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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**

Sellafield Ltd  
First Floor  
Albion Square 1  
Swingpump Lane  
Whitehaven  
CA28 7NE

**APPLICATION No: 4/25/2409/0F1**

**PRIOR NOTIFICATION OF PROPOSED DEMOLITION – THE QUALITY  
ASSURANCE BUILDING  
SELLAFIELD, SEASCALE**

**Sellafield Ltd**

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::

1. The demolition works shall 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. Demolition shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -

Location Plan, ref 1BE 3108847 Rev A, scale 1:5000

Official Location Plan, ref 1BE 3108847 Rev A, scale 1:5000

Covering Letter by Sellafield Ltd, ref PLC/BCC/2383, dated 29/11/2025

Official Summary Information Report by Sellafield Ltd Demolition Group, dated October 2025.

Official Habitat and Ecology Survey, by Sellafield Ltd, ref SP-QA-CSA-00001, dated 2 October 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.

## **INFORMATIVES – Ecology**

### **Breeding Birds**

Works should 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.

### **Small Mammals**

All development work should be carried out with care to avoid small mammals such as hedgehogs. Contractors should be briefed about the potential presence of small mammals with the following precautionary methods of work in place:

- Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be no greater than of 45 degrees in angle. Ideally, any holes should be securely covered. This will ensure badgers are not trapped during work.
- All excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling. Back filling should be completed immediately after any excavations, ideally back filling as an on-going process to the work in hand.
- Stored materials should be raised (i.e. stored on pallets) in order to ensure that wildlife such as hedgehogs do not shelter in the piles

## Bats

The building is to undergo a soft-strip demolition. If evidence of bats is found during the demolition, then works must cease and advice sought from an ecologist who carries a Level 2 Bat Licence from Natural England.

## Herptiles

- During the development, measures should be put in place to discourage amphibians from using the development area, the creation of any piles of earth, materials and rubble which could form potential artificial hibernacula, and refuge should be avoided at all times. Any spoil or rubble will be removed immediately to skips, or on hard standing or short grass. This will ensure that no potential amphibian hibernation or resting sites are created.
- The storage of all loose materials must be palletised or similar, so they are off the ground whenever possible.
- Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be no greater than of 45 degrees in angle. Ideally, any holes should be securely covered. This will ensure amphibians are not trapped during work.
- All excavations left open overnight or longer are be checked for animals prior to the continuation of works or infilling. Back filling should be completed immediately after any excavations, ideally back filling as an on-going process to the work in hand.
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Please read the accompanying notice



Nick Hayhurst  
Head of Planning and Place  
Thriving Places

03rd February 2026

## **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](http://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