

Cumberland Council
Development Control
Civic Centre Rickergate
Carlisle
Cumbria
CA3 8QG

Our ref: NO/2023/115008/04-L01
Your ref: 4/22/2364/0F1
Date: 24 October 2023

Dear Sir/Madam

**DEMOLITION OF DILAPIDATED FORMER MILL BUILDINGS AND
CONSTRUCTION OF NEW WAREHOUSE UNIT WITH ANCILLARY OFFICES**

FORMER CLEATOR MILLS SITE, CLEATOR

Thank you for re-consulting us on the above planning application, following the submission of amended plans.

Environment Agency position

The 3-part land contamination condition still applies, and we wish to make the following supplementary comments to our previous response (letter ref: NO/2023/115008/03-L01, dated 29 June 2023):-

The additional phase 2 ground investigation includes an assessment of soil leachability. The results have shown contaminant solubility of organic substances which marginally exceed generic assessment criteria. In following the Remedial Targets Methodology for Controlled Water risk assessment, the failure at level 1 requires either remediation or further data collation and interpretive assessment in accordance with the higher levels of RTM. It is unfortunate the boreholes did not intercept groundwater and as it stands, there is currently a lack of evidence and insufficient data to enable quantitative modelling of risk for assessment of breakdown, retardation, dispersal and dilution in the river Ehen.

The assumed low risk suggested by the consultant cannot be quantified.

In p 8.3.1 it is noted that there is a recommendation to remove localised hotspot in the vicinity of TP4 "it would be prudent to excavate and remove the made ground from this area during redevelopment works as general good practice to protect the workforce and wider environment"

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 EA endorse this proposal because removal of the soluble contaminant source would meet the effective remediation requirement of level 1 RTM. The reasoned assessment for reliance on natural biodegradation, attenuation and dilution would then be acceptable as a complimentary facet to the remedial works.

Discharge of condition for contamination assessment is likely to be acceptable when contaminated made ground has been removed and works validated.

In addition, the removal of contaminated soils compliments point d) in the supporting letter of application from Manning Elliot (April 2023) regarding the acceptance for soakaway infiltration of drainage

Yours faithfully

Hui Zhang

Planning Advisor - Sustainable Places

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