

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

Our ref: NO/2025/116538/01-L01
Your ref: 4/24/2429/0F1
Date: 28 January 2025

Dear Ms Burns

PROPOSED TWO STOREY LINK EXTENSION TO CONNECT EXISTING UNITS 10 AND 14, INCLUDING RECLADDING OF UNIT 10 AND FORMATION OF NEW OPENINGS TO UNITS 10 AND 14 AND EXTERNAL WORKS.

10/14 BRIDGE END INDUSTRIAL ESTATE, EGREMONT

Thank you for consulting us on the above application, received 15 January 2025.

Environment Agency position

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

The planning application is accompanied by a Flood Risk Assessment (FRA) prepared by A L Daines & Partners LLP (referenced: 23-C-17325 Rev A; dated: December 2024). We have reviewed the FRA in so far as it relates to our remit and we are satisfied that the development would be safe without exacerbating flood risk elsewhere.

Environmental permit - advice to applicant

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

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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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.

Advice to LPA

The Environment Agency has no objection to the proposed development. The developer may however wish to consider including measures to mitigate the impact of more extreme future flood events. Measures could include raising ground/ finished floor levels and/ or incorporating flood proofing measures. Further guidance on preparing properties for flooding can be found at <https://www.gov.uk/government/publications/prepare-your-property-for-flooding>

Yours sincerely,

Miss Soraya Moghaddam
Planning Advisor

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