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TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

NOTICE OF GRANT OF PLANNING PERMISSION

c/o Story Contracting Ltd  
Burgh Road Industrial Estate  
Carlisle  
CA2 7NA  
FAO: Mr Angus Hutchinson

**APPLICATION No: 4/25/2198/0F1**

**ERECTION OF VISITOR CENTRE WITH CAFÉ/SHOP, GROUP ROOM, STAFF/VOLUNTEER, TOILET FACILITIES AND CAR PARK; CONSOLIDATION, REPAIR AND INSTALLATION OF INTERPRETIVE SCULPTURE TO TOWSEY HOLE WINDMILL; REFURBISHMENT OF EXISTING TERN HIDE; NEW BIRD HIDES/VIEWING SCREENS, PATHWAYS, GATEWAY FEATURES, STREET FURNITURE AND DEMARCATION OF SPACES AT EXISTING CAR PARK; ENHANCEMENT OF WILDLIFE HABITATS; ASSOCIATED LANDSCAPING AND DRAINAGE INFRASTRUCTURE; AND MAINTENANCE OF BYWAY WITH RESTRICTED VEHICULAR ACCESS (THE IRON LINE PROJECT)**

**LAND AT HODBARROW NATURE RESERVE, MILLOM**

**Cumberland Council**

The above application dated 25/06/2025 has been considered by the Council in pursuance of its powers under the above mentioned Act and PLANNING PERMISSION HAS BEEN GRANTED subject to the following conditions:

Defining The Permission

1. The development hereby permitted must be commenced before the expiration of three years from the date of this permission.

## Reason

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

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 25<sup>th</sup> June 2025.
  - Drawing Base, Scale 1:3000, Number: XX-ZZ-DWG-L-xxxx, Revision: -, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
  - Site Masterplan (Amended), Scale 1:3000, Number: XX-ZZ-DWG-L-1000, Revision: P03, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
  - Application Boundary, Scale 1:3000, Number: XX-ZZ-DWG-L-1001, Revision: P02, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
  - Drawing Locator Key, Scale 1:3000, Number: XX-ZZ-DWG-L-1002, Revision: P02, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
  - Visitor Centre 1:500 (Amended), Scale 1:500, Number: XX-ZZ-DWG-L-1202, Revision: P06, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
  - Visitor Centre 1:200 (Amended), Scale 1:200, Number: XX-ZZ-DWG-L-1203, Revision: P09, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
  - Iron Line Railway Pass (Amended), Scale 1:100, Number: XX-ZZ-DWG-L-1205, Revision: P04, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
  - Coal Pit Hide (Amended), Scale 1:100, Number: XX-ZZ-DWG-L-1206, Revision: P04, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
  - Coal Pit Hide Details (Amended), Scale 1:25, Number: XX-ZZ-DWG-L-6011, Revision: P04, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
  - Whiterock Junction (Amended), Scale 1:200, Number: XX-ZZ-DWG-L-1207, Revision: P04, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.

- Whiterock Junction Detail (Amended), Scale 1:10 & 1:20, Number: XX-ZZ-DWG-L-6017, Revision: P02, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Towsey Hole Windmill (Amended), Scale 1:200, Number: XX-ZZ-DWG-L-1208, Revision: P03, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Hodbarrow Beacon (Amended), Scale 1:100, Number: XX-ZZ-DWG-L-1209, Revision: P04, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Annie Lowther Hide (Amended), Scale 1:100, Number: XX-ZZ-DWG-L-1210, Revision: P04, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Annie Lowther Hide (Amended), Scale 1:25 & 1:200, Drawing Number: XX-ZZ-DWG-L-6014, Revision: P04, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Sea Wall (Typical Arrangement) (Amended), Scale 1:200, Drawing Number: XX-ZZ-DWG-L-1211, Revision: P04, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Haverigg Lighthouse (Amended), Scale 1:100, Number: XX-ZZ-DWG-L-1212, Revision: P04, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Haverigg Lighthouse & Tern Island Hide (Amended), Scale 1:200, Number: XX-ZZ-DWG-L-1213, Revision: P04, received by the Local Planning Authority on the 9<sup>th</sup> December 2025.
- RSPB SRP Works (Amended), Scale 1:3000, Number: XX-ZZ-DWG-L-1300, Revision: P04, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Lighthouse & Tern Island Hide – Overview, Scale 1:500, Number: XX-ZZ-DWG-L-1302, Revision: P03, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Lighthouse & Tern Island Hide – Slag Bund, Scale 1:500, Number: XX-ZZ-DWG-L-1303, Revision: P03, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Sea Wall Cross Section, Scale 1:50 & 1:100, Number: XX-ZZ-DWG-L-1304, Revision: P03, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Design and Access Statement (Incorporating Heritage Statement & Materials Information) (Amended), Prepared by Layer.studio, Ref: 289-LYR-XX-ZZ-RPT-L-0013, Rev: 02, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Planning Statement (Amended), Prepared by HG Associates December 2025, Reference No: 2567, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.

