

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

**Our ref:** NO/2023/115008/03-L01  
**Your ref:** 4/22/2364/0F1  
**Date:** 29 June 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 additional information.

**Environment Agency position**

The phase 1 report submitted satisfactorily allows the discharge of the first part of the 4 part condition on land contamination, other parts of the contaminated land condition listed in our previous letter referenced NO/2023/115008/02-L01 and dated 13 April 2023 still apply.

We accept in this case, the re-use of the existing concrete base does not warrant compromising the foundations to retrieve soil chemical data for this application. However, any future development which requires uplifting the concrete foundations will require ground investigation under its footprint.

However the consultants recommendations in the report recommend investigation around the perimeter. This action is supported to allow the second component of the condition to be discharged.

The hand-dug ground investigation logs and plan was submitted in the absence of total and leachable laboratory soils analysis and interpretative report. These tests and interpretative report based on risk assessment to water quality are required to satisfy the second component of the Planning Condition.

Confirmation that the soakaway will be sited on undeveloped land free of contamination, as stated in the Flood risk report i.e. between the development and river is acceptable.

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](http://www.gov.uk/environment-agency)

Cont/d..

Yours faithfully

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