

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/24/2048/0F1
2.	Proposed Development:	PRIOR NOTIFICATION OF PROPOSED DEMOLITION – CONTRACTOR OFFICE ACCOMMODATION BUILDING
3.	Location:	SELLAFIELD, 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,</p> <p>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 office & changeroom building, (known as the Contractor Office Accommodation Building (COAB)) is proposed located within the Sellafield Nuclear Site.</p> <p>Constructed in 2013, the building consists of thirty-four double stacked Portacabin units with</p>

three entrance porches on the North side and two steel external staircases on concrete footings leading to the upper floor.

The building occupies a footprint of approximately 50m x 10m (500 square metres) and the maximum height of the building is approximately 6m.

The Portacabin units are constructed of steel and are insulated but the nature of the insulation could not be determined prior to demolition works. There is a series of single glazed aluminium framed windows running the full length of the building.

Reason for Demolition

The building was most recently used by a contractor as office accommodation. The building has been vacant since their contract ended in December 2023.

The building is now redundant and has reached the end of its useful life. Sellafeld Limited is currently undertaking option studies into future development of the site. At present, the proposed future use is not confirmed and the COAB requires demolition to remove to reduce maintenance costs.

Method of Demolition

Demolition will be executed by one of Sellafeld Limited's (SL) appointed demolition contractors. They have proven experience on the Sellafeld site using industry standard techniques.

Demolition activities will include:

- The demolition of the COAB to base slab level and removal of all waste.
- The protection of any nearby drains or any other structure that may be impacted by demolition activities.
- The making good of the building footprint following demolition.

Demolition Impacts

Environmental Impact & 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.
- Asbestos demolition surveys will be undertaken to comply with the Control of Asbestos Regulations 2012 and to determine the waste routes.



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- No waste will leave the site until the results have been confirmed.
- The following waste predictions are based on the demolition of a building of similar type, size location and age; Waste Type Weight (te): Approx Disposal Site General Demolition Waste 120 CWM, Lillyhall Glass 0.6 CWM, Lillyhall Metal 110 Recycling Lives

Ecological Survey Results

A recent ecological survey of the site revealed that there are no ecological constraints evident on and around the site to prevent the demolition of the building. Though there is potential for wildlife incursion, any potential impacts can be easily mitigated through good construction management, and wildlife awareness.

For example, there was no evidence of wildlife habitation i.e. nests being built at or around the building. The surrounding area has limited habitat potential as the area is gravelled storage compounds/car parks/Portacabins and workshops bounded by tarmac roads. The flat roof however makes the building a possible Gull nesting site, but again there was no evidence present of any nesting/nesting materials. Any gravelled areas could provide suitable habitat for ground nesting birds, such as Oystercatchers (though no evidence was found).

If demolition occurs in the breeding season, then the buildings should be checked for nesting birds prior to demolition starting.

There was also no evidence of small mammal or reptile incursion.

Future Use of Site

Removal will release a significant area of land for redevelopment. Given the possibility for possible future redevelopment at the site, the proposal is to remove the building superstructure and retain the existing concrete foundations until a future development design is confirmed. Demolition will be undertaken at the earliest opportunity.

Consultation Responses

Ponsonby and Calderbridge

The Parish Council have objections to this application. Summary of response: Neutral

Beckermeth with Thornhill PC

No objection

Seascale PC

No objection

Gosforth PC

No objection

Natural England

No objection. Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes

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 2017 - 2038 (ELP):

Cumberland Council are continuing the preparation and progression to adoption of the ELP.

The Local Plan Examination Hearing Sessions were completed in March 2023.

The appointed Planning Inspector issued the post hearing letter in June 2023, which identified the next steps for the examination.

The Inspector has now considered all representations and the discussions that took place during the Local Plan Examination Hearing Sessions in 2023 and has identified a number of amendments or 'modifications' that are required in order to ensure the ELP is sound i.e. positively prepared, justified, effective and consistent with national planning policy.

A six-week public consultation seeking views on the proposed modifications to the ELP commenced on Wednesday 14th February 2024 and will close on the 28th March 2024.

As set out in Paragraph 48 of the National Planning Policy Framework (NPPF), Local



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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 advanced stage of preparation of the ELP full weight can be attached to policies where no objections have been received or objections have been resolved. Once the consultation on the main modifications to the ELP is complete significant weight can be afforded to the policies of the ELP where modifications are proposed.

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).

The Conservation of Habitats and Species Regulations 2017 (CHSR).

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 and there were no impacts identified as a result of the likely waste arisings.

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.

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.	<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>Site Location Plan, drawing no. 1 BE 3032289 Rev E Issue 2, scale 1:5000.</p> <p>SL Covering Letter, by SL Ltd, ref: PLC/BCC/2223, dated 7/02/2024.</p> <p>Summary Information Report, (amended version): To support the Demolition of Contractor Office Accommodation Building on the Sellafield Site, by Nicola Kitchen, Demolition Group, Sellafield Ltd. Dated 14/02/2024.</p> <p>Habitat and Ecology Survey to support demolition of Office Facility (Tender Specification SP/GEN-DECOM/PROJ/00140), by Andy Lewitt, Environmental Specialist, SL, dated 24/10/2023.</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>	
Case Officer: H.S. Morrison		Date : 18/03/2024
Authorising Officer: N.J. Hayhurst		Date : 18/03/2024
Dedicated responses to:- N/A		