

REF:1701C/D/CS

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Planning Department
Copeland Borough Council
Development Management
Market Hall
Market Place
Whitehaven CA28 7JG

14th April 2023

Dear Sir/Madam

Re: Application Refs: 4/23/2010/0F1 & 4/23/2011/0F1 CONSTRUCTION OF NEW COMMERCIAL UNITS K & E2 AT FORMER KANGOL FACTORY, CLEATOR MILLS, CLEATOR.

Further to queries raised through the process of consultation (specifically EA letters dated 15th February: (ref: NO/2023/115046/01-L01 & NO/2023/115045/01-L01) for the above applications in respect of the submitted flood risk assessment (FRA) provided by UNDA Consulting, we hereby submit a revised FRA. The FRA has been revised by the consultant, in consideration of the queries raised and also having considered other, known anecdotal factors, which have relevance in this regard.

We also believe that it is both relevant and appropriate for us to make the following statements in support of the above and the application in general:

- a. The core supporting documentation demonstrates site surface water infiltration as an appropriate mode of surface water management and the SI information submitted supports this strategy.
- b. As an enhancement of this strategy, a managed soak-away area will be installed in areas of previously undeveloped and / or undisturbed ground, which lies approximately between the primary drainage area and any sensitive receptor of this surface water drainage.
- c. In respect of the subject site, previously evident above ground structures or impediments to permit ground infiltration have recently been removed from site and the ground reinstated.
- d. With regards to the surface water management, if any contaminated land is encountered during the works the areas will be fully addressed by identification and source removal with subsequent validation testing to ensure no mobile or leachable contaminants or other adverse discharges are made to either the watercourse or adjacent land.
- e. We and our client will accept conditions to any approval in respect of item d. above.
- f. We note and would like to advise that through consultation responses generally, the Lead Local Flood Authority (LLFA) have confirmed that they have no objections to redevelopment from the proposals mooted for the Cleator Mills site.

- g. Whilst the submitted FRA has been prepared principally for application 4-22-2364-0F1 (unit G) we have considered the following in connection with Flood Risk Mitigation where the following statements make reference to the individual aspects of unit G we provide the following clarifications in respect of units E2 and K to which these applications relate;

6.4 Where the units are ground floor only, multiple egress points are provided to facilitate the evacuation of the building during a flood event.

6.8 The proposed Safe Escape and Flood Action Plan (6.8) remains the same and site users will be directed to leave the site in the manner proposed in the FRA.

We therefore would like to encourage positive determination of the current subject applications and remain happy to engage on that understanding going forwards.

Yours faithfully

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Nick Bailey
Managing Director

Manning Elliott Partnership
Chartered Architects and Designers

Enc: 1701C Flood Risk Assessment
and Surface Water Drainage Strategy for Planning

Appendices to the above FRA include the following reports in the attached document:

- Preliminary Environmental Risk Assessment (PERA) dated 18th June 2013
- SI and ERA report dated 17th September 2013