

Cumberland Council  
Development Control  
The Copeland Centre Catherine Street  
Whitehaven  
Cumbria  
CA28 7SJ

**Our ref:** NO/2025/117170/01-L01  
**Your ref:** 4/25/2393/DOC  
**Date:** 03 December 2025

Dear Sir/Madam

**DISCHARGE OF CONDITIONS 3, 4, 8, 9, 13 AND 14 OF PLANNING  
APPLICATION 4/22/2466/0F1  
LAND ADJACENT TO BORDER YARD, COACH ROAD, WHITEHAVEN**

Thank you for consulting us on the above planning application.

**Environment Agency position**

We have reviewed the revised drainage proposals submitted for the discharge of condition 4, which now indicate a direct connection to Pow Beck via a hydrobrake system rather than through soakaway areas. This is acceptable from a land contamination perspective. We therefore have no objection to the discharge of condition 4.

**Additional information**

Condition 5 (Contaminated land) and 7 (Piling risk assessment) are not included within the current discharge of conditions consultation.

The original Geoenvironment Site Investigation (2014 REC ref. 45418p1r1), amended in 2025 but referenced October 2023 with no changes, recommends a Tier 2 detailed quantitative risk assessment to delineate remediation thresholds for removal and remediation of the underground storage tank. This assessment has not been provided to date.

We look forward to being re-consulted once further evidence is submitted to support the discharge of condition 5 and 7.

Yours faithfully

**Hui Zhang**  
**Planning Advisor - Sustainable Places**  
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