

Our Ref: Sandy Acre PNOD
Your Ref: PP-13542589



07 November 2024

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

Dear Sir / Madam ,

SANDY ACRE, DRIGG: APPLICATION FOR PRIOR APPROVAL FOR THE DEMOLITION OF BUNGALOW AND OUTBUILDINGS

On behalf of our client Nuclear Decommissioning Authority, Avison Young are submitting a planning application for prior approval, for the demolition of a bungalow and outbuildings at Sandy Acre, Shore Road, Drigg.

This prior approval application has been submitted on Planning Portal (Reference: PP-13542589) 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 Survey (WDS); and
- Ecological Constraints Study (BiOME).

PLANS

- Location Plan.

THE SITE

Sandy Acre comprises an unoccupied residential bungalow and small outbuildings, located off Shore Road which runs to the coast in the west and the village of Drigg to the east. The property is bounded to the north and east by the Low Level Waste Repository (LLWR), to the south by Shore Road, and to the west by open space.

The Site is positioned to the immediate south of the LLWR – UK's principal facility for the storage of solid low level radioactive waste. The LLWR site covers a total area of 110ha and is owned by the Nuclear Decommissioning Authority (NDA) and operated on behalf of the NDA by Nuclear Waste Services Ltd. The closest settlement, Drigg, is located approximately 850m east of the Site.

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 detached unoccupied bungalow and outbuildings. None of the structures located at Sandy Acre are Listed Buildings, and the property does not lie in a Conservation Area. A review of the adopted Copeland Local Plan Policy Map determines that the Site is not subject to any specific allocations or statutory designations. The Site is located approximately 400m west of the Drigg Coast Site of Special Scientific Interest (SSSI).

A Structural Survey of the buildings was undertaken by WDS in May 2024, comprising a visual non-disruptive structural inspection of the property and outbuildings. The property includes a detached bungalow consisting of the original building, a rear lean-to extension, and an extension off the left hand gable. The loft to the original extent of the property has been converted into a bedroom and bathroom. Externally, there are a number of single storey outbuildings.

The inspection found a series of structural defects with the original building and extensions. These are detailed in full in the Structural Survey. In conclusion, the property is generally in a poor structural condition and in need of extensive modernisation. The works carried out to the property over previous years, including a loft conversion, garage conversion, and rear extension, have not been carried out in accordance with Building Regulations. The Structural Survey recommends a series of significant structural remedial works to ensure the property is suitable for occupation.

WDS conclude that the cost of modernising the property will be excessive and it will therefore be more cost effective to demolish the property and replace with a new build in due course. The property could be made weathertight and left unused, however this will still require the rear extension and outbuildings to be removed as these are unsafe. The demolition of the bungalow and outbuildings will ensure the plot is safe and secure without a requirement for future care and maintenance.

PROTECTED SPECIES

An Ecological Constraints Study was completed by *BiOME Consulting* in July 2024 to determine the baseline ecological conditions of the Site, with particular attention given to the possible presence of protected, controlled, or notable species within the Site or buildings. The study a survey/complimentary desk study and follow-on nocturnal bat surveys to inform the proposed demolition of the property.

The site surveys and desk study did not find any evidence of roosting bats at the Site, and bat roosts are therefore likely to be absent. In the unlikely event that bats are encountered during the redevelopment works, works must cease, and a Suitably Qualified Ecologist must be consulted.

The Study also observed that Active Swallow and House Sparrow nests were found within buildings on site. Consequently, if works are proposed for the bird nesting season (March-August inclusive), it will be necessary to appoint SQE to complete a check for active birds' nests. As set out in the Application Form, the proposed works will commence and conclude prior to the next bird nesting season.

DEMOLITION METHOD STATEMENT

The Submitted Demolition Method Statement has been prepared by Avison Young outlining the proposed demolition methodology, and how the demolition will be undertaken using appropriate practises.

CONCLUSION

Overall, the demolition of the buildings at Sandy Acre is required as the buildings are in poor structural condition and are no longer fit for purpose. The cost of modernising the property will be excessive and it will therefore be more cost effective to demolish the property.

In consideration of the collective documents 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 £120.00 with a flat rate service charge of £70.00.

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
Planner

For and on behalf of Avison Young (UK) Limited