

## Oliver Hoban

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**From:** Christie Burns  
**Sent:** 13 November 2023 16:13  
**To:** Development Control  
**Subject:** FW: Prior Notification For Proposed Demolition of a Two Storey House and a Single Storey Detached Outbuilding - Tarn Cottage, Seascale

Hi all,

Comments to put 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



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**From:** Kevan Buck  
**Sent:** Friday, November 10, 2023 5:01 PM  
**To:** Christie Burns  
**Subject:** Prior Notification For Proposed Demolition of a Two Storey House and a Single Storey Detached Outbuilding - Tarn Cottage, Seascale

Further to the above matter.

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

Tarn Cottage 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..."

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 both buildings, depending on any evidence of ground contamination and the future end use of the plot.

As far as drainage is concerned, the main house foul soil vent pipe and kitchen waste water pipes are evident on the south west elevation.

There appears to be a septic tank or cess tank, of unknown construction, under the grassed area inside the property boundary.

This area is of insufficient size to accommodate a drainage field, suggesting that any septic tank may have outlet in 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, over spills etc it should be removed to the appropriate waste stream.

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

Regards

**Kevan Buck**

Environmental Health Officer - Environmental Health

Public Health & Protection | Cumberland Council

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cumberland.gov.uk

