

**CUMBERLAND COUNCIL  
DELEGATED PLANNING DECISION**

1.	<b>Reference No:</b>	4/25/2198/0F1
2.	<b>Proposed Development:</b>	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)
3.	<b>Location:</b>	LAND AT HODBARROW NATURE RESERVE, MILLOM
4.	<b>Parish:</b>	Millom
5.	<b>Constraints:</b>	-
6.	<b>Publicity Representations &amp; Policy</b>	N/A
7.	<b>Report</b>	<p>This planning application was considered by Members of the Cumberland Council Planning Committee on the 25<sup>th</sup> February 2026.</p> <p>At this meeting Members of the Cumberland Council Planning Committee resolved to authorise the Service Manager for Development and Implementation with delegated authority to approve the application subject to Natural England's &amp; the Council's Ecology Consultant's acceptance of the revised ecological information submitted, the planning conditions outlined at the end of the update report, and to add to and/or make amendments to the conditions as considered appropriate.</p>

## **Updated Consultation Responses**

### **Council's Consultant Ecologist – Tetra Tech**

Within the original agenda report it was advised that the following additional information had been requested by Tetra Tech to progress this application:

- Additional information to allow a full assessment of the submitted Habitat Regulation Assessment, in relation to breeding birds;
- Additional information in relation to the validity of the surveys relating to some protected species, and local and non-statutory sites; and
- Updates to the Amphibian Mitigation and Management Plan in relation to the impact on Greater Crested Newts.

Within the update report provided to Members it was advised that the following additional information had been submitted to address outstanding information, however a response from Tetra Tech was still outstanding:-

- Additional information in relation to the location of the proposed compound and its layout;
- Response to Tetra Tech from applicant's Ecologist;
- Updated Amphibian Mitigation and Management Plan;
- Updated Construction Environmental Management Plan;
- Updated Landscape and Ecological Management Plan.

#### **Additional Information relating to Breeding Birds:**

An updated response was provided by Tetra Tech on the 27<sup>th</sup> February 2026. This response confirmed that this information had yet to be provided and was therefore still outstanding.

The RSPB data mapping has been shared with Tetra Tech.

#### **Additional Information relating to Validity of Surveys for Protected Species and Local/Non-statutory Sites:**

Tetra Tech provided a response on the 2<sup>nd</sup> March, to the information provided by the applicant's Ecologist. This response confirms that the photographs and information provided support the statement that the bird hide and windmill structures are negligible for roosting bats. In addition, Tetra Tech further confirms that the information provided for locally designated sites (Millom Marsh) is also considered acceptable.

Tetra Tech have however confirmed that the methodology for the natterjack survey is still outstanding.



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Following additional clarification from the agent however, Tetra Tech have confirmed that the ARC survey guidelines were followed and therefore have no further comments on this element.

### Updated AMMP to include Greater Crested Newts:

Within the updated response provided by Tetra Tech on the 27<sup>th</sup> February 2026, it is confirmed that the AMMP and CEMP has been updated to include GCN. It is confirmed that this issue is now closed.

### Ecology Conditions

As part of the update report presented to Members of the Planning Committee, Tetra Tech helped draft the wording for the ecology conditions (conditions 6, 7, 8, 9 and 10) outlined to Members.

Based on the additional information submitted since the Planning Committee Tetra Tech have been asked to review these ecology conditions to confirm if these details have now been addressed or whether the detail is still outstanding and should remain as a condition.

#### *Condition 6:*

Condition 6 requires the submission of a finalised LEMP and to set out additional requirements for this document including details relating to creation of Hibernacula, a scrub management plan, and a conservation grazing plan.

Tetra Tech have confirmed that all information has now been provided except the requirement for a Conservation Grazing Plan.

This condition has therefore been updated to reflect this.

#### *Condition 7:*

Condition 7 required the submission of a finalised CEMP and to set out additional requirements for this document including details of a vegetation translocation method statement, method statements in relation to a number of species, the nomination of a biodiversity champion, and buffer zone for wintering birds.

Tetra Tech have confirmed that whilst the majority of the outstanding information has been provided the full requirements for a vegetation translocation method statement have not been met as there is no information on management of the translocated area and how remediation plans will be secured.

This condition has therefore been updated to reflect this.

*Condition 8:*

Condition 8 required the submission of a finalised Amphibian Mitigation and Management Plan and to set out additional requirements for this document including details of toolbox talks for target species, mitigation of impacts, and enhancement for natterjack toads (i.e. fencing around pools).

