

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2165/0F1
2.	Proposed Development:	PRIOR NOTIFICATION OF PROPOSED DEMOLITION OF A PREFABRICATED OFFICE BUILDING
3.	Location:	SELLAFIELD, SEASCALE
4.	Parish:	Ponsonby, Beckermest with Thornhill
5.	Constraints:	ASC Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Flood Area - Flood Zone 3, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, Key Species - Potential areas for Natterjack Toads, DEPZ Zone - DEPZ Zone, Preferred Route Corridor - Within Preferred Route Corridor, Outer Consultation Zone - Sellafield 10KM, PROWs - Public Right of Way, Main River Consultation Area - Main River Consultation Area
6.	Publicity Representations &Policy	
7.	Report: Site and Proposal It is proposed to demolish a single storey prefabricated office building located in the north-western quadrant of the Sellafield site. Erected in 1992 the building measures some 19.8m in length, 7.3m in width and 3.0 m in height. Externally it is clad in a red brick/cement finish to the walls with a flat roof. Demolition is intended to start in July 2026. Reason for Demolition The building is vacant and no longer has a use on site. It is in poor condition and scheduled to be demolished. Demolition will reduce the life cycle costs of maintaining it safely and	

securely.

Future Use of Site

The removal will release significant land area for reuse or remediation and enable visible progress of site clean-up. No immediate reuse has been identified.

Method of Demolition

Demolition will be undertaken by one of Sellafield Limited's appointed demolition contractors who have proven experience on the Sellafield site using industry standard techniques. The activities include: -

Site investigations/survey(s) and characterisation

Determination of waste types and quantities.

Method Statement(s), Risk Assessments, and any other required documentation.

Site set up including site delineation/fencing, demarcation of laydown areas,

Provision of welfare facilities and delivery of equipment

Soft Strip - Removal and segregation of the structure internals e.g. fixtures and fittings, plasterboard, insulation, wiring etc.

The demolition of the building to base slab level and removal of all waste.

Protection of any nearby drains or any other structure that may be impacted by demolition activities.

Making good of the building footprint following demolition.

Waste Streaming

Appropriate characterisation of waste will take place prior to demolition in line with SL procedures. It will be undertaken near the date of demolition to ensure current results.

Asbestos demolition surveys are to be undertaken to comply with the Control of Asbestos Regulations 2012 and to determine the waste routes.

The building is being sampled for asbestos and HSE will be notified if asbestos is found.

Notification Responses

Beckermeth with Thornhill PC

Offer the following comment: It was noted that this application did not show the location of the building, which was of concern to the Parish Council as the application could not be considered effectively.

Request we formally record the Parish Council's comments and advise how all details, on this and future Planning applications, can be viewed in full please?



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Ponsonby PC

No comments received

Seascale PC

No comments received

Gosforth PC

No comments received

CC Response

The actual location of the building on the Sellafield site is classified information and cannot be released into the public domain. We are currently liaising with SL as to the best way to address this. It has previously been addressed through the PC Forum with SL.

Cumberland Council Environmental Health

No objection.

Based on the information provided, the proposed demolition would not impact local residential amenity and would also be subject to strict site safety procedures.

On this basis, therefore, there are no objections to this development from Environmental Health.

Cumberland Council Ecologist

No objection subject to an Ecological Precautionary Method of Works (PMoW) being adopted during demolition work which will be added as an informative

Planning Policy

The Copeland Local Plan 2021 – 2039, (herein after referred to as the Local Plan) was adopted on 5 November 2024 and is the development plan for the former Copeland area.

The following key policies of the local plan are relevant to this proposal:

Policy DS4 Design and Development Standards

Strategic Policy N1 Conserving and enhancing Biodiversity and Geodiversity.

Policy NU4 Nuclear and associated development at Sellafield

Other Material Planning Considerations

National Planning Policy Framework (NPPF).

Planning Practice Guidance (PPG).

Demolition Impacts

Waste and Transport

All waste types will be segregated and disposed via the correct waste routes, following the

waste hierarchy. And no waste will leave the site until the results have been confirmed. Types of waste likely to be produced by the demolition are wood, plasterboard, insulation, roofing material, carpet tile. FC sampling to be completed to support this mid-June. In terms of transporting the waste it is estimated that 5 x 40t RoRo skips for general waste and 1 x 5t RoRo skip for plasterboard is likely to be produced. It will take 2 months duration for the waste to be segregated, loaded and removed at approximately 1 HGV per day. As regards route, the waste will leave site via Main Gate and the destination will be either Cumbria Waste / Lillyhall / or Dickinsons Waste MRF, Lancashire which at this predicted level raises no traffic issues.

Noise & Dust

Whilst there will inevitably be noise and dust arising from demolition activities this will not be of more than a localised scale and unlikely to emanate beyond the site boundary. Environmental Health endorse this and consider that the proposed demolition would not impact local residential amenity. They also note that it would be subject to strict SL site safety procedures.

Ecology

The application is accompanied by an Ecological Survey. The findings indicate that the paved and tarmacked areas surrounding the building provide no suitable habitat for ground nesting birds such as Oystercatchers and the areas immediately adjacent comprising carpark, bus stop/road, and smoking shelter, make it unsuitable for nesting. There was no evidence of any nesting materials or nesting on the roof. The construction type, and the exposed location of the building, also make it unsuitable for bats. No evidence of bats was identified internally or externally. Mitigations are advised to ensure the risk of impacts on wildlife are as low as reasonably practicable from the demolition work. These will be included as an informative.

Cumulative

Whilst cumulative impacts may be a potential issue there is no information currently available to assess this and it is considered not within the scope of this type of application.

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



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	satisfactory and conforms to the above planning policies. It has been satisfactorily demonstrated that the proposal to demolish the prefabricated office building does not raise any material issues as the method of demolition is stringently controlled by Sellafield Ltd. and there were no adverse impacts identified that cannot be made acceptable by appropriate mitigation. In particular, there are no issues identified in relation to waste, transport, noise and dust. The ecological survey confirms there are no ecological constraints that would prevent demolition providing the ecological mitigation measures identified are implemented. No future specific use for the site has yet been revealed however, it does form part of a larger area identified as part of the plutonium disposition programme where a number of new buildings may be required. In the interim it is considered acceptable 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 a likely candidate for reuse it is not considered appropriate to require a condition covering restoration.
8.	Recommendation: Approve
9.	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/REMEDICATION/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.



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	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.	
Case Officer: H.S. Morrison		Date : 01/07/2026
Authorising Officer: N.J. Hayhurst		Date : 02/07/2026
Dedicated responses to:- N/A		