

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

Our ref: NO/2025/116686/04-L01
Your ref: 4/25/2097/0F1
Date: 31 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.

Further to our most recent response, referenced NO/2025/116686/03-L02 and dated 16 July 2025, whereby we removed our contaminated land condition, we have now received further information to support the removal of our condition relating to flood risk, which was requested in our letter referenced NO/2025/116686/02-L01 and dated 28 May 2025.

We have now received and received the following supporting information:

- Drawing titled 'Ground Levels – Existing', prepared by Manning Elliot Partnership (referenced: 2413-PL-300.1; dated: 18/07/2025)
- Drawing titled 'Ground Levels – Proposed', prepared by Manning Elliot Partnership (referenced: 2413-PL-300.2; dated: 18/07/2025)

Environment Agency position

We confirm that the drawings submitted pre-emptively address the condition requirements as requested in our response letter referenced NO/2025/116686/02-L01 and dated 28 May 2025, and as such, the requested condition is not required.

Therefore, the conditions relating to both contaminated land and flood risk are no longer required.

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

Cont/d..

Yours sincerely,

Miss Soraya Moghaddam
Planning Advisor

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