

CUMBERLAND COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/26/2264/0N1	
2.	Proposed Development:	PRIOR NOTIFICATION FOR THE FULL DEMOLITION OF A COMPLEX OF VACANT AGRICULTURAL BUILDINGS (RESUBMISSION OF 4/26/2212/0N1)	
3.	Location:	GREENMORESIDE FARM, SEASCALE	
4.	Parish:	Beckermest with Thornhill	
5.	Constraints:	ASC Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Off Coalfield - Data Subject To Change, DEPZ Zone - DEPZ Zone, Preferred Route Corridor - Within Preferred Route Corridor, Outer Consultation Zone - Sellafield 10KM	
6.	Publicity Representations &Policy	Neighbour Notification Letter	No
		Site Notice	Yes
		Press Notice	No
		Consultation Responses	See Report
		Relevant Policies	See Report
7.	Report: Site and Location	This application relates to Greenmoreside Farm, located to the north west of Seascale. The site comprises of a complex of agricultural building surrounding by hardstanding and small	

areas of rough grassland. The site located access via the highway which runs along the north west of the Sellafield Nuclear site.

Relevant Planning History

4/93/0131/0 – Demolish part of old building and erection of new cattle cubicle building and new slurry channel – Approved.

4/94/0208/0 – Demolition of farm house/barn – Approved.

4/94/0278/0 – Demolish existing building and roof over area to form cattle housing building – Approved.

4/96/00323/0 – Extension of existing farm livestock housing – Approved.

4/26/2212/0N1 – Prior notification for the full demolition of complex of vacant agricultural buildings – Withdrawn.

Proposal

This application gives prior notification of the full demolition of a complex of vacant agricultural buildings at this site. This application is a resubmission of application 4/26/2212/0N1 which was withdrawn due to failure o comply with the relevant legislation.

It is proposed to demolish a number of existing agricultural buildings to the south of the site which are beyond repair due to lack of maintenance and require demolition for safety reasons or as the structure no longer serves a purpose.

In terms of demolition, all utility services to the relevant buildings will be disconnected, where appropriate, prior to commencement of the works. The residual parts of the building will be taken down by mechanical means, segregated and loaded into wagons or equivalent for removal from site. All materials will be removed from site and recycled where possible and any asbestos containing material will be removed and appropriately disposed of by competent persons licensed waste carriers to a licensed disposal facility in compliance with The Control of Asbestos Regulations 2012. The demolition of all specified agricultural barns and outbuildings at Greenmoorside Farm will include the removal of all floor slabs and footings down to a minimum of 300mm below ground level, the site will then be graded in line with the existing topography.

Consultation Responses

Subject to Part 11 Class B paragraph (b)(iv) of the Town and County Planning (General Permitted Development) Order 2015, the applicant must display a site notice on or near the



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land on which the building to be demolished is sited, and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority.

The applicant has confirmed that this site notice has been erected. No comments have been received in relation to this notification period.

Beckermest with Thornhill Parish Council

Beckermest with Thornhill Parish Council are very concerned about the way the NDA is allowing these buildings to become derelict to the point they need demolished. Some of my Parish Councillors attended a meeting around 12 months ago where the NDA gave a commitment that Parish Councils would be consulted ahead of any of this type of building being demolished which doesn't appear to be happening.

Cumberland Council – Highway Authority & Lead Local Flood Authority

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection to the proposed Demolition of the above site as it is considered that it will not have a material effect on existing highway conditions nor will it increase the flood risk on the site or elsewhere.

Cumberland Council – Environmental Health

There are no objections to this proposal from Environmental Health.

Natural England

No comments received.

Cumberland Council – Ecologist

20th August 2026

Suggested Planning Conditions

Construction Environmental Management Plan (CEMP)

A CEMP is to be produced to be in line with the HRA and to detail the procedures for protecting the environment during construction to address the following points (but not limited to):

- Pollution prevention control
- Dust mitigation
- Impaction of habitats

- Species protection during construction (see below)
- A sensitive lighting scheme for bats and other wildlife

Breeding Birds

Works should be completed outside of the breeding bird period (March – August inclusive). If this is not possible a breeding bird check should be carried out no more than 48 hours prior to the planned development to ensure no birds and their nests are present within habitat/buildings that may be directly or indirectly impacted. If active nests are discovered an appropriate buffer zone should be established and works within that area ceased until the young have naturally fledged.

