

**From:** Environmental Health  
**Sent:** 19 November 2024 12:57  
**To:** Development Control  
**Cc:** Heather Morrison  
**Subject:** PLANNING APP 4/24/2372/0F1 - SELLAFIELD, SEASCALE

Prior notification of proposed demolition – Windscale Advanced Gas-Cooled Reactor Turbine Hall

Thank you for the above planning consultation.

There are no objections to this proposal from Environmental Health.

The demolition forms part of the on-going longer term decommissioning of the Sellafield site. A desk top study, and a Phase 1 Desk Study Land Quality Assessment of the UKAEA Windscale site, do not show this area to be potentially contaminated land though the buildings have contained hazardous and bulk materials in the past, and localised spills may have occurred. Asbestos has been identified widely throughout the buildings and is also thought to be present in underground services.

There is a historical foul and surface water drainage system around this area of the site that should also be carefully considered as a potential pathway for any contaminants.

The Building Summary Report, submitted with the application, gives a very broad outline of the structure and proposed demolition.

There are no immediate off-site residential receptors that may be affected by the demolition. Sellafield Tarn and a surface water drain are in close proximity to the site, and should be protected against any run-off from on-site drains and the demolition area.

The following condition is suggested:

- Land affected by contamination – Reporting of unexpected contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which should be submitted to and approved in writing by the Local Planning Authority.

Following completion of measures identified in the remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Regards

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