

Ms Christie Burns
Copeland Borough Council
Development Control
The Copeland Centre Catherine Street
Whitehaven
Cumbria
CA28 7SJ

Our ref: NO/2024/116258/01-L01
Your ref: 4/24/2271/0B1
Date: 04 September 2024

Dear Ms Burns

**VARIATION OF CONDITION 2 (PLANS) TO AMEND THE EXTERNAL
APPEARANCE OF THE HOUSE TYPES ON THE SITE OF PLANNING APPROVAL
4/21/2489/0F1 RESIDENTIAL DEVELOPMENT OF 37 DWELLINGS**

LAND WEST OF CLEATOR MOOR ROAD, WHITEHAVEN

Thank you for consulting us on the above application, received 15 August 2024.

Environment Agency position

Please refer to our previous response to planning application 4/21/2489/0F1, referenced NO/2021/114031/02-L01 and dated 29 July 2022. We have no further comments to add but request that any subsequent approval includes the following condition as requested in our previous response:-

Condition

No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site
2. A site investigation scheme, based on (1) to provide information for a

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
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detailed assessment of the risk to all receptors that may be affected, including those off-site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.

Yours sincerely,

Miss Soraya Moghaddam
Planning Advisor

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