Badgers and Small Mammals

All development work should be carried out with care to avoid badgers and small mammals such as hedgehogs. Contractors should be briefed about the potential presence of small mammals and should adopt the following precautionary method of works:

- All work must take place during daylight hours.
- Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be no greater than of 45 degrees in angle. Ideally, any holes should be securely covered.
- All excavations left open overnight or longer should be checked for animals prior to the continuation of works or infilling. Back filling should be completed immediately after any excavations, ideally back filling as an on-going process to the work in hand.
- Stored materials should be raised (i.e. stored on pallets) in order to ensure that wildlife such as hedgehogs do not shelter in the piles.

Bats

If, during the works, bats are discovered, then works must cease and advice sought from an ecologist who holds a Level 2 bat licence from Natural England.

A bats-specific lighting scheme will be designed during construction to minimise light impact. This should be in line with the guidance note for Bats and Artificial Lighting (Bat Conservation Trust, 2023).



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Amphibians and Reptiles (herptiles)

As a precautionary approach, the following measures must be followed:

- During the development, measures should be put in place to discourage herptiles from using the development area, the creation of any piles of earth, materials and rubble which could form potential artificial hibernacula and refuge should be avoided at all times. Any spoil or rubble will be removed immediately to skips, or on hard standing or short grass. This will ensure that no potential herptile hibernation or resting sites are created.
- The storage of all loose materials must be palletised or similar so they are off the ground whenever possible.
- Should any trenches and excavations be required, an escape route for animals that enter the trench must be provided, especially if left open overnight. Ramps should be no greater than of 45 degrees in angle. Ideally, any holes should be securely covered. This will ensure herptiles are not trapped during work.
- All excavations left open overnight or longer are be checked for animals prior to the continuation of works or infilling. Back filling should be completed immediately after any excavations, ideally back filling as an on-going process to the work in hand.

25th August 2026

Ecologist has confirmed that the submitted HRA is acceptable.

Planning Policy

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

On 1st April 2023, Copeland Borough Council ceased to exist and was replaced by Cumberland Council as part of the Local Government Reorganisation of Cumbria.

Cumberland Council inherited the local development plan documents of each of the sovereign Councils including Copeland Borough Council, which combine to form a Consolidated Planning Policy Framework for Cumberland.

The inherited the local development plan documents continue to apply to the geographic area

of their sovereign Councils only.

The Consolidated Planning Policy Framework for Cumberland comprises the Development Plan for Cumberland Council until replaced by a new Cumberland Local Plan.

Copeland Local Plan 2021 - 2039 (LP):

Cumberland Council continued the preparation of the LP as commenced by Copeland Borough Council.

The LP was adopted by Cumberland Council on the 5th of November 2024 replacing the Copeland Local Plan 2013-2028 and the saved policies of the Copeland Local Plan 2001-2016.

Strategic Policy DS1: Settlement Hierarchy

Strategic Policy DS2: Settlement Boundaries

Policy DS4: Design and Development Standards

Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity

Other Material Planning Considerations

National Planning Policy Framework (2026)

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

The Conservation of Habitats and Species Regulations 2017 (CHSR)

Assessment

Demolition is classed as permitted development under Schedule 2 Part 11 Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015. This order sets out certain conditions for the prior approval of demolition, which requires the submission of a method of demolition and details of the proposed restoration of the site.

Method of Demolition

A demolition method statement has been submitted to support this application. The statement provides details of the site set up, removal of debris, asbestos removal, the method of demolition, site finishes, and removal of materials from the site. The measures are appropriate and proportionate to the scale and location of the proposed demolition.

Whilst the Council's Environmental Health Team have offered no objections to the application, they previously requested on the previously withdrawn application for this site that demolition hours are limited to protect nearby amenity from noise issues. This will therefore be included



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and controlled by an appropriately worded planning condition on the decision notice for this current application.

Proposed Restoration of the Application Site

Following demolition of the building, including removal of floor slabs and footings, the ground will be graded in line with the existing topography.

The proposed finish is acceptable given the location of the application site and the context of the wider redevelopment of the site.

Ecology

All bat species are designated and protected as European protected species (EPS). EPS are protected under the Conservation of Habitats and Species Regulations 2017 (CHSR). Regulation 9(1) states that a competent authority must exercise the functions which are relevant to nature conservation, so as to secure compliance with the requirements of the Habitats Directive.

This application is supported by a Preliminary Ecological Appraisal which concludes that the buildings are negligible for bat roost potential and of no/very limited hibernation potential, therefore no further survey work is considered necessary prior to works commencing. The report also concludes that active House Sparrow nest/s were present within the buildings on site and would need to be checked if works are completed within the bird nesting season.

A Habitat Regulation Assessment has also been submitted to support this application. The screening assessment has concluded that no significant effects are likely to occur to the Natural 2000 sites as a result of the proposed works, either alone or in combination with other developments. The Council's Ecologist has confirmed acceptance of the HRA as submitted.

