

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

Our ref: NO/2025/117180/02-L01
Your ref: 4/25/2395/0F1
Date: 16 February 2026

Dear Sir/Madam

**APPLICATION TO DETERMINE IF PRIOR APPROVAL IS REQUIRED FOR THE
CONVERSION OF THE FIRST AND SECOND FLOOR OF THE EXISTING BUILDING
TO FORM 8 RESIDENTIAL UNITS**

TANGIER BUILDINGS, TANGIER STREET, WHITEHAVEN

Thank you for re-consulting us on the above planning application, following the submission of a Flood Risk Assessment.

Environment Agency position

In our letter referenced NO/2025/117180/01-L01 and dated 15 December 2025, we objected because the application site partially lies within Flood Zone 3 and 2, which is land defined by the planning practice guidance as having a high and medium probability of flooding and no Flood Risk Assessment (FRA) was provided on which to base our advice.

The planning application is now accompanied by a Flood Risk Assessment (FRA) prepared by Oakshire Environmental, referenced; Preliminary Flood Risk Assessment for Tangier Buildings, Whitehaven, CA28 7UZ and dated 28 January 2026.

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.

We are satisfied that we can therefore now remove our objection as the Preliminary Flood Risk Assessment has satisfactorily identified the baseline flood risks.

As per the section 4.5 of the FRA, it should be noted that these conclusions are based on the currently proposed development plan which involves the change of use of first and second floor units to residential only, therefore, flood risk at the site should be re-assessed if material changes are made to the proposed development.

Environment Agency
Ghyll Mount (Gillan Way) Penrith 40 Business Park, Penrith, Cumbria, CA11 9BP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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The development as currently proposed 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.

Yours faithfully

Hui Zhang
Planning Advisor - Sustainable Places
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