- Existing and Proposed Windmill Installation, Scale 1:100, Drawing Number: 24044-PL09, Revision: -, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Tern Hide As Proposed, Scale 1:50, Drawing Number: 24044-PL12, Revision: -, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Arboricultural Assessment and Arboricultural Method Statement, Prepared by Claire Raw BSC (Hons) MAborA – Providing Arboricultural Surveys April 2025, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Drainage Details – Sheet 1 (Amended), Scale 1:20, Number: 081617-CUR-XX-XX-D-C-92200, Revision: P04, received by the Local Planning Authority on the 25<sup>th</sup> November 2025.
- Drainage Details – Sheet 2 (Amended), Scale 1:20, Number: 081617-CUR-XX-XX-D-C-92201, Revision: P04, received by the Local Planning Authority on the 25<sup>th</sup> November 2025.
- Drainage Strategy – Sheet 1 (Amended), Scale 1:250 & 1:1000, Number: 081617-CUR-01-ZZ-D-C-92001, Revision: P06, received by the Local Planning Authority on the 25<sup>th</sup> November 2025.
- Drainage Strategy – Sheet 2 (Amended), Scale 1:250 & 1:1000, Number: 081617-CUR-01-ZZ-D-C-92001, Revision: P06, received by the Local Planning Authority on the 25<sup>th</sup> November 2025.
- Drainage Strategy – Sheet 3 (Amended), Scale 1:1000, Number: 081617-CUR-01-ZZ-D-C-92003, Revision: P05, received by the Local Planning Authority on the 21<sup>st</sup> November 2025.
- Ecological Impact Assessment and Preliminary Ecological Appraisal Update (Amended), Prepared by Greengage December 2025, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- External Lighting Strategy Statement, Ref: 3468-CWC-XX-XX-RP-E-0301, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Hodbarrow Car Park (Amended), Scale 1:100, Number: XX-ZZ-DWG-L-1201, Revision: P04, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Iron Line Entrance (Amended), Scale 1:100, Number: XX-ZZ-DWG-L-1204, Revision: P04, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Landscape and Visual Appraisal, Prepared by One-Environments May 2023, Ref: N1315-ONE-ZZ-XX-RP-L-0001-P04, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Landscape and Visual Appraisal Addendum, Prepared by Layer.studio April 2025, Rev: 03, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.

- Mainsgate Road Entrance (Amended), Scale 1:250, Number: XX-ZZ-DWG-L-1200, Revision: P04, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Preliminary Ecological Appraisal (Summary), Prepared by Appletons December 2021, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Shadow Appropriate Assessment (Amended), Prepared by Greengage April 2025, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Shadow Habitats Regulations Assessment (Amended), Prepared by Greengage December 2025, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Statement of Community Involvement Iron Line, Prepared August 2023, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Visitor and Access Management Plan, Prepared by Appletons Landscape Institute April 2025, Rev: A, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Visitor Centre Proposed Elevations and Sections (Amended), Scale 1:100, Drawing Number: MIL-APL-VC-PL08, Revision: P02, received by the Local Planning Authority on the 26<sup>th</sup> November 2025.
- Proposed Floor Plans (Amended), Scale 1:100, Drawing Number 24044-PL07, Revision: P01, received by the Local Planning Authority on the 25<sup>th</sup> November 2025.
- Visitor Centre Detailed Section 01 (Amended), Scale 1:50 & 1:750, Number: XX-ZZ-DWG-L-6019, Revision: P03, received by the Local Planning Authority on the 9<sup>th</sup> December 2025.
- Visitor Centre Detailed Section 02 (Amended), Scale 1:25, 1:50 & 1:750, Number: XX-ZZ-DWG-L-6020, Revision: P02, received by the Local Planning Authority on the 9<sup>th</sup> December 2025.
- Visitor Centre Detailed Section 03 (Amended), Scale 1:20 & 1:250, Number: XX-ZZ-DWG-L-6021, Revision: P02, received by the Local Planning Authority on the 9<sup>th</sup> December 2025.
- Written Scheme of Investigation for an Archaeological Watching Brief (Amended), Prepared by Wardell Armstrong July 2025, received by the Local Planning Authority on the 24<sup>th</sup> September 2025.
- Construction Environment Management Plan (Amended), Prepared by Story March 2026, Rev: P02, received by the Local Planning Authority on the 4<sup>th</sup> March 2026.
- Construction Phase SHE Plan, Prepared by Story Construction March 2025, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Drainage Strategy Report (Amended), Prepared by Curtins November 2025, Ref: 081617-CUR-ZZ-ZZ-T-C-92002, received by the Local Planning Authority on the 28<sup>th</sup> November 2025.

