

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

**Our ref:** NO/2024/116147/02-L01  
**Your ref:** 4/24/2215/DOC  
**Date:** 08 August 2024

Dear Ms Burns

**DISCHARGE OF CONDITION 11 OF PLANNING APPLICATION 4/21/2489/0F1**

**LAND WEST OF CLEATOR MOOR ROAD, WHITEHAVEN**

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

In our previous response letter referenced NNO/2024/116147/01-L02 and dated 27 June 2024, we were unable to recommend the discharge of Condition 11 of planning application 4/21/2489/0F1 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**

We are satisfied with the partial discharge of condition 11 and wish to offer the following comments:-

We have reviewed the revised remediation strategy, referenced above, and we have no objections to the discharge of the first 3 components of condition 11 (contaminated land).

Environment Agency  
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.  
Customer services line: 03708 506 506  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)

Cont/d..

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/2024/116147/01-L02 and dated 27 June 2024, in regard to the re-use of made ground on site. We do not wish to make any additional comments.

Yours sincerely,

**Miss Soraya Moghaddam**  
**Planning Advisor**

Direct e-mail [clplanning@environment-agency.gov.uk](mailto:clplanning@environment-agency.gov.uk)