

**From:** Environmental Health  
**Sent:** 30 July 2025 12:37  
**To:** Development Control  
**Cc:** Christopher Harrison  
**Subject:** PLANNING APP 4/25/2241/0F1 - WOODLAND NURSERIES, STAMFORD HILL, LOWCA

Erection of new glasshouse for plant production facility as an extension to existing nursery, with associated drainage and landscaping

Thank you for the above planning consultation.

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

Contaminated Land – the site sits adjacent to a former mineral railway line and the entrance to the glasshouse was utilised as a sheep wash dip in the past. The site itself shows no former industrial use on historical OS maps though it may be underlain by former coal workings. The issue of potential historical contamination was dealt with during the prior approval (ref 4/20/2022/0F1) when a Preliminary Environmental Risk Assessment was carried out. The risk of contamination was assessed as being negligible or very low. Since this development will utilise the existing access road, no further work on potential contamination is required. As a safeguard against encountering shallow coal workings during ground works, Planners could consider whether a condition for unexpected contamination is appropriate, given the general historical industrial nature of the area.

Construction works – if planning approval is granted, it is noted that the LHA and LLFA have requested conditions for a Construction Traffic Management Plan and Surface Water Management Plan to address possible impact on residential amenity and controlled waters during the construction phase. Environmental Health would support this, and further request that construction works are carried out during regulated hours.

External Artificial Lighting – a general condition to restrict obtrusive lighting was imposed on the previous planning approval (ref 4/20/2022/0F1), so it would be sensible to do so on this proposed extension of the nurseries. Note that this condition is to control *external artificial lighting*. If artificial lighting from within the nurseries causes severe impact on residential amenity, possible redress is available through the statutory nuisance provisions of the Environmental Protection Act 1990. See the advice on this on the [Gov.UK](https://www.gov.uk) web link.

Therefore Environmental Health would not object to this proposed development and offers the following suggested conditions should planning approval be granted:

- 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.

- **Artificial Lighting (External)**

Artificial light to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone E3 contained within the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting GN01:2021. Reason: To safeguard the amenities of nearby residential occupiers and reduce light pollution.

- **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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