- Drainage/SuDS Operation & Maintenance Manual (Amended), Prepared by Curtins November 2025, Ref: 081617-CUR-ZZ-XX-T-C-92003, Revision: P02, received by the Local Planning Authority on the 28<sup>th</sup> November 2025.
- Drainage Specification, Prepared by Curtins April 2025, Ref: 081617-CUR-ZZ-XX-T-C-00101, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Flood Risk Assessment, Prepared by Curtins April 2025, Ref: 081617-CUR-ZZ-XX-T-C-92001, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Interim Travel Plan, Prepared by Curtins April 2025, Ref: 081617-CUR-XX-XX-T-TP-00002, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Mining Risk Mitigation Strategy, Prepared by Curtins April 2025, Ref: 080874-CUR-XX-XX-T-GE-00009, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Remediation Strategy, Prepared by Curtins October 2025, Ref: 080874-CUR-XX-XX-T-GE-00008, received by the Local Planning Authority on the 13<sup>th</sup> October 2025.
- Mining Risk Assessment, Prepared by Curtins April 2025, Ref: 080874-CUR-XX-XX-T-GE-00005, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Phase 1 Preliminary Risk Assessment, Prepared by Curtins April 2025, Ref: 080874-CUR-00-XX-RP-GE-001, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Phase II Survey Report Addendum (Amended), Prepared by Greengage, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Phase 2 Ground Investigation Report (Amended), Prepared by Curtins September 2025, Ref: 080874-CUR-XX-XX-RP-GE-00006, received by the Local Planning Authority on the 13<sup>th</sup> October 2025.
- Phase 2 Ground Investigation Report (Zones 3-10), Prepared by Curtins April 2025, Ref: 080874-CUR-XX-XX-T-GE-00007, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Transport Assessment, Prepared by Curtins April 2025, Ref: 081617-CUR-XX-XX-T-TP-00001, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Updated Archaeological Desk-Based Assessment, Prepared by Wardell Armstrong March 2025, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Biodiversity Net Gain Assessment (Amended), Prepared by Greengage July 2025, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.

- Biodiversity Metric (Amended), received by the Local Planning Authority on the 22<sup>nd</sup> January 2026.
- Email Response to Flood and Coastal Defence Engineer, received by the Local Planning Authority on the 24<sup>th</sup> September 2025.
- Piling Risk Assessment, Prepared by Curtins October 2025, Ref: 080874-CUR-XX-XX-T-GE-00010, received by the Local Planning Authority on the 13<sup>th</sup> October 2025.
- Landscape and Ecological Management Plan (Amended), Prepared by Greengage December 2025, received by the Local Planning Authority on the 23<sup>rd</sup> February 2026.
- External Lighting Design, Scale 1:200, Project Ref: 25-142-1A, received by the Local Planning Authority on the 21<sup>st</sup> November 2025.
- Cycle & Pedestrian Routes to Visitor Centre (Amended), Scale 1:200, Number: XX-ZZ-SKE-L-0050, Revision: P01, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- External Lighting and Electrical Services, Scale 1:100, Drawing No: 3468-CWC-XX-XX-DR-E-6001, Rev: T02, received by the Local Planning Authority on the 21<sup>st</sup> November 2025.
- First Floor General Lighting and Emergency Lighting, Scale 1:50, Drawing No: 3468-CWC-XX-01-DR-E-6301, Rev: T02, received by the Local Planning Authority on the 21<sup>st</sup> November 2025.
- Quarry Hide Detail (Amended), Scale 1:5, 1:25, 1:50, 1:200 & 1:2500, Number: XX-ZZ-DWG-L-6013, Revision: P04, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Railway Pass Detail (Amended), Scale 1:10 & 1:75, Number: XX-ZZ-DWG-L-6008, Revision: P02, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Surface Water Drainage Calc 00001, Rev: P04, received by the Local Planning Authority on the 21<sup>st</sup> November 2025.
- Surface Water Drainage Long Section, Scale 1:250, Number: 081617-CUR-01-ZZ-D-C-92101, Revision: P03, received by the Local Planning Authority on the 21<sup>st</sup> November 2025.
- Addendum to: "Visitor and Access Management Plan, Final Rev A", Prepared by HG Associates December 2025, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Amphibian Mitigation and Management Plan (Amended), Prepared by Greengage February 2026, received by the Local Planning Authority on the 23<sup>rd</sup> February 2026.
- Bespoke Bench Details, Scale 1:10, Number: XX-ZZ-DWG-L-6023, Revision: P01, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.

