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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)
(ENGLAND) ORDER 2015 (AS AMENDED) SCHEDULE 2, PART 11 CLASS B

PRIOR APPROVAL FOR DEMOLITION

Avison Young
Central Square
Forth Street
Newcastle upon Tyne
NE1 3PJ
FAO: Tom Wignall

APPLICATION No: 4/24/2008/0F1

**PRIOR NOTIFICATION APPLICATION TO DEMOLISH CATTLE SHED; DUTCH
BARN; STONE BARN; PIGGERY; HOUSE; OUTBUILDING**

NEW HOUSE FARM, DRIGG

Nuclear Decommissioning Authority

I refer to the above application which has been made under the prior approval procedure for demolition. Cumberland Council, as Local Planning Authority, has determined that PRIOR APPROVAL IS REQUIRED AND APPROVED for the proposed demolition subject to adherence to the following planning conditions:

Standard Conditions:

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. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:-

- Application Form (Amended), received by the Local Planning Authority on the 8th January 2024.
- Covering Letter, received by the Local Planning Authority on the 8th January 2024.
- Location Plan, Scale 1:1250, received by the Local Planning Authority on the 8th January 2024.
- Statement of display of site notice, received by the Local Planning Authority on the 8th January 2024.
- Demolition Method Statement, received by the Local Planning Authority on the 8th January 2024.
- Visual Structural Inspection of New House Farm Piggery, Prepared by WDS Ltd March 2021, Reference: WDS/05/6942/REP04, received by the Local Planning Authority on the 8th January 2024.
- Visual Structural Inspection of New House Farm House, Prepared by WDS Ltd March 2021, Reference: WDS/05/6942/REP01, received by the Local Planning Authority on the 8th January 2024.
- Structural Inspection, Dutch Barn, New House Farm, Prepared by WDS Ltd April 2021, received by the Local Planning Authority on the 8th January 2024.
- Visual Structural Inspection of New House Farm Outbuilding, Prepared by WDS Ltd March 2021, Reference: WDS/05/6942/REP03, received by the Local Planning Authority on the 8th January 2024.
- Structural Inspection, Cattle Shed, New House Farm, Prepared by WDS Ltd April 2021, received by the Local Planning Authority on the 8th January 2024.
- Visual Structural Inspection of New House Farm Hay Barn & Byre, Prepared by WDS Ltd March 2021, Reference: WDS/05/6942/REP02, received by the Local Planning Authority on the 27th October 2023.
- Ecological Constraints Study, Prepared by BiOME Consulting June 2023, Version 2, received by the Local Planning Authority on the 8th January 2024.
- Preliminary Ecological Appraisal, Prepared by BiOME Consulting May 2021, Version 2, received by the Local Planning Authority on the 8th January 2024.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

Pre Commencement Conditions:

3. The highway and all drains must be protected at the access and within the development site (possible culvert) prior to the development commencing in accordance with details which must be submitted to and approved in writing by the Local Planning Authority. The works to protect the drains must be carried out in accordance with a specification approved by the Local Planning Authority and retained as such thereafter.

Reason

In the interests of highway safety and environmental protection.

4. The demolition/development hereby approved must not commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The CTMP must include details of:
 - retained areas for vehicle parking, manoeuvring, loading and unloading for their specific purpose during the demolition/development;
 - cleaning of site entrances and the adjacent public highway;
 - details of proposed wheel washing facilities;
 - the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway;
 - construction vehicle routing;
 - the management of junctions to and crossings of the public highway and other public rights of way/footway;
 - surface water management details during the demolition/construction phase;
- verge protection on narrow roads;

Reason

To ensure the undertaking of the development does not adversely impact upon the fabric or operation of the local highway network and in the interests of highway and pedestrian safety.

Other Conditions:

5. Demolition must be carried out in strict accordance with the approved document 'Demolition Method Statement, received by the Local Planning Authority on the 8th January 2024'.

Reason

To ensure a satisfactory standard of demolition.

6. Demolition must be carried out in strict accordance with and implement all of the mitigation and compensation/enhancement measures set out in the following approved documents:

- Ecological Constraints Study, Prepared by BiOME Consulting June 2023, Version 2, received by the Local Planning Authority on the 8th January 2024.
- Preliminary Ecological Appraisal, Prepared by BiOME Consulting May 2021, Version 2, received by the Local Planning Authority on the 8th January 2024.

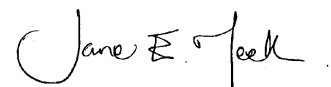
Reason

To protect the ecological interests evident on the site.

Informative Notes:

1. During construction if any bats or evidence of bats is found within this structure the application should contact the National Bat Helpline on 0345 1300 2288 for advice on how to do works lawfully.
2. During works if any evidence of ground contamination is encountered the works should be stopped and further ground investigations carried out. The applicant is advised to contact the Council's Environmental Health Team should evidence be encountered.

Please read the accompanying notice



Jane Meek

Assistant Director

Thriving Place and Investment

02nd February 2024

NOTICE

If you are aggrieved by the decision of the Authority to refuse your application or to impose conditions on the permission with which you are dissatisfied, you may appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990. All appeals are handled on behalf of the Secretary of State by the Planning Inspectorate.

If you want to appeal against this decision then you must do so within 6 months of the date of this notice, or such longer period as the Secretary of State may, at any time, allow. Although the Secretary of State can allow a longer period for giving notice of an appeal, he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

Appeals must be made electronically. You can find more information online at www.gov.uk/appeal-planning-decision or using a form which you can get from the Planning Inspectorate Customer Support Team (0303 444 50 00).

Please note only the applicant possesses the right of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Authority based its decision on a direction given by him