

Cumberland Council (Copeland) -
Development Management
Market Place, Whitehaven, CA28 7JG

Reference: PA-0009382/01
Customer reference: 4/26/2242/001
04 August 2026

**OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT FOR UP TO 45
DWELLINGS WITH ACCESS CONSIDERED**

LAND OFF DALZELL STREET MOOR ROW EGREMONT CA24 3LH

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation 4/26/2242/001.

Environment Agency position

The submitted preliminary risk assessment indicates that the site is unlikely to pose a significant risk to controlled waters receptors. However, we recommend the following condition to ensure that unidentified risks are adequately assessed and mitigated.

Condition

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until further investigation and a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the LPA. The remediation strategy shall be implemented as approved.

Reason(s)

To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site. This is in line with paragraph 187 of the NPPF.

If you have any questions regarding our response, please contact
clplanning@environment-agency.gov.uk.

Yours sincerely,

Hui Zhang, Planning Advisor - Sustainable Places

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