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Our Ref: Tarn Cottage PNOD
Your Ref: PP-12419552

06 October 2023

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

Dear Sir / Madam ,

TARN COTTAGE, SELLAFIELD: APPLICATION FOR PRIOR APPROVAL FOR THE DEMOLITION OF HOUSE AND OUTBUILDING AT TARN COTTAGE

On behalf of our client NDA Properties Limited, Avison Young are submitting a planning application for prior approval for the demolition of a two storey house, and a single storey outbuilding at Tarn Cottage, Sellafield.

This prior approval application has been submitted on Planning Portal (Reference: PP-12419552) 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);
- Ecological Constraints Study (Biome);
- Site Notice Statement; and
- Structural Report (WDS).

PLANS

- Location Plan.

THE SITE

Tarn Cottage is located approximately 200m west of Sellafield Nuclear Site in Western Cumbria. The property comprises a two storey house and a single storey detached outbuilding adjacent to the house. Tarn Head Farm is located approximately 30m west of the property. Tarn Cottage is connected by a small service road that links to a larger unnamed road that adjoins Sellafield Main Gate to the A595. The property comprises a two storey house and a single storey detached outbuilding off the right hand gable, which is of similar construction to the main house.

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 two storey house and a single storey detached outbuilding.

The house is formed in random stone rubble filled masonry walls which support a traditional timber rafter, purlin roof, and timber joisted first floor structures. The ground floor to the house comprises a combination of ground bearing concrete slabs and joisted floating floors. The detached outbuilding is of similar construction to the main house.

A Structural Inspection was undertaken at the property in October 2019, concluding that the house was in need of total refurbishment. The presence of rot and wood worm, in addition to the probable inadequate structural size of the roof and floor timber elements, ensures that the floor structures throughout the building require removal. The inspection recommends that it would be more cost-effective to demolish the house rather than refurbish. The report also finds that the outbuilding is generally derelict and requires demolition.

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 demolition of Tarn Cottage will include the main house including all floor slabs and footings down to a minimum of 300mm below ground level. 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, a Protected Ecology Assessment and Ecological Constraints Study was undertaken in June 2023 to support this application. The study found no evidence of roosting bats and bat activity in the general area was low. In the unlikely event that bats are disturbed during tree removal, works will cease and the advice of a Suitably Qualified Ecologist (SQE) will be sought.

Shrub clearance on the site has the potential to cause disturbance, killing and injury of reptiles and/or common amphibians, therefore careful vegetation clearance will be implemented. Should vegetation clearance be undertaken outside of the period November-February, a two-stage clearance will be implemented subject to a watching brief by an SQE.

Should works be undertaken during the nesting season, a survey to identify any nests which may be impacted will be undertaken. This survey will be undertaken by an SQE. Again, should an occupied nest or nest under construction be found, work will cease in this area until the birds have fledged or the nest has been abandoned.

DEMOLITION METHOD STATEMENT

The 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 a two storey house, and a single storey outbuilding at Tarn Cottage, Sellafeld 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 June 2023 notes that there is no presence of roosting bats within the buildings.

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