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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: 4/26/2165/0F1

**PRIOR NOTIFICATION OF PROPOSED DEMOLITION OF A PREFABRICATED
OFFICE 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. 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

- Covering Letter by Sellafield Ltd, ref PLC_BCC_2420, dated 18 May 2026, received 13 June 2026.
- Application Form for Prior Approval received 13 June 2026.
- Summary Information Report, Version 2, (**OFFICIAL**) dated April 2026 by Sellafield Ltd, received 13 June 2026.
- Habitat and Ecology Survey to support demolition of building, (**OFFICIAL**) ref ERA/REMEDIATION/1257 - PLC_BCC_2420, received 13 June 2026.
- Building Photographs, (**OFFICIAL**), received 13 June 2026.
 - Plans
- Location Plan, ref 1BE 3108852 A, scale 1:5000, received 13 June 2026
- Location Plan, ref.1BE 3108852 A (**OFFICIAL**), scale 1:5000, received 13 June 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.

Informative – Ecology

Advise the following PMoW (Ecological Precautionary Method of Works) and mitigations are adopted during demolition:

- Ground works should take place between 1st August and 28th February. If work is planned to begin during the nesting season an ecologically competent and suitably experienced Ecologist should be contacted to inspect the site immediately prior (within 48 hours) to works commencing.
- Operatives working on the demolition are to be provided with relevant toolbox talks regarding identifying wildlife and actions to be taken on discovery of wildlife on the site during works. The toolbox talks are to be delivered before works commence and will focus on nesting birds, bats and reptiles.
- If evidence of bats is observed during demolition, then demolition should not proceed without further investigation and a detailed survey; a suitably experienced ecologist should be contacted for advice and to assess the situation.

- Restrict work, and laydown of materials and waste, to areas with hard surfaces (e.g. paving, poured concrete and tarmac). Do not leave any mounds of spoil or waste that could be used by reptiles as refugia or any materials that could be utilised as nesting material.

Note: Regardless of the time of year, if nesting birds are noted on site an ecologically competent person should be contacted to assess the situation. Works will be delayed in the vicinity of any occupied nest until the young birds have fledged.

Please read the accompanying notice



Nick Hayhurst
Head of Planning and Place
Thriving Places

02nd July 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 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