The Ecologist has also requested the submission of a Construction Environmental Management Plan (CEMP) to support this application. The agent has agreed that this is included as a pre commencement condition. The Council's Ecologist has detailed within their response species protection measures which need to be included within the submitted CEMP, including the conditions that the demolition should be undertaken in, including outside the breeding season, within 18 months of the bat survey and with care taken to protect small animals. Whilst these details will form part of the submitted CEMP some of these matters will also be included as an informative notes on the decision notice.

No comments have been received from Natural England.

Conclusion

The method of demolition and proposed restoration of the application site as submitted are appropriate. It is therefore recommended that prior approval is not required and will be approved subject to the imposition of planning conditions securing completion of the works in accordance with the submitted details and specifications.

8.	Recommendation: Prior approval not required
9.	Conditions: 1. The demolition/works must be carried out within a period of 5 years from the date of this decision. Reason To comply with the requirements of Part 11 Class B.2 (b) (ix) (aa) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). 2. This permission relates to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:- - Application Form, received by the Local Planning Authority on the 19th August 2026. - Covering Letter, Prepared by Avison Young June 2026, Ref: 14C600101, received by the Local Planning Authority on the 19th August 2026. - Site Location Plan, Scale 1:1250, received by the Local Planning Authority on the 19th August 2026. - Demolition Plan, received by the Local Planning Authority on the 19th August 2026. - Site Notice, received by the Local Planning Authority on the 19th August 2026. - Demolition Method Statement (Amended), Prepared by Avison Young, received by the Local Planning Authority on the 19th August 2026. - Preliminary Ecological Appraisal, Prepared by BiOME Consulting June 2016, Version 2, received by the Local Planning Authority on the 19th August 2026. - Visual Structural Inspection, Prepared by WDS Ltd May 2026, Reference: WDS/05/9858/REP01, received by the Local Planning Authority on the 19th August 2026. - Habitat Regulation Assessment, Prepared by BiOME Consulting July 2026, Version 2, received by the Local Planning Authority on the 19th August 2026.

Reason

To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

3. Development must not commence until a site-specific Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. The CEMP must be produced in line with the HRA and to detail the procedures for protecting the environment during construction to address the following points (but not limited to):

- Pollution prevention control
- Dust mitigation
- Impaction of habitats
- Species protection during construction
- A sensitive lighting scheme for bats and other wildlife

The works at this site must be carried out in accordance with the approved details at all times thereafter.

Reason

To protect the ecological interests evident on the site in accordance with Policy N1 of the Copeland Local Plan 2021 – 2039.

4. Demolition must be carried out in strict accordance with the approved document 'Demolition Method Statement, received by the Local Planning Authority on the 19th August 2026'.

Reason

To ensure a satisfactory standard of demolition.

5. Demolition must be carried out in strict accordance with and implement all of the

mitigation and compensation/enhancement measures set out in the approved document 'Preliminary Ecological Appraisal, Prepared by BiOME Consulting June 2016, Version 2, received by the Local Planning Authority on the 19th August 2026'.

Reasons

To protect the ecological interests evident on the site in accordance with Policy N1 of the Copeland Local Plan 2021 – 2039.

6. Demolition works hereby approved must only be carried out during the following working hours:

- 08.00 – 18.00 Monday to Friday and
- 08.00 – 13.00 Saturday

Reason

In the interests of the amenities of surrounding occupiers during the construction of the development in accordance with the provisions of Policy DS4 of the Copeland Local Plan 2021 – 2039.

Informatives:

1. During construction if any bats or evidence of bat is found within this structure the application should contact the National Bat Helpline on 0345 1300 2288 for advice on how to do works lawfully.
2. Works must be completed outside of the breeding bird period (March – August inclusive). If this is not possible a breeding bird check should be carried out no more than 48 hours prior to the planned development to ensure no birds and their nests are present. If active nests are discovered an appropriate buffer zone should be established and works within that area ceased until the young have naturally fledged.
3. All development work must be carried out with care to avoid badgers and small mammals such as hedgehogs. Contractors must be briefed about the potential presence of hedgehogs and works should be supervised during initial clearance of the site to avoid injury to any disturbed individuals.
4. As a precautionary approach, measures must be followed to protect amphibians and



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	reptiles, including measures to discourage herptiles from using the development area, storage of loose material off the ground where possible, and any trenches and excavation must have escape routes and be check for animals if left open overnight.	
Case Officer: C. Burns		Date : 16/09/2026
Authorising Officer: N.J. Hayhurst		Date : 17/09/2026
Dedicated responses to:-		