- Boat Entrance Details, Scale 1:20 & 1:200, Number: XX-ZZ-DWG-L-6006, Revision: P02, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Car Park Timber Detail, Scale 1:10, 1:20 & 1:100, Number: XX-ZZ-DWG-L-6005, Revision: P02, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Coal Pit Hide Detail – Material Exploration, Scale -, Number: XX-ZZ-DWG-L-6012, Revision: P02, received by the Local Planning Authority on the 9<sup>th</sup> December 2025.
- Construction Environment Management Plan Addendum (Amended), Prepared by Greengage January 2026, received by the Local Planning Authority on the 23<sup>rd</sup> February 2026.
- Double Leaf Gate Detail, Scale 1:20 & 1:500, Number: XX-ZZ-DWG-L-6010, Revision: P02, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Entrance Gate Detail, Scale 1:10 & 1:200, Number: XX-ZZ-DWG-L-6007, Revision: P02, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Furniture Details – Bins/Bollards/Cycle Stands, Scale 1:10, Number: XX-ZZ-DWG-L-6004, Revision: P02, received by the Local Planning Authority on the 9<sup>th</sup> December 2025.
- Habitat Management and Monitoring Plan (HMMP), Prepared by Envirotech November 2025, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Haverigg Entrance, Scale 1:200, Number: XX-ZZ-DWG-L-1218, Revision: P02, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Haverigg Lighthouse Detail, Scale 1:25 & 1:200, Number: XX-ZZ-DWG-L-6016, Revision: P02, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Image Elevations, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Iron Line Access 01, Scale 1:200, Number: XX-ZZ-DWG-L-1219, Revision: P02, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Iron Line Access 02, Scale 1:200, Number: XX-ZZ-DWG-L-1220, Revision: P02, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Post Development Habitats Zoomed 1 out of 1, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Pre Development Habitats Zoomed in 1 out of 2, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Pre Development Habitats Zoomed in 2 out of 2, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Quarry Hide, Scale 1:200, Number: XX-ZZ-DWG-L-1217, Revision: P02, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.

- Response to Consultees, Prepared by HG Associates December 2025, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Single Leaf Gate Detail, Scale 1:20 & 1:500, Number: XX-ZZ-DWG-L-6009, Revision: P02, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Outline Methodology, Phasing Plan & Strategy, Prepared by Story, received by the Local Planning Authority on the 11<sup>th</sup> December 2025.
- Compound Layout, Scale: -, Drawing Number: 0324-SCL-CMP-001, Revision: -, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Surface Water Management Plan (Amended), Scale: -, Drawing Number: 0324-SCL-SWP-001, Revision: -, received by the Local Planning Authority on the 4<sup>th</sup> March 2026.
- Streetlife Bench Base Detail, Scale 1:10, Number: XX-ZZ-DWG-L-6015, Revision: P02, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Towsey Hole Windmill Detail Section, Scale 1:50 & 1:200, Number: XX-ZZ-DWG-L-6024, Revision: P01, received by the Local Planning Authority on the 9<sup>th</sup> December 2025.
- Towsey Hole Windmill Path Detail, Scale 1:20 & 1:200, Number: XX-ZZ-DWG-L-6018, Revision: P02, received by the Local Planning Authority on the 9<sup>th</sup> December 2025.
- Typical Details – Hardworks, Scale 1:10, Number: XX-ZZ-DWG-L-6000, Revision: P03, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Typical Details – Hardworks, Scale 1:10, Number: XX-ZZ-DWG-L-6001, Revision: P03, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Typical Fence Detail, Scale 1:10, Number: XX-ZZ-DWG-L-6003, Revision: P02, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Typical Fence Detail – Ecology, Scale 1:5 & 1:10, Number: XX-ZZ-DWG-L-6022, Revision: P01, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Typical Knee Rail Detail, Scale 1:5 & 1:10, Number: XX-ZZ-DWG-L-6002, Revision: P02, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Email Response to RSPB and Tetra Tech, received by the Local Planning Authority on the 23<sup>rd</sup> January 2026.
- Response to Tetra Tech, Prepared by Greengage January 2026, received by the Local Planning Authority on the 23<sup>rd</sup> January 2026.
- Compound Layout, Drawing Number: 0324-SCL-CMP-001, received by the Local Planning Authority on the 19<sup>th</sup> February 2026.

