

From: Environmental Health
Sent: 05 November 2025 14:02
To: Development Control
Cc: Christopher Harrison
Subject: PLANNING APP 4/25/2335/OF1 - LAND AT JACKTREES ROAD, CLEATOR MOOR

Proposed drainage scheme for adjacent residential development

Thank you for the above planning consultation.

The proposed development passes through a small portion of land that is marked on Council mapping as being potentially contaminated as defined by Part 2A Environmental Protection Act 1990 due to previous iron ore mining and associated working.

Historical OS Maps (1863 – 1878) show the land around the southern-most end of the proposed surface water sewer easement as encompassing an air shaft, weighing machine and engine house serving the local iron ore pit/s.

From 1926 – 1981, following the mine's closure, OS Maps show this land as containing an old mine shaft and spoil heap.

By 1985 the site appeared level, as is the case presently.

It is possible that made ground could be encountered during ground works on the surface water sewer easement but, given the proposed end use of the works, no ground contamination testing is requested on this. A condition for unexpected contamination would suffice, otherwise the developer would be able to put in place the usual appropriate measures for dealing with any waste soil material that shows visual or olfactory evidence of contamination.

It is clear that the proposed route of the surface water sewer and easement will also pass through land underlain by old iron ore workings.

This was the case with the land containing the residential dwellings across Jacktrees Road.

As part of this associated planning approval (ref 4/23/2009/OF1) a 'Phase 1 & 2 Geo environmental Appraisal Report' by GVR (ref G-22-055) dated December 2022 was submitted. A section entitled Mining Risk Assessment looked at the historic iron ore mining of the housing site and adjacent land.

Mine abandonment plans for the Jacktrees Mine were studied at Cumbria Records Office and it was noted that a "review...indicate the underground workings below the site lie at depths between approximately 40 – 80 m bgl".

It was considered that "the site is at low risk from mineral instability at ground surface from the deep iron ore workings underlying the site and that no mine consolidation works are warranted". On this basis, and also given that the proposed surface water sewer is to connect to an existing public surface water sewer at its termination, Environmental Health would be satisfied that further investigation is not necessary beyond that which the developer would ordinarily take when ground works are undertaken in such an environment of former mine workings.

Environmental Health do not object to the development, therefore, and the following condition is offered:

- 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.

Regards

Environmental Health

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