

Our Ref: 14C600101

Your Ref: PP-15041134

26th June 2026

Planning Services
Cumberland Council (Copland Area)
The Market Hall
Market Place
Whitehaven
CA28 7JG

Dear Sir/Madam,

SUBMISSION OF PRIOR NOTIFICATION AT GREENMORESIDE FARM, SEASCALE, CUMBRIA, CA20 1DS (PLANNING PORTAL REF: PP-15041134)

On behalf of our client, Nuclear Decommissioning Authority ('NDA'), we are instructed to submit a prior notification of proposed development application for the full demolition of a complex of vacant agricultural buildings on land at Greenmoreside Farm.

The application and supporting documentation have been submitted via the Planning Portal (ref: PP-15041134) with the required application fee of £340 (including Planning Portal Service Charge & VAT). The full suite of application documentation includes:

- This supporting letter
- Application form
- Copy of the Site Notice which will be displayed on site
- Site Location Plan
- Demolition Method Statement
- Structural Survey Report
- Preliminary Ecological Appraisal

Background and Proposals

The NDA has commissioned Avison Young to be responsible for the management and operations for decommissioning buildings/structures across their estate ownership, which includes Greenmoreside Farm. The buildings to be demolished as part of this project include a complex of vacant agricultural buildings which have been assessed from structural and ecological value perspective.

The structural survey has found that most buildings, bar one, are beyond repair due to a lack of maintenance over the years and recommends they be demolished for safety reasons. The front

masonry building which is of adequate structural condition is also planned for demolition due to it not serving any use. From an ecological perspective, the surveys have found no evidence of bat roost or bat hibernation potential, but did find presence of wild bird nests. The report therefore recommends demolition occurs outside of bird nesting season.

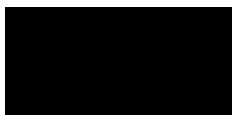
Planning controls over demolition do not apply to the demolition of various buildings under 50 cubic metres. However, in this instance, the building proposed to be demolished exceed the 50 cubic metre threshold, dictating that an application for prior notification needs to be submitted. Further guidance on the assessment of such applications is provided in Circular 10/95: Planning Controls Over Demolition, which states that the determination of prior approval applications for demolition relates to the method of demolition and the proposed means for the restoration of the site only. The principle of the loss of the buildings is not therefore a matter for consideration. As required by the regulations, details of the proposed method of demolition of the buildings, has been included in the Demolition Method Statement prepared by Avison Young submitted with the application.

Summary

In light of the above, we would be grateful if you would confirm that the proposed demolition benefits from permitted development rights having regard to the size of the site and buildings under Part 11, Class B of Schedule 2 of the Town and Country (General Permitted Development) (England) Order 2015. We can confirm that a copy of the enclosed site notice, in accordance with the requirements of Schedule 2, Part 11 of the GPDO, will be posted at the site on 3rd July 2026.

We trust that this letter and the supporting documents are satisfactory for the Council to enable a swift validation of the application. Should you require any further information or wish to discuss the application then please do not hesitate to contact me.

Yours sincerely,



Joseph Smith
Associate Director



For and on behalf of Avison Young (UK) Limited