- Compound Layout (Location), Drawing Number: 0324-SCL-CMP-001, received by the Local Planning Authority on the 19<sup>th</sup> February 2026.
- Response to Tetra Tech, Prepared by Greengage February 2026, received by the Local Planning Authority on the 23<sup>rd</sup> February 2026.
- Construction Details Visitor Centre & Access Road, Scale 1:50, Drawing Number: MIL-CUR-00-XX-DR-C-9902, Revision: P03, received by the Local Planning Authority on the 5<sup>th</sup> March 2026.
- Road Layout Sheet 3, Scale 1:250, Drawing Number: MIL-CUR-RIA-00-DR-C-9213, Revision: P02, received by the Local Planning Authority on the 5<sup>th</sup> March 2026.
- BOAT Surface Works Overview, Scale 1:3000, Drawing Number: XX-ZZ-DR-L-1250, Revision: P02, received by the Local Planning Authority on the 5<sup>th</sup> March 2026.
- Road Layout Sheet 2, Scale 1:250, Drawing Number: MIL-CUR-RIA-00-DR-C-9212, Revision: P02, received by the Local Planning Authority on the 11<sup>th</sup> March 2026.
- Road Layout Sheet 4, Scale 1:250, Drawing Number: MIL-CUR-RIA-00-DR-C-9214, Revision: P02, received by the Local Planning Authority on the 11<sup>th</sup> March 2026.
- Road Layout Sheet 5, Scale 1:250, Scale 1:250, Drawing Number: MIL-CUR-RMG-00-DR-C-9215, Revision: P02, received by the Local Planning Authority on the 11<sup>th</sup> March 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.

#### Pre Commencement Conditions:

3. Development must not commence (other than site set up and preparation inclusive of the compound/cabins etc, associated off-site works to Mainsgate Road re. drainage and connection to utilities/services, the provision of utilities/services by or on behalf of relevant providers in accordance with the approved plans, and the piling and construction of the raft foundation for the hereby permitted visitor centre) until the following elements of the Surface Water Drainage Scheme have been finalised and submitted to the Local Planning Authority for approval:
  - a) Exceedance Route Diagram / plan showing the exceedance route from the SW drainage system in the event of a storm in excess of the

design storm (1 in 100-year storm event, including an allowance for climate change).

- b) Confirmation of the water level in the Hodbarrow Lagoon and invert level of the outfall.

The works must be constructed, maintained and managed in accordance with the approved details for the lifetime of the development and must be completed in accordance with the approved details prior to the first use of the site.

#### Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy DS6 and DS7 of the Copeland Local Plan 2021 – 2039.

4. The approved Construction Surface Water Management Plan must be implemented in full as shown in the following approved documents:
  - Construction Environment Management Plan (Amended), Prepared by Story March 2026, Rev: P02, received by the Local Planning Authority on the 4<sup>th</sup> March 2026.
  - Surface Water Management Plan (Amended), Scale: -, Drawing Number: 0324-SCL-SWP-001, Revision: -, received by the Local Planning Authority on the 4<sup>th</sup> March 2026.

The Construction Surface Water Management Plan shall be reviewed and, where necessary, updated to reflect working areas and site conditions for the duration of the construction phases. All amendments shall be retained on site and made available to the Local Planning Authority on request.

#### Reason

To safeguard against flooding to surrounding sites and to safeguard against pollution of surrounding watercourses and drainage systems in accordance with Policy DS6 and DS7 of the Copeland Local Plan 2021 – 2039.

5. Prior to the commencement of development, a finalised Landscape and Ecological Management Plan (LEMP) must be submitted to and approved in writing by the Local Planning Authority. The development 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 and N3 of the Copeland Local Plan 2021 – 2039.

6. Prior to the commencement of development, a finalised Construction Environmental Management Plan (CEMP) must be submitted to and approved in writing by the Local Planning Authority. The CEMP must include the following:
  - A Vegetation Translocation Method Statement detailing translocation methods including how the receptor area will be prepared, managed and remediation plans will be secured;

The development 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 and N3 of the Copeland Local Plan 2021 – 2039.

7. Prior to the commencement of development, a finalised Amphibian Mitigation and Management Plan (AMMP) must be submitted to and approved in writing by the Local Planning Authority. The AMMP must include the following:
  - Enhancement for natterjack toads including fencing around pools, restricted vehicle access, formalisation of paths, signage and increased refugia;
  - Full details, including timescales for development and management details, of the proposed five natterjack toad/greater crested newt hibernacula.

The development must be completed in accordance with the approved details and must be retained for the lifetime of the development.

#### Reason

To protect the ecological interests evident on the site in accordance with Policy N1 and N3 of the Copeland Local Plan 2021 – 2039.

