

REF:1701C/D1/CS

Chartered Architects and Designers

Suite 1, Manelli House
4 Cowper Road
Penrith
Cumbria
CA11 9BN

t: 01768 868800
e: post@manning-elliott.co.uk
w: www.manning-elliott.co.uk

Copeland Borough Council
Planning Department
The Market Hall
Market Place
Whitehaven
CA28 7JG

12th January 2023

Dear Sir/Madam

Please find attached the following documentation previously requested in support of the application.

- Flood Risk Assessment (FRA) (December 2022)
- Bat Risk Assessment & Bat Survey Report (August 2022)

In consideration of the Flood Risk Assessment, we note that the proposed buildings comprise a total built footprint of 9,910ft² (7,910ft² GF warehouse and a 2,000ft² office building over 2no. floors);

The historically demolished buildings (refer to attached historical pictures) comprised of a total of 49,000ft² of built footprint. The northlight building had a built footprint of 28,000ft². The adjacent mill buildings within the proposed demise (recently demolished for health and safety reasons) had a built footprint of 10,500ft² over 2 floors (GF and FF resulting in a total of 21,000ft²). The new, proposed buildings are significantly lower than that which was demolished and represent a reduction of 39,090ft².

We would also note that the development site has suffered no historic flooding, land to the south and the east is significantly lower and will flood first, flood defences have significantly improved the flood resilience of the area and the former breach point of the river was on the north-east boundary of the site with no previously observed breach points south of the flood defences within the greater site demise.

Should you require any further information please do not hesitate to contact us as

Yours faithfully

Chris Staniowski
Architect & Associate Director

Manning Elliott Partnership
Chartered Architects and Designers

Enc: Flood Risk Assessment (FRA) (December 2022)
Bat Risk Assessment & Bat Survey Report (August 2022)

Photographs:



Photograph showing redline overlaid on historical photograph (prior to historical and recent demolitions)



Photograph showing redline overlaid on historical photograph (prior to historical and recent demolitions) with colour coded historical buildings