

From: Environmental Health
Sent: 10 September 2025 11:40
To: Development Control
Subject: PLANNING APP 4/25/2288/0F1 - PLOT 30, COASTAL SLOPE, LOWCA

Erection of stable

Thank you for the above planning consultation.

This site is within a larger area designated on Council mapping as being potentially contaminated land due to its history with Lowca Iron Foundry and, latterly, as a spoil heap from the Harrington Colliery at Lowca.

The slope is underlain with colliery waste and slag deposits from both industries.

The colliery closed in 1968 and there has since been some remediation of the spoil heap with site drainage and top soil cover.

Details of remediation are not available to Environmental Health however.

Two culverts run under the site and discharge in to Lowca Beck. Both show ochre coloured deposits around the pipes' terminations.

Whilst the erection of the lightweight timber stable will involve little / no groundworks, Environmental Health are concerned about the possible chronic effects of elevated levels of heavy metals contamination from plant uptake in contaminated soil if horses / livestock were grazing on the site.

Environmental Health would request the further advice from a geo-environmental engineer on this matter.

A phase one contaminated land study, with a conceptual site risk assessment for the end use and whether significant harm may accrue to livestock or domesticated animals, is requested.

In conclusion, therefore, Environmental Health has no objections to this development but suggests the following condition:

- Land affected by contamination – Site Characterisation

No development shall take place until an investigation and risk assessment has been completed in accordance with a scheme to assess the nature and extent of any contamination of the site, whether or not it originates on the site. The contents of the scheme should be submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings produced.

Reason: To ensure that risks from land contamination are understood prior to works on site both during the construction phase 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 offsite receptors.

Regards

Environmental Health

Public Health & Protection | Cumberland Council
Whitehaven Commercial Park, Moresby Parks, Whitehaven, Cumbria, CA28 8YD

T. 0300 373 3730

cumberland.gov.uk

