

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

**Our ref:** NO/2024/116340/01-L01  
**Your ref:** 4/24/2317/0F1  
**Date:** 03 October 2024

Dear Ms Burns

**CHANGE OF USE FROM TWO SHOPS (CLASS A1) INTO TWO 4 NO. BEDROOM DWELLINGS (CLASS C3) & ERECTION OF SINGLE STOREY REAR EXTENSION.**

**12-14 MAIN STREET, HAVERIGG**

Thank you for consulting us on the above application, received 25 September 2024.

**Environment Agency position**

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

The planning application is accompanied by a Flood Risk Assessment (FRA) prepared by Kingmoor Consulting (referenced: 20-165r001\_ C; dated: 4 July 2020).

We have reviewed the FRA in so far as it relates to our remit, and although the FRA appears to be 4 years old, it is bespoke to the development proposals and there have been no significant changes to Flood risk assessments: climate change allowances or tidal flood risk modeling in this geographical area.

We are therefore satisfied that as sleeping accommodation is on the first floor and above, and there is safe refuge for both units, as well as a flood evacuation plan for the Cumbrian coastline flood warning area. We are satisfied that development would be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures are implemented.

The proposed development must proceed in strict accordance with this FRA and the mitigation measures identified as it will form part of any subsequent planning approval. Any proposed changes to the approved FRA and / or the mitigation measures identified will require the submission of a revised FRA.

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

Cont/d..

Yours sincerely,

**Miss Soraya Moghaddam**  
**Planning Advisor**

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