

Copeland Borough Council
Development Control
The Copeland Centre Catherine Street
Whitehaven
Cumbria
CA28 7SJ

Our ref: NO/2025/116875/02-L01
Your ref: 4/25/2198/0F1
Date: 30 October 2025

Dear Sir/Madam

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

Thank you for re-consulting us on the above application, received 13 October 2025.

In our previous response referenced NO/2025/116875/01-L01 and dated 15 July, we had no objections to the development as proposed, however we did request the inclusion of conditions on any subsequent planning approval.

We have now received and reviewed the following supporting documents in relation to our 3-part contaminated land condition:-

- 'Phase 2 Ground Investigation Report', prepared by Curtins Consulting Ltd (referenced: 080874-CUR-XX-XX-RP-GE-00006, Revision P04; dated: 5 September 2025)
- 'Remediation Strategy', prepared by Curtins Consulting Ltd (referenced: 080874-CUR-XX-XX-T-GE-00008, Revision P03; dated: 01 October 2025)
- 'Piling Risk Assessment', prepared by Curtins Consulting Ltd (referenced: 080874-CUR-XX-XX-T-GE-00010, Revision P01; dated 09 October 2025)

Environment Agency position

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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In light of the information submitted above, we are satisfied that our previous 3-part condition on contaminated land can be removed, and we would offer the following comments:-

The request for soil leaching tests and analysis of shallow groundwater to include organic substances and metals as per the previous consultation, has not been provided.

However, further ground investigation has been undertaken with the objective of retrieving geotechnical mining data. Fortunately, this information has also been useful to assess hydrogeological risk. The cable percussion borehole drilled in July has logged substantial low permeability till deposits that afford an acceptable degree of protection from the uncertainty of soluble metal and organic contaminants in soils and shallow groundwater from entering the Secondary A aquifer. In addition, there is no evidence of unacceptable contamination in the groundwater sample.

The Piling Risk Assessment October 2025 has addressed potential concerns to groundwater quality. Therefore, the piling operations are unlikely to cause unacceptable risk to water quality.

The supplementary information and revised assessment demonstrate that development of the site can be managed with low risk to the water quality environment and we can therefore remove our previously requested contaminated land condition.

Additional comments

Please refer to our previous response dated 15 July 2025 for all other informative comments, and our condition relating to Fisheries, Biodiversity and Geomorphology, which still applies.

Yours faithfully,

Miss Soraya Moghaddam

Planning Advisor

Direct e-mail clplanning@environment-agency.gov.uk