8. Prior to the commencement of development, a Notable Plants Method Statement that covers the protection of rare plants on-site, with detailed maps of the locations of plants and appropriate protection measures, must be submitted to and approved in writing by the Local Planning Authority. The

development 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 and N3 of the Copeland Local Plan 2021 – 2039.

#### Prior to First Use/Installation Conditions:

9. The foul drainage for the development hereby approved, must be carried out in accordance with principles set out in the following approved documents:
  - Drainage Strategy – Sheet 1 (Amended), Scale 1:250 & 1:1000, Number: 081617-CUR-01-ZZ-D-C-92001, Revision: P06, received by the Local Planning Authority on the 25<sup>th</sup> November 2025.
  - Drainage Strategy – Sheet 2 (Amended), Scale 1:250 & 1:1000, Number: 081617-CUR-01-ZZ-D-C-92001, Revision: P06, received by the Local Planning Authority on the 25<sup>th</sup> November 2025.
  - Drainage Strategy – Sheet 3 (Amended), Scale 1:1000, Number: 081617-CUR-01-ZZ-D-C-92003, Revision: P05, received by the Local Planning Authority on the 21<sup>st</sup> November 2025.
  - Drainage Strategy Report (Amended), Prepared by Curtins November 2025, Ref: 081617-CUR-ZZ-ZZ-T-C-92002, received by the Local Planning Authority on the 28<sup>th</sup> November 2025.

For the avoidance of doubt, no surface water will be permitted to drain directly or indirectly into the public sewer or United Utilities outfall pipe. Prior to the first use of the proposed development, the foul drainage schemes must be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

#### Reason

To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding in accordance with Policy DS6 and DS7 of the Copeland Local Plan 2021 – 2039.

10. Prior to their first use within the proposed Visitor Centre details of the materials to be used in the construction of the external surfaces of the

development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Development must be completed in accordance with the approved details of materials and must be retained for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with DS4 of the Copeland Local Plan 2021 – 2039.

11. Prior to their first use within the refurbishment of the existing Tern Island Hide details of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Development must be completed in accordance with the approved details of materials and must be retained for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with DS4 of the Copeland Local Plan 2021 – 2039.

12. Prior to their first use within the construction of the proposed new hides details of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. Development must be completed in accordance with the approved details of materials and must be retained for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with DS4 of the Copeland Local Plan 2021 – 2039.

13. Prior to their first installation within the site, details of the proposed artworks, educational features, and signage must be submitted to and approved in writing by the Local Planning Authority. The proposed artworks, educational features, and signage must be installed in accordance with the approved details and must be retained as such thereafter.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with DS4 of the Copeland Local Plan 2021 – 2039

14. Any new signage relating to the King Charles III England Coastal Path must be consistent with designs already used along KCIII ECP as approved by Natural England. Prior to installation of any signage, details must be submitted to and approved in writing by the Local Planning Authority. The proposed signage must be installed in accordance with the approved details and must be retained as such thereafter.

Reason

To ensure a minimum standard of consistency and legibility in route finding in accordance with Policy CO4 of the Copeland Local Plan 2021 – 2039.

15. Prior to the first installation at the site, an external lighting scheme for the proposed visitor centre and associated car park must be submitted to and approved in writing by the Local Planning Authority. The external lighting must be installed in accordance with the approved details and retained as such for the lifetime of the development.

Reason

To ensure a satisfactory appearance of the development in the interests of visual amenity in accordance with DS4 of the Copeland Local Plan 2021 – 2039.

16. Prior to the first use of the development hereby approved, a Travel Plan must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with these approved details at all times thereafter.

Reason

In the interests of highway safety in accordance with Policy CO4 of the Copeland Local Plan 2021 – 2039.

17. Prior to the first use of the development hereby approved the required Mining Remediation Completion Report as required by the approved document 'Mining Risk Mitigation Strategy, Prepared by Curtins April 2025, Ref: 080874-CUR-XX-XX-T-GE-00009, received by the Local Planning Authority on the 25<sup>th</sup> June 2025' must be submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with the approved details at all times thereafter.

Reason

To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in accordance Policy DS8 of the Copeland Local Plan 2021 – 2039.

18. Prior to the first use of the development hereby approved the required Verification Completion Report as required by the approved document 'Remediation Strategy, Prepared by Curtins October 2025, Ref: 080874-CUR-XX-XX-T-GE-00008, received by the Local Planning Authority on the 13<sup>th</sup> October 2025' must be submitted to and approved by writing by the Local Planning Authority. The development must be carried out in accordance with the approved details at all times thereafter.

Reason

To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in accordance Policy DS8 of the Copeland Local Plan 2021 – 2039.

