

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

**Our ref:** NO/2024/115863/02-L01  
**Your ref:** 4/24/2009/DOC  
**Date:** 27 February 2024

Dear Sir/Madam

**DISCHARGE OF CONDITIONS 4, 6 AND 7 OF PLANNING APPROVAL  
4/22/2184/001.**

**LAND TO THE NORTH EAST OF LECONFIELD INDUSTRIAL ESTATE, CLEATOR  
MOOR**

Thank you for re-consulting us on the above planning application.

**Environment Agency position**

We have reviewed the covering letter sent via email (ref 15C100104; dated 14 February 2024), and we are still unable to recommend the discharge of condition 6 and 7 for the following reasons:-

Despite the Agent's letter in response to the objection, the EA considers the development of soakaway drainage on made ground (as submitted with the application) poses an unacceptable risk to water quality.

Should the applicant require a review of information outlined in the letter, they are advised to submit all previous ground investigations. In addition, a gap analysis of data and a reasoned explanation of the sample strategy and interpretation of results is recommended.

To move forward with this application, there is a need for the applicant to qualify their consideration of appropriate sample spacing and analysis, which should comply with industry standards and allow a 3-dimensional understanding of contamination within the soil profile and groundwater.

Leaching assessment of soils is required at the location proposed for soakaway. Should results exceed acceptable thresholds, the developer is advised to re-consider drainage options for this development.

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)

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With regard to piling operations, The applicant is advised to provide engineering design detail/drawings and a methodology of operation and development to ensure the activity does not cause or exacerbate migration of contaminants in groundwater. Confirmation that the annulus of the sleeve and the core will be sealed with a bentonite grout or similar to mitigate against the potential for vertical cross contamination of potential contaminants and groundwater is required.

Yours faithfully

**Hui Zhang**  
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