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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

Planning and Design Service
59 Harrogate Street
Barrow in Furness
LA14 5LZ
FAO: Mr Malcolm Jones

APPLICATION No: 4/25/2324/0F1

**PRIOR APPROVAL APPLICATION TO DEMOLISH FORMER SCHOOL (RE-SUBMISSION OF 4/25/2199/0F1)
FORMER HORN HILL SCHOOL, HORN HILL, MILLOM**

Mr Dave Ross

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 NOT REQUIRED 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 6th October 2025.
- Location Plan, Scale 1:1250, Drawing No: MEJ/2025/840/002, received by the Local Planning Authority on the 24th September 2025.
- Demolition Notice, received by the Local Planning Authority on the 24th September 2025.
- Notes, received by the Local Planning Authority on the 24th September 2025.
- Demolition Works Method Statement (Amended), Version: ISSUE 1, received by the Local Planning Authority on the 3rd October 2025.
- Supporting Photograph – Front Rubble, received by the Local Planning Authority on the 24th September 2025.
- Supporting Photograph – Front/Side View, received by the Local Planning Authority on the 24th September 2025.
- Supporting Photograph – Rear View, received by the Local Planning Authority on the 24th September 2025.
- Condition Report, Prepared by HWM Surveyors August 2025, Ref: FM/CC36671, received by the Local Planning Authority on the 24th September 2025.
- Preliminary Roost Assessment, Prepared by Gritstone Ecology August 2025, received by the Local Planning Authority on the 24th September 2025.

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.

Other Conditions:

3. Demolition must be carried out in strict accordance with the approved document 'Demolition Works Method Statement (Amended), Version: ISSUE 1, received by the Local Planning Authority on the 3rd October 2025'.

Reason

To ensure a satisfactory standard of demolition.

4. 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 'Preliminary Roost Assessment, Prepared by Gritstone Ecology August 2025, received by the Local Planning Authority on the 24th September 2025'.

Reason

To protect the ecological interests evident on the site in accordance with Policy N1 of the Copeland Local Plan 2021 – 2039.

5. Demolition works hereby approved must only be carried out during the following working hours:

- 08.00 – 18.00 Monday to Friday and
- 08.00 – 13.00 Saturday

Reason

In the interests of the amenities of surrounding occupiers during the construction of the development in accordance with the provisions of Policy ST1 of the Copeland Local Plan 2013-2028

Informative Notes:

1. During construction if any bats or evidence of bat 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. Demolition works must have been undertaken within 18 months of the bat survey (undertaken on 31st July 2025);
3. Works must be completed outside of the breeding bird period (March – August inclusive). If this is not possible a breeding bird check should be carried out no more than 48 hours prior to the planned development to ensure no birds and their nests are present. If active nests are discovered an appropriate buffer zone should be established and works within that area ceased until the young have naturally fledged.
4. All development work must be carried out with care to avoid small mammals such as hedgehogs. Contractors must be briefed about the potential presence of hedgehogs and works should be supervised during initial clearance of the site to avoid injury to any disturbed individuals.

5. For information, Council mapping shows a 300mm combined public sewer passing underneath the grounds of the former school (it runs from a manhole on the rear lane of no.s 1- 19 Horn Hill, passing under the school grounds, and continues under the cricket pitch). The contractor should ensure that any demolition debris does not affect the public sewer and may wish to liaise further with United Utilities on this.

Please read the accompanying notice

21st October 2025



Nick Hayhurst
Head of Planning and Place
Thriving Places

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.