19. Prior to the first use of the development hereby approved, full details of the proposed wardening provision as agreed with the RSPB must be submitted to and approved in writing by the Local Planning Authority. The site must be operated in accordance with these approved details for the lifetime of the development.

Reason

To protect the ecological interests evident on the site in accordance with Policy N1 and N3 of the Copeland Local Plan 2021 – 2039.

20. Prior to the first use of the approved Visitors Centre, and any approved within the Reserve as identified within the approved document 'Outline Methodology,

Phasing Plan & Strategy, Prepared by Story, received by the Local Planning Authority on the 11<sup>th</sup> December 2025', details of the approved Traffic Regulations Order to restrict vehicular access to the BOAT must be submitted to and approved in writing by the Local Planning Authority. This must include details of measures to limit access by vehicles. Development must be completed in accordance with the approved details before the first use of the development hereby approved and must be retained for the lifetime of the development.

Reason

To protect the ecological interests evident on the site in accordance with Policy N1 and N3 of the Copeland Local Plan 2021 – 2039.

BNG Conditions:

21. The development hereby approved shall not be occupied until the habitat creation and habitat enhancement works detailed in 'Habitat Management and Monitoring Plan (HMMP), Prepared by Envirotech November 2025, received by the Local Planning Authority on the 8<sup>th</sup> December 2025' have been completed in accordance with the approved details.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

22. Within 3 months of the completion of the habitat creation and habitat enhancement works detailed in 'Habitat Management and Monitoring Plan (HMMP), Prepared by Envirotech November 2025, received by the Local Planning Authority on the 8<sup>th</sup> December 2025', a completion report, evidencing the completed habitat creation and habitat enhancements shall be submitted to and approved in writing by the local planning authority.

Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

23. The habitat creation and habitat enhancement works detailed 'Habitat Management and Monitoring Plan (HMMP), Prepared by Envirotech

November 2025, received by the Local Planning Authority on the 8<sup>th</sup> December 2025' shall be managed and maintained in accordance with the provisions of approved 'Habitat Management and Monitoring Plan (HMMP), Prepared by Envirotech November 2025, received by the Local Planning Authority on the 8<sup>th</sup> December 2025' for a minimum period of 30 years post completion of the habitat creation and habitat enhancement works.

#### Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

24. Monitoring reports demonstrating how the habitat creation and habitat enhancement works detailed in 'Habitat Management and Monitoring Plan (HMMP), Prepared by Envirotech November 2025, received by the Local Planning Authority on the 8<sup>th</sup> December 2025' is delivering on its site-wide aims and objectives and habitat condition targets.

Monitoring reports shall be submitted to the Council during years 2, 5, 7, 10, 20 and 25 posts completion of the habitat creation and habitat enhancement works detailed in 'Habitat Management and Monitoring Plan (HMMP), Prepared by Envirotech November 2025, received by the Local Planning Authority on the 8<sup>th</sup> December 2025' unless otherwise stated in 'Habitat Management and Monitoring Plan (HMMP), Prepared by Envirotech November 2025, received by the Local Planning Authority on the 8<sup>th</sup> December 2025'

#### Reason

In the interests of ensuring measurable net gains to biodiversity and in accordance with the provision of the National Planning Policy Framework and The Environment Act 2021.

#### Other Conditions:

25. The development must be carried out in accordance with the 'Arboricultural Assessment and Arboricultural Method Statement, prepared by Claire Raw BSC (Hons) MAborA – Providing Arboricultural Surveys April 2025, received by the Local Planning Authority on the 25<sup>th</sup> June 2025'. The development must be carried out in accordance with the approved document at all times thereafter.

#### Reason

To ensure that existing trees are protected in accordance with Policy N6 of the Copeland Local Plan 2021 – 2039.

26. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the approved document 'Flood Risk Assessment, Prepared by Curtins April 2025, Ref: 081617-CUR-ZZ-ZZ-T-C-92001, received by the Local Planning Authority on the 25<sup>th</sup> June 2025', and must be maintained as such at all times thereafter.

#### Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy DS6 and DS7 of the Copeland Local Plan 2021 – 2039.

27. The development must be carried out in accordance with and implement all of the mitigation, enhancement and compensation measures set out in the approved documents:

- Preliminary Ecological Appraisal (Summary), Prepared by Appletons December 2021, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Ecological Impact Assessment and Preliminary Ecological Appraisal Update (Amended), Prepared by Greengage December 2025, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.
- Phase II Survey Report Addendum (Amended), Prepared by Greengage, received by the Local Planning Authority on the 8<sup>th</sup> December 2025.

The development must be carried out in accordance with the approved document at all times thereafter.

#### Reason

To protect the ecological interests evident on the site in accordance with Policy N1 and N3 of the Copeland Local Plan 2021 – 2039.

