

Mr Christopher Harrison
Copeland Borough Council
Development Control
The Copeland Centre Catherine Street
Whitehaven
Cumbria
CA28 7SJ

Our ref: NO/2025/116686/03-L02
Your ref: 4/25/2097/0F1
Date: 16 July 2025

Dear Mr Harrison

**FULL REFURBISHMENT OF VACANT INDUSTRIAL BUILDING TO OFFICES,
INCLUDING NEW WINDOWS AND DOORS ALONG WITH ANCILLARY EXTERNAL
WORKS TO SERVICE THE BUILDING.**

THE FLAXWORKS, MILL BUILDING 1, CLEATOR MILLS, CLEATOR

Thank you for re-consulting us on the above application.

In our most recent response, referenced NO/2025/116686/02-L01 and dated 28 May 2025, we had no objections to the proposed development, subject to the inclusion of conditions to be included within any subsequent planning approval. These conditions related to flood risk and contaminated land.

We have now received and reviewed the following additional supporting information in relation to our requested contaminated land condition:

- 'Phase 1: Desk Top Study Report', prepared by Geo Environmental Engineering (referenced: 2025-6836; dated: 18.06.25)
- 'Phase 2: Ground Investigation Report', prepared by Geo Environmental Engineering (referenced: 2025-6836; dated: 19.06.2025)

Environment Agency position

Contaminated Land

In light of the additional supporting information provided (referenced above), we wish to withdraw our previously recommended contaminated land condition, and would offer the following comments:-

The ground investigation report has been reviewed in association with the desk top

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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study. Results for trial pits 1 and 2 suggest organic contaminants in soils are not potentially leachable and so do not give cause for concern to impact on water quality.

In trial pit 3, the leachate tests for aliphatics highlight the soluble nature of this fraction of hydrocarbons in soils. However, the total concentrations of soils are not comparable to carbon range C5-6. This may be due to the higher limits of detection of testing for total soils and the use of a different soil sample used in the analysis.

Test detection limits should always be calibrated with relevance to the target criteria of the contaminant of concern. It is unusual to detect leachable organic substances in soils having relatively low total concentrations.

The results of leachate testing, and lack of contaminant source indicate development of this site, which is predominantly hard standing, should not pose an unacceptable risk to the quality of water. As such, our previously recommended condition requesting a remediation strategy is no longer required.

Flood Risk

Please refer to our previous response referenced NO/2025/116686/02-L01 and dated 28 May 2025. Our previous comments still stand.

Yours sincerely,

Miss Soraya Moghaddam
Planning Advisor

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