



Copeland Borough Council
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Application to determine if prior approval is required for a proposed: Demolition of Buildings
 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Calder Town End Farm"/>
Address Line 1	<input type="text" value="Calder Farm"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text"/>
Town/city	<input type="text" value="Seascale"/>
Postcode	<input type="text" value="CA20 1EH"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="304108"/>	<input type="text" value="503420"/>
Description <input type="text"/>	

Applicant Details

Name/Company

Title

First name

c/o agent

Surname

NDA Properties Ltd

Company Name

NDA Properties Ltd

Address

Address line 1

c/o agent

Address line 2

Avison Young

Address line 3

Central Square South

Town/City

Newcastle

Country

United Kingdom

Postcode

NE1 3AZ

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Proposed Demolition Works

Please describe the building(s) to be demolished

The application site comprises three main buildings: a stone barn, house and stables. The house is fabricated in stone with a rendered outer wall and a slate roof. The stone barn is constructed in stone with an unlined cement-bound asbestos roof. To the south of the site a number of agricultural buildings/stables are present, fabricated in metal sheeting. External areas are largely amenity grassland and hardstanding.

Please state the reasons why demolition needs to take place

The buildings are in a serious state of disrepair which makes refurbishment of the structures unviable.

Please describe the proposed method of demolition

1. Site Set Up

All services will be disconnected, where appropriate, prior to commencement of the works.

Temporary site accommodation to provide mess and welfare facilities for the demolition contractor will be located within the site perimeter and comply with The Construction Design and Management Regulations 2015. The site will be securely fenced and signed to prevent unauthorised access.

2. Environmental Survey

A protected ecology assessment survey has been undertaken and has confirmed that the property has moderate suitability for roosting bats and a barn owl nest site was located within the stone barn. A further three bat surveys have been undertaken identifying the requirement for a European Protected Species Licence, this will be arranged prior to commencement of the demolition works. A further owl survey has been completed, all mitigation requirements identified will be arranged prior to works commencement. The surveys have been submitted as part of the prior notification application.

3. Removal of Debris

Any existing debris will be removed to provide safe access into the building.

4. Asbestos Removal

Should the presence of asbestos be identified, any asbestos containing material will be removed and appropriately disposed of by a licensed contractor with an approved plan of work in compliance with The Control of Asbestos Regulations 2012. An Asbestos Demolition Survey is held for the property.

5. Soft Strip

Any remaining building contents will be removed and taken to a recycling centre or licensed waste disposal facility by licensed waste carriers. Fixtures and fittings will be stripped out by approved methods and taken away for recycling where possible. A soft strip will be completed where identified required as part of the mitigation under the European Protected Species Licence.

6. Demolition

The residual parts of the building will be taken down by mechanical means and loaded into wagons or equivalent for removal from site. Best practice methods will be followed with regards to noise, dust control, etc.

7. Site Finishes

The building will be demolished to foundation level.

The site will be left tidy in appearance and will be secured by way of the existing site boundary treatments.

8. Removal of Materials from Site

All materials will be removed from site and recycled wherever possible. It is not anticipated that there will be any generation of dirt on the adjacent roads, however the appointed contractor will allow for sweeping the road on a reactive basis as required.

All contractors that carry or collect waste from the site will be required to have a waste carrier's license and all waste disposal facilities should have a waste management licence or permit unless they are exempt. All waste transfers must be supported by the correct documentation either a controlled waste transfer note; or in the case of hazardous waste, a consignment note.

How and where would spoil/rubble be disposed of?

8. Removal of Materials from Site

All materials will be removed from site and recycled wherever possible. It is not anticipated that there will be any generation of dirt on the adjacent roads, however the appointed contractor will allow for sweeping the road on a reactive basis as required.

All contractors that carry or collect waste from the site will be required to have a waste carrier's license and all waste disposal facilities should have a waste management licence or permit unless they are exempt. All waste transfers must be supported by the correct documentation either a controlled waste transfer note; or in the case of hazardous waste, a consignment note.

Please provide details of the proposed restoration of the site

The site will be restored to its natural topography using clean material to fill any excavations where required.

When do you expect the works to commence (date must be post application submission)?

29/06/2022

When do you expect the works to be completed (date must be post application submission)?

29/07/2022

Are there any public Rights of Way within the site or immediately adjoining the site?

- ☐ Yes
☒ No

Is redevelopment or rebuilding proposed at a later date?

- ☐ Yes
☒ No

Does the proposal involve the felling or pruning of any tree(s)?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

N/A

Date (must be pre-application submission)

18/03/2022

Details of the pre-application advice received

Informal advice on validation requirements for ecological information, specifically duration of validity of surveys.

Declaration

I / We hereby apply for Prior Approval: Demolition of building as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Matt Verlander

Date

05/04/2022