

Cumberland Council
Development Control
The Copeland Centre Catherine Street
Whitehaven
Cumbria
CA28 7SJ

Our ref: NO/2024/115813/01-L01
Your ref: 4/23/2348/0F1
Date: 25 January 2024

Dear Wootton

**PROPOSED SINGLE STOREY REAR EXTENSION, INTERNAL ALTERATIONS
AND RAISED REAR PATIO AREA.**

LOW LODGE, 12 MILLERS WALK, CLEATOR

Thank you for consulting us on the above planning application.

Environment Agency position

We have no objection to the proposed development but we wish to make the following comments:-

Environmental permit - advice to applicant

The River Ehen adjacent to the site is a designated statutory main river. In addition to any planning approval, the Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be

Environment Agency
Ghyll Mount (Gillan Way) Penrith 40 Business Park, Penrith, Cumbria, CA11 9BP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

Flood risk standing advice – advice to LPA

The red line boundary of the proposed development includes flood zones which is land defined in the [Planning Practice Guidance](#) as being at risk of flooding.

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. This proposal falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>.

We recommend that you view our standing advice in full before making a decision on this application.

Yours sincerely

Hui Zhang
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