

From: Environmental Health
Sent: 22 July 2025 17:01
To: Development Control
Cc: Christie Burns
Subject: PLANNING APP 4/25/2198/0F1 - LAND AT HODBARROW NATURE RESERVE, MILLOM

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)

Thank you for the above planning consultation.

In terms of its remit, Environmental Health have considered the following matters –

- **Contaminated Land**

The site has a long and complicated industrial history and detailed investigative ground works on legacy contamination, ground gas, radon and mining risk assessment have been carried out, with supporting documentation provided in this respect.

The comments of the Environment Agency concerning risk to controlled waters from ground contamination are noted.

Notwithstanding this, Environmental Health are otherwise satisfied with the documents submitted and the rationale proposed such that they may be conditioned as approved documents.

The possibility of encountering unexpected contamination is referenced though Planners may wish to formally condition this, given the nature of the ground at the site.

- **Non-native Invasive Plants**

Several species of non-native invasive plants have been identified on site. The Environment Agency have requested a condition for a Landscape and Ecology Management Plan (LEMP) that includes the management of invasive plant species. This is supported by Environmental Health and there is no need for further replication on this matter.

- **Construction Environmental Management Plan**

The document submitted with the application is acceptable to Environmental Health and may be conditioned as such as an approved document.

The working hours referenced within are set out as 08.00 – 18.00 Monday to Friday and 09.00 – 13.00 Saturday.

These construction working hours are acceptable to Environmental Health and may be conditioned as such.

Whilst the management of dust emission from the site and works is carefully required, the site is, in general, relatively remote from residential dwellings so that effect on amenity is less sensitive.

- **Drainage Strategy**

The LLFA has commented upon the management of surface water.

It is proposed to direct foul effluent from the site to the public sewer on Mainsgate Road.

This is acceptable in principle to Environmental Health, though it should be noted that we are aware of a private foul sewer serving the Port Haverigg Holiday Village that is already located on this route. There is also a small pumping station and associated electrical infrastructure at the end of Mainsgate Road serving this private foul sewer.

It may be worthwhile looking at whether this sewer could be used or improved upon and incorporated into this development.

Further investigate work on the provision of foul drainage from the site is clearly required and a formal condition on this is suggested below.

- Artificial External Lighting

Environmental Health are normally concerned with effect on residential amenity from artificial external lighting and the remote aspect of the development is not likely to be detrimental in this respect.

However the requirement to generally minimise artificial light pollution, particularly in such a sensitive ecological setting, is of wider consideration and Environmental Health would back up the comments from Friends of the Lake District about this.

The External Lighting Strategy Statement references various sources of good practice to which Friends of the Lake District have requested further details and a light spill model of the artificial lighting to be used.

Therefore Environmental Health would not object to this development and offers the following suggested conditions to any planning approval:

- 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.

- Foul Drainage

Prior to the commencement of works details for the foul drainage system shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented prior to the occupation of any development hereby approved.

Reason: To ensure a satisfactory standard of foul drainage.

- 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 09.00 – 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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