

Oliver Hoban

From: Christie Burns
Sent: 13 November 2023 16:10
To: Development Control
Subject: FW: Planning App 4/23/2301/0F1 - Prior Notification of Demolition, Mid Tarn Farm, Seascale

Hi all,

Comments to go online please.

Please note that the advice in this email is given in good faith on the basis of the information available at the present time. The advice may be subject to revision following further examination or consultation, or where additional information comes to light, and is therefore not binding on any future recommendation which may be made to the Council or any formal decision by the Council.

Kind Regards,

Christie Burns MRTPI

Senior Planning Officer | Development Management
Thriving Place and Investment | Cumberland Council
The Market Hall | Market Place | Whitehaven | CA28 7JG



From: Kevan Buck
Sent: Monday, November 13, 2023 12:09 PM
To: Christie Burns
Subject: Planning App 4/23/2301/0F1 - Prior Notification of Demolition, Mid Tarn Farm, Seascale

Dear Christie

Further to the above matter.

The Environmental Health team have no objections to this proposal, subject to the following comments.

Mid Tarn Farm appears on an OS Map of 1860, adjacent to the wooded area marked as Sellafeld Tarn.

Sellafeld Tarn has been designated as a Non-Statutory County Wildlife Site, "identified and selected locally for their nature conservation value based on important, distinctive and threatened habitats and species..."

A public right of way runs east adjacent to the farm and through the northern end of the farm. Suitable care should therefore be taken by workers undertaking the demolition.

The age and construction of the property should lend itself to straightforward demolition, notwithstanding the asbestos survey, and footings of the buildings are likely to be shallow. A level

of at least 300mm clean soil cover, and up to 600mm clean soil cover, should suffice on the footprints of the buildings, depending on any evidence of ground contamination and the future end use of the plot.

If the plot is to be left vacant and disused, a shallower 300mm clean soil cover is adequate.

The foul drainage arrangement of the farm house is unknown, though likely to be a septic tank / cess tank in the grassed area immediately east of the farm house.

Its outlet is also unknown; it may have outlet to Sellafield Tarn.

This should be confirmed prior to any demolition works commencing.

The decommissioning of a small sewage treatment tank is regulated by Rule 14 of the General Binding Rules, see the attached web link:

<https://www.gov.uk/guidance/general-binding-rules-small-sewage-discharge-to-the-ground>

Such tank should be emptied and decommissioned by a properly licenced contractor.

It is advisable to keep a record of the position of any former tanks below ground level.

If the surrounding sub soil is contaminated by leaks, overspills etc it should be removed to the appropriate waste stream.

A 600mm clean soil cover would be recommended over this area.

There is a small modern rectangular brickwork construction (tank?) on the bank behind the farm house.

This should be investigated and decommissioned as appropriate if its use was associated with the farm and will become redundant.

There may be a shallow below ground slurry drain system on the farm, that may need emptying prior to its demolition.

Contaminated sub soil should be sent for disposal via an appropriate waste stream.

A final clean soil cover of between 300 – 600mm would suffice, dependant on the end use of the site.

The detached structure on the northern boundary of the farm (silage barn) is sited on an old farm ('High Sellafield') marked on the 1860 OS map.

Care should be taken that any unknown sub surface tanks may be in situ.

Across the unmarked track at this point, a well was marked on the 1860 OS map.

This would suggest an underground aquifer and, again, appropriate care should accordingly be taken during the demolition process.

Regards

Kevan Buck

Environmental Health Officer - Environmental Health

Public Health & Protection | Cumberland Council

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