28. The use of the Visitor Centre hereby approved must only be permitted to the public/customers between:

- 08:00 - 17:00 - Monday to Sundays (including bank holidays)

#### Reason

To minimise potential disturbance to nearby residences and to safeguard the amenities of the locality in accordance with Policy DS4 of the Copeland Local Plan 2021 – 2039.

29. Following approval of the development, construction activities that are audible at the site boundary must be carried out only between the following hours:

- Monday to Friday 08:00 – 18:00;
- Saturday 08:00 – 13:00

There shall be no construction activities at any time on Sundays or Bank Holidays.

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above unless otherwise agreed with the Local Planning Authority.

#### Reason

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

30. The archaeological watching brief and the photographic record of Towsey Hole Windmill described in the submitted written scheme of investigation in the approved document 'Written Scheme of Investigation for an Archaeological Watching Brief (Amended), Prepared by Wardell Armstrong July 2025, received by the Local Planning Authority on the 24<sup>th</sup> September 2025' must be implemented in full by a qualified archaeologist. Within two months of the completion of the development, a digital copy of the archaeological report must be furnished to the Local Planning Authority.

#### Reason

To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the investigation and recording of such remains.

To ensure that a permanent record is made of the building of architectural and historical interest (Towsey Hole Windmill) prior to its alteration as part of the

proposed development in accordance with Policies BE1 and BE2 of the Copeland Local Plan 2021 – 2039.

31. 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 and be submitted and approved in writing by the Local Planning Authority.

Following completion of measures identified in the approved 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 off site receptors in accordance with Policies DS8 of the Copeland Local Plan 2021 – 2039.

32. The development must be carried out in accordance with and implement all of the details and mitigation measures specified within the following approved documents:

- Mining Risk Mitigation Strategy, Prepared by Curtins April 2025, Ref: 080874-CUR-XX-XX-T-GE-00009, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Remediation Strategy, Prepared by Curtins October 2025, Ref: 080874-CUR-XX-XX-T-GE-00008, received by the Local Planning Authority on the 13<sup>th</sup> October 2025.
- Mining Risk Assessment, Prepared by Curtins April 2025, Ref: 080874-CUR-XX-XX-T-GE-00005, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.
- Phase 1 Preliminary Risk Assessment, Prepared by Curtins April 2025, Ref: 080874-CUR-00-XX-RP-GE-001, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.

- Phase 2 Ground Investigation Report (Amended), Prepared by Curtins September 2025, Ref: 080874-CUR-XX-XX-RP-GE-00006, received by the Local Planning Authority on the 13<sup>th</sup> October 2025.
- Phase 2 Ground Investigation Report (Zones 3-10), Prepared by Curtins April 2025, Ref: 080874-CUR-XX-XX-T-GE-00007, received by the Local Planning Authority on the 25<sup>th</sup> June 2025.

All mitigation measures identified must be maintained as such at all times thereafter.

#### Reason

To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in accordance Policy DS8 of the Copeland Local Plan 2021 – 2039.

### **Informative Notes**

#### **1. Public Right of Way**

The granting of planning permission would not give the applicant the right to block or obstruct the Public Rights of Way as shown on the Definitive Map and Statement. The Public Rights of Way as shown on the Definitive Map and Statement must be kept open and unaltered for public use until an order is made to divert, stop up or to temporarily close them has been confirmed.

#### **2. Local Lead Flood Authority**

Before undertaking any works in or affecting a watercourse, contact the Lead Local Flood Authority email: [LFRM.consent@cumberland.gov.uk](mailto:LFRM.consent@cumberland.gov.uk) to confirm whether Ordinary Watercourse Flood Defence Consent is required. Where consent is required, a fee applies and determination can take up to two months.

#### **3. Biodiversity Net Gain – Applicable**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the local planning authority, and

(b) the local planning authority has approved the plan.

The planning authority, for the purposes of the Biodiversity Gain Plan is Cumberland Council.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Before commencing development, a Biodiversity Gain Plan needs to be submitted and approved by the local planning authority.

Commencing development which is subject to the biodiversity gain condition without an approved Biodiversity Gain Plan could result in enforcement action for breach of planning control.

**Statement:**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Please read the accompanying notice



Iain Fairlamb  
Service Manager for Development and Implementation  
Thriving Places

24th March 2026

**APPROVALS  
(OUTLINE, FULL RESERVED MATTERS & HOUSEHOLDER)**

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT  
PROCEDURE) (ENGLAND) ORDER 2015

PART 2

TOWN AND COUNTRY PLANNING ACT 1990

**Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision> . If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

**Purchase Notices**

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.