Tetra Tech have confirmed that whilst the majority of the outstanding information has been provided the full requirements for the enhancements for natterjack toads, specifically dog proof fencing, have not been met.

The condition also requires the submission of full details, including timescales for development and management details of the proposed five natterjack toad/greater crested newt hibernacula. This information is also still outstanding and will remain as part of the condition as this was requested by the RSPB.

This condition has therefore been updated to reflect this.

*Condition 9:*

Condition 9 requires the submission of a Notable Plant Method Statement that covers the protection of rare plants on-site, with detailed maps of their location and appropriate protection measures.

Tetra Tech have confirmed that the updated information for the application does not include plant's locations on any of the plans within the CEMP or Appendix III: updated important plant map is not sufficient as it does not have background mapping to enable the plants to be located.

Based on the above the condition will remain unaltered.

*Condition 10:*

Condition 10 requires the submission of a ground level tree/scrub assessment within the proposed Visitor Centre area.

Tetra Tech have confirmed that the updated CEMP states that scrub clearance will be undertaken under ECoW supervision and that pre-works checks ahead of works to include



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checking for potential roosting features for bats. This is considered suitable to mitigate any risks to bats associated with the scrub removal. No further action needed on this bullet point.

Based on this the condition can be removed.

### **Natural England**

Natural England have now provided comments on the additional and amended information for this application.

Natural England have confirmed that they have no further comments to make on this application.

### **Cumberland Council Highway Authority**

Following the decision by Members of the Planning Committee, discussions have been undertaken between the Planning Officer, the agent of the application and the Highway Authority in relation to the requirements for conditions 3 and 5.

#### *Condition 3:*

Condition 3 requires the submission of details of the following footway, footpath, cycleway and highway infrastructure elements:

- a) the layout of fences, bollards and barriers etc. at access control points; indicating arrangement of infrastructure and spacing of bollards to control illegal access but to accommodate safe passage by walkers and wheelers;
- b) bollard specification (including details of finish and height);
- c) detailed construction cross-section & specification of the carriageways, footways, footpath and cycleways;

The Planning Officer highlighted to the Highway Authority that parts a and b within the condition would be secured by condition 22, which requires the submission and approval of the approved Traffic Regulations Order to restrict vehicular access to the BOAT and details of measures to limit access. The Highway Authority has confirmed that they agree with this position therefore parts a and b of the condition can be removed.

With regard to part c, this information is still outstanding. The Highway Authority have however agreed that this condition can be reworded to cover off construction cross-sections

and specification. The condition will be reworded so that no works to the footways, footpaths or cycleways can be undertaken until this information is received and approved in writing.

Following these discussions the agent for the application submitted additional information to deal with part c of this condition. The Highway Authority have confirmed that the additional drawings show the necessary level of construction detail required for the carriageway, footways, footpaths, cycleways and BOAT etc. The Highway Authority are therefore satisfied that Condition 3 can be removed and these drawings added to the approved list of drawings under condition 2.

*Condition 5:*

Condition 5 requires the submission of a construction surface water management plan prior to the commencement of works at the site.

The agent questioned the requirement for this condition based on the information already provide to support the application.

Following a discussion between the Planning Officer and the Highway Authority it was determined that the information already provided was not sufficient to deal with the requirements of this condition, particularly as the Construction Environmental Management Plan did not provide specific information on this matter.

Following the submission of an amended Surface Water Management Plan, and Construction Environmental Management Plan, the Highway Authority has confirmed that the information provided is acceptable therefore the condition can be altered to ensure the development is carried out in accordance with the amended details.

**Public Representation:**

Following the Committee Meeting one additional letter has been received from Millom Community Action Group in relation to the TRO consultation process. The following points have been raised in this correspondence:

- The group recognises the intention to improve the area and protect the environment. However, we must be clear: the BOAT is a long-established and valued access route for the people of Millom, and any proposal to restrict or remove vehicle access has significant consequences for the community. These consequences must not be overlooked or minimised.



