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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: 4/24/2019/0F1

**PRIOR NOTIFICATION APPLICATION FOR THE DEMOLITION OF FARMHOUSE;
ATTACHED BARN BUILDING; COACH HOUSE; AND OUTBUILDINGS
HIGH LING BANK, GOSFORTH**

Nuclear Decommissioning Authority

I refer to the above application which has been made under the prior approval procedure for demolition. Copeland Borough 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 17th January 2024.
- Covering Letter, received by the Local Planning Authority on the 17th January 2024.
- Site Location Plan, Scale 1:1250, received by the Local Planning Authority on the 17th January 2024.
- Statement Site Notice Prior Notification of Demolition, received by the Local Planning Authority on the 17th January 2024.
- Demolition Method Statement (Amended), received by the Local Planning Authority on the 13th February 2024.
- Structural Sketches, Prepared by WDS LTD, received by the Local Planning Authority on the 17th January 2024.
- Visual Structural Inspection of Farm House & Barn Buildings High Ling Bank, Prepared by WDS Ltd March 2019, Reference: WDS/05/4233/REP01, received by the Local Planning Authority on the 17th January 2024.
- Site Survey: Farmhouse, Coach House & Outbuildings, High Ling Bank, Prepared by WDS Ltd July 2023, Ref: WDS/05/4415/LETT0013, received by the Local Planning Authority on the 17th January 2024.
- Ecological Constraints Study 2023, Prepared by BiOME Consulting August 2023, Version 2, received by the Local Planning Authority on the 17th 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. Prior to the commencement of the demolition hereby approved hereby approved an additional protected species survey must be undertaken and submitted to and approved in writing by the Local Planning Authority as set out in the approved document 'Ecological Constraints Study 2023, Prepared

by BiOME Consulting August 2023, Version 2, received by the Local Planning Authority on the 17th January 2024'. The development must be carried out in accordance with and implement all of the mitigation and compensation measure set out within this approved document and retained thereafter.

Reasons

To protect the ecological interests evident on the site.

4. Prior to the commencement of the demolition hereby approved, the European Protected Species Mitigation (EPSM) Licence secured from Natural England must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with and implement all of the mitigation and compensation measures set out within the approved Licence and retained thereafter.

Reasons

To protect the ecological interests evident on the site.

Other Conditions:

5. Demolition must be carried out in strict accordance with the approved document 'Demolition Method Statement (Amended), received by the Local Planning Authority on the 13th February 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 approved document 'Ecological Constraints Study 2023, Prepared by BiOME Consulting August 2023, Version 2, received by the Local Planning Authority on the 17th January 2024'.

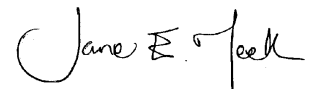
Reason

To protect the ecological interests evident on the site.

Informatives:

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. The applicant will need to ensure any vehicles leaving the site do not drag mud or other debris onto the highway, which will need to be kept clean at all times, also any laden wagons are suitably sheeted.

Please read the accompanying notice



Jane Meek
Assistant Director
Thriving Place and Investment

14th 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