

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

Our ref: NO/2024/116146/02-L01
Your ref: 4/24/2214/DOC
Date: 08 August 2024

Dear Sir/Madam

DISCHARGE OF CONDITION 8 OF PLANNING APPLICATION 4/17/2143/001.

IVY MILL (OFFICE AND PREMISES ADJACENT) MAIN STREET, HENSINGHAM, CUMBRIA, CA28 8TP.

Thank you for re-consulting us on the above discharge of conditions application, received 1st August 2024.

In our previous response letter referenced NO/2024/116146/01-L02 and dated 27 June 2024, we were unable to recommend the discharge of Condition 8 of planning application 4/17/2143/001 as it could not be demonstrated that the development does not pose an unacceptable risk to water quality.

We have now received and reviewed the following additional supporting document, as well as those previously submitted:-

- Report titled 'Hydrocarbon Contamination Assessment', prepared by GEO Environmental Engineer (reference: GEO2024-6320; dated: 30.07.2024)
- Report titled 'Revised Contamination Remediation Strategy', prepared by Geo Environmental Engineering (referenced: 2024-6320; dated: 05.06.2024)
- Plan titled 'GEO2024-6320: Ivy Mills, Hensingham, Whitehaven, Phases 1 and 2- Remediation Plan', prepared by Geo Environmental Engineering.

Environment Agency Position

Contaminated Land

We are satisfied with the partial discharge of condition 8 and wish to offer the following comments:-

We have reviewed the revised remediation strategy, referenced above, and we have no

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

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objections to the discharge of the first 3 components of condition 8 (contaminated land).

We are unable to discharge the fourth component of the 4-part contaminated land condition as this is dependent on the validation and verification of the proposed remedial works and can only be discharged upon completion.

Please re-consult us once a Validation Report has been submitted and we will respond within 21 days.

Waste

Please refer to our previous response, referenced NO/2024/116146/01-L02 and dated 27 June, in regard to the re-use of made ground on site. We have no additional comments to make.

Yours faithfully,

Miss Soraya Moghaddam
Planning Advisor

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