

Ms Christie Burns
Copeland Borough Council
Development Control
The Copeland Centre Catherine Street
Whitehaven
Cumbria
CA28 7SJ

Our ref: NO/2024/116138/01-L01
Your ref: 4/24/2208/0F1
Date: 17 June 2024

Dear Ms Burns

**MATERIAL CHANGE OF USE OF GARAGE AND WORKSHOP TO FORM
CONFERENCE FACILITY AND THE DEMOLITION AND REPLACEMENT OF AN
EXISTING SINGLE STOREY EXTENSION AND MINOR EXTERNAL ALTERATIONS
TO THE REAR ELEVATION TO ENLARGE A WINDOW AND DOOR OPENING.**

FORMER BRICK HOUSE BAKERY TO REAR OF 27 MARKET PLACE, EGREMONT

Thank you for consulting us on the above application, received 12 June 2024.

Environment Agency position

We have no flood risk objections to the proposed development, however we do wish to make the following comments:-

We would like to make the applicant aware that Skirting Beck runs in culvert under the small lane on the western boundary of the site.

Environmental permit - advice to applicant

Skirting Beck is designated statutory main river.

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

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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

Yours sincerely,

Miss Soraya Moghaddam
Planning Advisor

Direct e-mail clplanning@environment-agency.gov.uk