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- Local access must not be compromised. Many residents rely on BOAT access for mobility, recreation, and connection to the coastline. Any restriction that limits who can reach the area risks excluding the very community the project claims to benefit.
- Environmental aims must be balanced with community rights. Protecting habitats is important, but it cannot come at the cost of removing long-standing public access without clear, evidence-based justification.
- The community expects transparency. Residents need clear, detailed explanations of what the TRO would change in practical terms—what access will remain, what will be lost, and how this will affect day-to-day use.
- Decisions must be based on evidence, not assumptions. If restrictions are proposed, they must be supported by robust data showing that they are necessary and proportionate. Community experience and local knowledge must carry meaningful weight in this process.
- Millom's identity and needs must be central. The Iron Line should enhance the town, not diminish local freedoms or disconnect residents from the coastline that has been part of Millom's heritage for generations.
- Millom Community Action Group will continue to engage constructively, but we expect the consultation to genuinely reflect the voices of the people who live here—not just external stakeholders or project partners. The final decision must demonstrate that the community's concerns have been taken seriously and that access rights are being protected, not eroded.

As this correspondence relates directly to the consultation process for the TRO, which is separate to the planning process, it has been forwarded over to the applicant for consideration.

### **Update to Conditions:**

The below list provides an overview of the conditions presented to Members of the Planning Committee and the proposed revisions:

#### Condition 1:

No update proposed.

Condition 2:

Updated to include amended plans/information to support the application.

Condition 3:

This condition can be removed based on discussions with the Highway Authority as outlined above.

Condition 4:

No update proposed. It was agreed within a meeting with the agent/applicant that this condition would remain due to the external consultation required to discharge this condition.

Condition 5:

Updated to reflect amended information and agreement from Cumbria Highways outlined above.

Condition 6:

Updated to reflect discussion with the Council's Consultant Ecologist as outlined above.

Condition 7:

Updated to reflect discussion with the Council's Consultant Ecologist as outlined above.

Condition 8:

Updated to reflect discussion with the Council's Consultant Ecologist as outlined above.

Condition 9:

No update proposed based on discussions with the Council's Consultant Ecologist as outlined above.

Condition 10:

This condition can be removed based on discussions with the Council's Consultant Ecologist as outlined above.

Condition 11:

No update proposed.

Condition 12:

No update proposed.

Condition 13:

No update proposed.



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Condition 14:

No update proposed.

Condition 15:

No update proposed.

Condition: 16:

No update proposed.

Condition 17:

No update proposed.

Condition 18:

No update proposed.

Condition 19:

No update proposed.

Condition 20:

No update proposed.

Condition 21:

Slight amendment proposed to wording. Condition requires the submission of full details of a wardening programme as agreed with the RSPB. The conditions will be reworded to secure wardening provision which better reflects the applicant's discussions with the RSPB.

Condition 22:

No update proposed.

Condition 23:

No update proposed.

Condition 24:

No update proposed.

Condition 25:

No update proposed.

Condition 25:

No update proposed.

Condition 26:

No update proposed.

Condition 27:

No update proposed.

Condition 28:

No update proposed.

Condition 29:

No update proposed.

Condition 30:

No update proposed.

Condition 31:

Slight amendment to wording due to spelling mistake. 'Construction activated' amended to 'construction activities'.

Condition 32:

No update proposed.

Condition 33:

No update proposed.

Condition 34:

No update proposed.

Informatives:

No update proposed to any of the outlined informatives.

9. **Recommendation:**

Approve the planning application subject to the revision and removal of the conditions as set out above.



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### 10 Updated List of Conditions and Reasons:

#### 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.



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- 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-ZZ-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.



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- 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.



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- 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. –
4. 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.

5. 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.

6. 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 N1PU and N3PU of the Copeland Local Plan 2021 – 2039.

7. 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 N1PU and N3PU of the Copeland Local Plan 2021 – 2039.

8. 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 N1PU and N3PU of the Copeland Local Plan 2021 – 2039.

9. 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 N1PU and N3PU of the Copeland Local Plan 2021 – 2039.

10.-

Prior to First Use/Installation Conditions:

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

16. 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 Copelan Local Plan.

17. 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.

18. 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 Copelan Local Plan.

19. 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.

20. 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.

21. 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 N1PU and N3PU of the Copeland Local Plan 2021 – 2039.

22. 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 N1PU and N3PU of the Copeland Local Plan 2021 – 2039.

BNG Conditions:

23. 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



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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.

24. 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.

25. 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.

26. 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:

27. 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.

28. 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.

29. 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:



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- 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 N1PU and N3PU of the Copeland Local Plan 2021 – 2039.

30. 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.

31. 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.

32. 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.

33. 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.

34. 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.

#### **Informatives:**

1. 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. 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.

**Case Officer: C. Burns**

**Date : 18.03.2026**

**Authorising Officer: I. Fairlamb**

**Date : 18.03.2026**

**Dedicated responses to:- N/A**