:

- 2te General Demolition Waste will go to the Landfill Site at Lillyhall
- 80te Concrete will go to Lawson's Recycling
- 20te Glass will go to Cumbria Waste Management
- 65te Metal will go to Recycling Lives (Metal Recycling)

The above will amount to approximately 14 offsite movements, over a 10 week period.

Ecological

A Habitat Survey supports the application. The survey was conducted with a desktop study and a site visit.

The building/structure which is no longer in use was inspected externally and it was found that all elements are well sealed, with all panels intact and little opportunity visible for wildlife to ingress. As a result it is not considered to provide significant habitat potential. From external inspections carried out there was no evidence of wildlife intrusion found in any of the buildings.

As regards the surrounding ground, this is a mix of tarmacked parking, pipe trenches, strips of gravel, and railway base ground. The structures are surrounded by other buildings and vehicles movements in the surrounding area. Any gravelled areas could provide suitable habitat for ground nesting birds, (though no evidence was found) – however, this is highly



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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 observed evidence of bird indicating nesting during the site visit.

Demolition operatives are expected to know what to do if they encounter any wildlife during their work which will be reinforced with appropriate toolbox talks prior to demolition starting. The nearest area of any ecological value is the River Calder to the East. The centre of the site is ~80m from the River Calder and ~500m from 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 animals.

There is a colony of Natterjack toads residing near the Sellafeld Site boundary, however this is over 2.2km away from the demolition 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.

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

The Survey recommends the following mitigation:

- Consider scheduling the work to take place between 1st August - 28th February.
- Operatives to be provided with relevant toolbox talks regarding identifying wildlife and actions to be taken on discovery of animals on the site during works. The toolbox talks to be delivered before works commence and to focus on nesting birds and reptiles.
- Operatives should also be briefed on recognising the presence of bats. If evidence of bats is observed during demolition then demolition should not proceed without further investigation and a detailed survey; an ecologically competent person should be contacted to assess the situation.

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 Sellafeld licensed site.

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

	<p>There were also no ecological constraints evident to prevent the demolition of the structure. Though there is some limited potential for wildlife incursion any potential impacts can be easily mitigated through good construction management, and wildlife awareness via the mitigation measures proposed.</p> <p>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.</p>
8.	<p>Recommendation:</p> <p>Approve</p>
9.	<p>Conditions:</p> <p>1. The demolition works shall 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 shall be carried out in accordance with the following application plans and documents:</p> <p>Application Form for Prior Notice of Demolition dated 23 October 2023.</p> <p>Covering Letter from Sellafield Ltd, ref PLC/BCC/2149, dated 23 October 2023.</p> <p>Summary Information Report: To support the Demolition of an external pedestrian walkway on the Sellafield Site, by Sellafield Ltd, dated 3 February 2023.</p> <p>TMCLB Habitat Survey [MiscDem 22/10/C]</p> <p>Location Plan, 1BE 3032289 Rev E, 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>



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Case Officer: H.S. Morrison	Date: 13/11/2023
Authorising Officer: N.J. Hayhurst	Date: 14/11/2023
Dedicated responses to:-	