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**From:** Environmental Health  
**Sent:** 14 May 2025 16:34  
**To:** Development Control  
**Cc:** Heather Morrison  
**Subject:** PLANNING APP 4/25/2146/0F1 - HAILE MOOR MINE, HAILE

18m high lattice telecoms mast with ground based equipment in fenced compound

Thank you for the above planning consultation.

There are no objections to this development from Environmental Health subject to the following comments.

The site of the former Haile Moor Mine is designated on Council mapping as potentially contaminated land, under Part 2A Environmental Protection Act 1990, given its industrial legacy. The proposed compound is sited just inside the south western boundary of the former mine site, behind the now redundant mine buildings.

It is understood that trial boreholes of the local ground conditions have been undertaken which have revealed that made ground is not present.

An OS Map dated pre-1930 to 1956 does not show development on this area of the mine, though an unclassified track is marked.

Given this, and the proposed commercial end use, the risk of contamination is seen as low.

The concrete compound would also break a potential pollution pathway from any ground contamination to the end users.

A condition for unexpected contamination is requested in the event that the ground works for the compound reveal visual or olfactory evidence of contamination.

A site works risk assessment should be undertaken and site construction staff should wear appropriate PPE.

The waste roof sheets may contain asbestos cement and may be disposed of at a licenced waste disposal site.

Any waste soil materials that are transported off site should go in to the appropriate waste stream and may require prior testing for contaminants.

The former underground ore mine workings are not publicly mapped. The trial boreholes encountered bedrock at a relatively shallow depth below ground level and this would indicate that the compound foundations would be safe. A competent geo-environmental engineer should be sought if there is any doubt about the stability of the site.

The EWNL back-up diesel generator on site may just be heard by occupants of the nearest noise sensitive properties if it were to be temporarily activated.

Given the distance however (300 m plus) it should not cause sleep loss if activated at night and residents closed windows.

The applicant has included a Declaration of ICNIRP Compliance, and the installation will not affect human health accordingly (non-ionising radiation). The development should not interfere with existing telecommunications coverage in the area, though further advice on this matter is provided by OFCOM, the regulator for communications services.

Planners may wish to consider if the construction works to the development may be limited to standard construction hours.

The following conditions are therefore suggested:

- Land affected by contamination – Reporting of unexpected contamination

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

- Noise from Construction Works

Following approval of the development, construction activities that are audible at the site boundary shall be carried out only between the following hours. Monday to Friday 08.00 – 18.00 and Saturday 08.00 – 13.00 and at no time on Sunday or Bank Holiday.

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 surrounding occupiers during the construction of the development.

Regards

Environmental Health

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