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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

**NOTICE OF GRANT OF PLANNING PERMISSION**

Sellafield Ltd  
Hinton House  
Birchwood Park Avenue  
Risley  
Warrington  
WA3 6GR  
FAO: Eleanor Wattam

**APPLICATION No: 4/26/2041/0F1**

**DRILLING OF BOREHOLES AND SMALL SCALE INJECTION TRIAL WORKS  
MID TARN FARM, SEASCALE TO SELLAFIELD ROAD, SELLAFIELD**

**Sellafield Ltd**

The above application dated 05/02/2026 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

**Temporary Timescale & Restoration Conditions**

1. The boreholes and associated development hereby permitted shall be removed by 31 December 2028 and the land restored to its former condition on or before this date in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

**Reason**

The use hereby approved is not considered appropriate as a permanent form of development in order to safeguard the amenities of the locality.

## **Approved Plans and Documents**

2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them: -

### Documents

Completed Application Form received 22/01/2026.

Updated Planning, Design and Access Statement, by SL Ltd, reference PLC\_BCC\_2219, received 2/06/2026.

Updated Ecology Cover Note for Ecological Impact Assessment dated 8/05/2025, by SL Ltd, reference PLC\_BCC\_2219, received 2/06/2026.

Ecological Impact Assessment (EclA), by AtkinsRealis, dated April 2024, received 22/01/2026.

Letter by Ellie Wattam of SL Ltd, dated 1 April 2026 to accompany the Ecological Impact Assessment (EclA), received 2/06/2026.

Ground Investigation Desk Study, Preliminary Desk Assessment by AtkinsRealis, dated 12/04.2024.

Cover Note for Ground Investigation Desk Study, by SL Ltd, dated 19/12/2025, received 22/01/2026.

### Plans & Drawings

Site Location Plan, dated 13/01/2026, received 22/01/2026.

Amended Block Plan dated 7/05/2026, received 2/06/2026

Updated Indicative Locations of Boreholes and Trial Pits, Figure 1, Rev 1, received 2/06/2026.

Topographic Plan, dated 13/01/2026, received 22/01/2026.

### 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 Condition**

3. Before any work or construction commences on site the letter dated 1 April 2026 from Ellie Wattam of Sellafield Ltd and the accompanying Ecological Impact Assessment (EclA) by Atkins Realis, dated April 2024 to which it refers, shall be made available on the site and shall remain there at all times for every person working there to read and comply with. All the ecological mitigation measures set out in part 4.2 of the Ecological Impact Assessment shall be implemented and thereafter maintained as such.

### Reason

This replaces the need for a CEMP on site and is required to safeguard the

ecological Interests of the site and the immediate vicinity in accordance with Policy N1 of the Copeland Local Plan 2021-2039.

## **Other Conditions**

### **Highways**

4. The Public Right of Way (public footpath/bridleway/byway) number 403016 which runs through the site shall remain unobstructed at all times.

#### **Reason**

To support Local Transport Plan Policy W1, W2

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### **Noise - Hours of Working**

5. Construction activities shall be carried out only between the hours of 07.00 and 18.00 Monday to Friday, with no works to be carried out on a Saturday, Sunday or Bank Holiday. Deliveries to and removal of plant, equipment, machinery and waste from the site shall only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

#### **Reason**

In the interests of general amenities of the surrounding area during the construction the development in accordance with Policy DS4 of the Copeland Local Plan 2021 2039.

## **Informative Notes**

### **Public Rights of Way**

Public Right of Way FP 40316 runs along the access road to Mid Tarn Farm and through the development site. A Temporary Closure of the Public Right of Way may be required for the duration of the works. The applicant should contact the Countryside Access Team: [countryside.access@cumberland.gov.uk](mailto:countryside.access@cumberland.gov.uk) to discuss this matter further. The granting of planning permission does not give the developer the right to block or obstruct the right of way. The right of way must be kept open and unaltered for public use until an order made to divert, stop up or to temporarily close it has been confirmed.

## **Ecology**

### General Mitigation Measures

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The following general measures are requested to be implemented during the construction phase of the Proposed Scheme:

An Ecological Clerk of Works (ECoW) should be present when ground investigation works are initiated. The ECoW will ensure the below mitigation measures are in place.

Works will adhere to the Guidance for Pollution Prevention (GPPs) and Construction Industry Research and Information Association (CIRIA) C762 Environmental good practice.

- During construction, trees will be protected in line with guidelines provided in BS 5837 Trees in relation to design, demolition and construction-Recommendations.
- Vegetation clearance, if required, will be confined to areas of poor-quality dense scrub and modified grassland, will be minimised, and will be undertaken outside the core bird nesting season (the core bird nesting season is 1 March to 31 August) to avoid damage or destruction of occupied nests or harm to breeding birds. If this cannot be achieved, works within the core bird nesting season will require an inspection of vegetation to be cleared for breeding birds and their occupied nests by a suitably qualified ecologist no more than 24 hours prior to any works being undertaken. If any nesting birds are identified during the survey they will be left in situ for their entire nesting period and alternative approaches to the work proposed. This may include leaving an exclusion zone around the nests to avoid disturbance.
- Ahead of any ground investigation works, or tracking equipment, a visual check will be performed by the ECoW for the following species: priority plants, widespread species of reptiles and amphibians. Should any priority plants be identified at the site of a potential borehole location, the ECoW will discuss with the team an appropriate replacement location. Should any reptiles or amphibians be identified, the ECoW will relocate these to a suitable location.
- Any excavations will be filled or covered overnight. If this is not possible, one side of the excavation will be graded so that it provides an escape ramp to prevent any animals becoming entrapped.
- Ground investigations between dusk and dawn (taken to be from 30 minutes before sunset to 30 minutes after sunrise) will be avoided where possible. It is understood that works will not take place at night, however, if avoidance is not possible any lighting required will be directed downwards at the construction works and light spill to adjacent habitats (particularly the hedgerows and line of trees) avoided.
- This should be in line with the guidance note for Bats and Artificial Lighting (Bat Conservation Trust, 2023).

### Invasive Non-Native Species (INNS)

The following general measures will be implemented during the construction phase of the proposed scheme:

- The area noted as suspected Japanese knotweed will be subject to an updated check prior to works commencing, to confirm species identification. If

the species is confirmed to be Japanese knotweed (or another INNS), the landowner will be informed along with a recommendation that a management plan is produced by an INNS specialist.

- If the presence of Japanese knotweed is confirmed, a minimum of a 7m buffer will be required around the stand in which no plant or personnel are permitted to enter. If this is not possible then an INNPS specialist will be contacted to establish any required mitigation measures to avoid the spread of Japanese knotweed.
- Ahead of any ground investigation works, or tracking equipment, a visual check will be performed by the ECoW for the INNS.

### **Biodiversity Net Gain – Exemption Applies**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the local planning authority, and
- (b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is/are considered to apply.

Applicable exemption: De minimis development.

### **Statement**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice

A handwritten signature in black ink, appearing to read 'I. Fairlamb', is positioned in the upper right area of the page.

Iain Fairlamb  
Service Manager for Development and Implementation  
Thriving Places

27th July 2026

**APPROVALS  
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015**

**PART 2**

**TOWN AND COUNTRY PLANNING ACT 1990**

**Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

**Purchase Notices**

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.