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Our Ref: Mid Tarn Farm PNOD  
Your Ref: PP-12443611

06 October 2023

Development Management  
Cumberland Council  
The Market Hall  
Market Place  
Whitehaven  
CA28 7JG

Dear Sir / Madam ,

**MID TARN FARM: SELLAFIELD: APPLICATION FOR PRIOR APPROVAL FOR THE DEMOLITION OF FARMHOUSE, BARN AND ASSOCIATED FARM BUILDINGS AT MID TARN FARM**

On behalf of our client NDA Properties Limited, Avison Young are submitting a planning application for prior approval, for the demolition of a farmhouse and attached barn; old stone barn and attached cottage; cubicle shed; silage barn; and portal store at Mid Tarn Farm, Sellafield.

This prior approval application has been submitted on Planning Portal (Reference: PP-12443611) and comprises the following plans and reports:

Please find the following plans and forms to support this letter:

**FORMS AND DOCUMENTS**

- Application Forms (Avison Young);
- Covering Letter (Avison Young);
- Demolition Method Statement (Avison Young);
- Site Notice Statement (Avison Young);
- Structural Report (WDS); and
- Ecological Constraints Study (Biome).

**PLANS**

- Location Plan.

**THE SITE**

Mid Tarn Farm is located approximately 150m west of Sellafield Nuclear Site in Western Cumbria. The property comprises a main farmhouse and attached Barn; old stone barn and attached cottage; cubicle shed; silage barn; and portal store. Tarn Head Farm and Tarn Cottage are located approximately 250m north of the property. Mid Tarn Farm is connected to a small service road that links to a larger road that adjoins Sellafield Main Gate to the A595.

**PROPOSED WORKS**

The buildings are proposed to be demolished under Class B, Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) order 2015. The proposed works

comprise the demolition of a number of farm buildings at Mid Tarn Farm, including the main farmhouse and attached Barn; old stone barn and attached cottage; cubicle shed; silage barn; and portal store (see Location Plan). None of the structures located at Mid Tarn Farm are Listed Buildings, and the property does not lie in a Conservation Area.

A Structural Inspection of the buildings was undertaken in October 2019. The inspection found that the farm house is in need of total refurbishment and modernisation, with all the internal finishes in need of replacement. The farm house has a full height crack to the left hand gable wall, and an outward bulge from the front wall to the left hand portion of the front elevation. The attached barn walls are also heavily weathered. The old stone barn and attached cottage were found to be in a very poor condition and effectively derelict, with the walls heavily weathered and excessively out of plumb in various locations.

The cubicle shed is disused with a number of the concrete elements cracked due to embedded reinforcement having rusted. The concrete frame appears to be in an adequate condition. The frames have been extended at the rear of the building by installing a steel rafter and column extension which is deemed structurally inadequate. The silage barn steel frame and concrete wall planks are in an adequate condition; however the steel portal elements appeared heavily rusted in localised areas. The steel frame of the portal store has also been subject to excessive rusting in localised areas.

The Structural Inspection concluded that the buildings forming the farm are generally in a poor condition, unused or derelict. The old stone barn and attached cottage are structurally inadequate and require demolition as soon as possible. The various concrete and steel framed barns are of no use and require removal. Additionally, WDS concluded that the main farmhouse is in need of total refurbishment and modernisation, therefore it would be more cost effective to demolish this building also.

The residual parts of the building will be taken down by mechanical means and loaded into wagons or equivalent for removal from the site. The works will also include the excavation, termination and removal of all drainage, drainage pipes and ancillary items. All external infrastructure including boundary walls, fencing and anything pertaining the site will be demolished with the removal of all footings to a minimum of 300mm below ground level. The site will be subsequently graded in line with existing topography and seeded.

## **PROTECTED SPECIES**

As set out in the Demolition Method Statement, no evidence of a roosting bats was found in any of the buildings with the exception of 'Barn 2'. This means that a license from Natural England will be required to enable the proposed works to proceed lawfully. Given the identified roost is of low conservation status, the site can be registered under the Bat Mitigation Class Licence (BMCL) scheme through a Registered Consultant (RC).

As some very limited vegetation clearance is likely to be required on site, the works have the potential to cause disturbance, killing and injury of reptiles (and/or common amphibians). Further surveys are not necessary given the scale of habitat affected, but careful vegetation clearance to temporarily displace animals will be implemented. See submitted Demolition Method Statement for further details.

## **DEMOLITION METHOD STATEMENT**

Avison Young (UK) Limited registered in England and Wales number 6382509.  
Registered office, 3 Brindleyplace, Birmingham B1 2JB. Regulated by RICS

The Submitted Demolition Method Statement has been prepared by Avison Young and sets out the description of works to be undertaken. The statement also outlines the environmental surveys that have been undertaken to support the application.

## **CONCLUSION**

Overall, the demolition of the main farmhouse and attached Barn; old stone barn and attached cottage; cubicle shed; silage barn; and portal store at Mid Tarn Farm, Sellafield, is required as the buildings are in poor structural condition and are no longer fit for purpose. A Protected Ecology Assessment and Ecological Constraints Study undertaken in August 2023, identifies the presence of roosting bats within the barn meaning that a license from Natural England is required to enable the proposed works to proceed lawfully.

On the basis of the information included within this submission, we consider that it has been sufficiently demonstrated that prior approval is not required for the proposed demolition. However, should you require any further information to assist you in reaching a decision, please do not hesitate to contact me on my details below.

## **FEE PAYMENT**

We calculate the planning application fee would be £96.00 with a flat rate service charge of £64.00.

## **NEXT STEPS AND CONTACT**

The above details and supporting documents have been submitted to the Council via the Planning Portal. We look forward to discussing the application with you in further detail.

In the meantime, should you have any queries or wish to discuss any aspect of the application further, please do not hesitate to contact me using the contact information provided below.

Yours faithfully

**Tom Wignall**  
**Graduate Planner**

**For and on behalf of Avison young (UK) Limited**