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From: Environmental Health
Sent: 12 February 2026 15:36
To: Development Control
Cc: Christopher Harrison
Subject: 4/26/2016/DOC - LAND ADJACENT TO BORDER YARD, COACH ROAD, WHITEHAVEN

Discharge of conditions 5, 6, 7, and 10 of planning application 4/22/2466/0F1

Thank you for the above planning consultation.

Within its remit, Environmental Health have considered the Phase 2 Ground Investigation Report, ref 2025-7009, from Geo Environmental Engineering, dated 15 December 2025.

This is in regard to condition 5, of which there are three distinct parts;

Condition 5 (1) – Site Investigation.

We are satisfied with the above report and investigation laid out with respect to the contamination risks to human health (the Environment Agency may comment further as regards risk to controlled waters). The phase 2 report does, however, raise the issue of Japanese Knotweed (p.26) that was previously noted on site and recommends that further specialist investigation is carried out on this. Condition 5 (1) is therefore not considered complete and this condition cannot be partly discharged at this point.

Condition 5 (2) – Remediation

We are satisfied with the draft remediation plan as an outline, notwithstanding any further EA input on this.

Further works on the underground storage tanks on the site is required as well as clarification on possible remediation of Japanese Knotweed.

Therefore this element of condition 5 cannot be partly discharged yet.

Condition 5 (3) Verification

An outline verification plan for the provision of ground gas barriers in the build is suggested in the report.

Environmental Health would be happy to view this upon its completion in order that this element of condition 5 may then be discharged.

Regards

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