

Copeland Borough Council -
Development Control

Reference: NO-2026-117373/01
Customer reference: 4/26/2075/0F1
24 March 2026

**RETROSPECTIVE PLANNING PERMISSION FOR ERECTION OF A FIVE BEDROOMED
DETACHED DWELLING FOLLOWING PLANNING APPROVAL 4/15/2441/0F1**

LAND ADJACENT TO SMITHFIELD ROAD, EGREMONT, CA22 2FE

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation 4/26/2075/0F1.

Environment Agency position

We have no flood risk objections to the development as proposed.

The retrospective planning application is accompanied by an updated Flood Risk Assessment (FRA) prepared by RWO Associates Limited. referenced; 15148/FRA.1 version: 02 and dated 05.06.2025. The FRA has been updated to reflect changes to Flood Map for Planning (FMfP) updated 25 March 2025, indicating a reduction in mapped risk.

We have reviewed the FRA in so far as it relates to our remit, and we are satisfied that the development would be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures are implemented.

The proposed development must proceed in strict accordance with this FRA and the mitigation measures identified as it will form part of any subsequent planning approval. Any proposed changes to the approved FRA and / or the mitigation measures identified will require the submission of a revised FRA.

Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

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

Yours sincerely,

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