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30 May 2025

Mr C Harrison
Development Management
Cumberland Council
Market Hall
Whitehaven
Cumbria CA27 0AL

Planning App. Ref. 4/20/2472/0F1 - Land to the North of Cleator Mills, Cleator
Amended Flood Risk Assessment

Dear Chris,

Attached is an amended FRA from the drainage engineer regarding the above site, for the above planning application.

I have provided this covering letter to add some explanation to the document for reconsultation, in particular with the Environment Agency.

As you will note from the document, this details a different approach to the proposed development with regards to the strategy regarding flood risk. It is now proposed to only develop the area of the site that is within the Flood Zones 1 & 2 of the updated flood mapping.

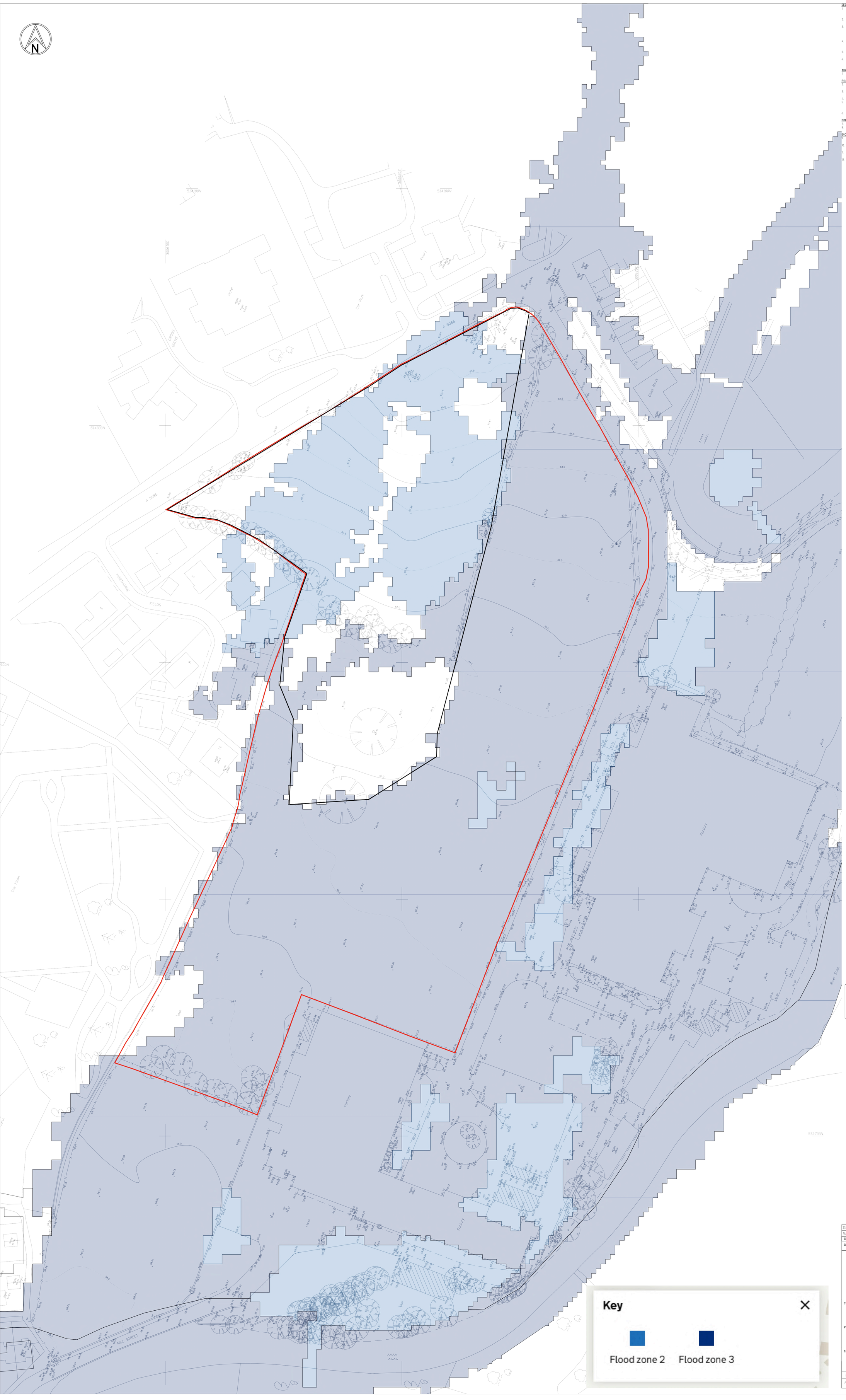
Therefore, we are aware that this will significantly reduce the developable area (and therefore the total number of units) and will require a full review and amended submission, including revised plans, in due course. At this moment though we are just looking to receive some indication that the proposed strategy in the attached document is potentially acceptable.

Also is an attached site plan briefly explaining this proposed strategy.

Please let me know if you have any queries on this.

Kind regards,

Simon Blacker MRTPI
SRE Associates



DESIGN RISK NOTES:

1. IN ACCORDANCE WITH THE CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015, IT IS THE POLICY OF THIS PRACTICE TO 'DESIGN OUT' AS MANY IDENTIFIABLE RISKS AS POSSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE PROJECT.
2. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PRE CONSTRUCTION INFORMATION WHICH IS DEFINED IN THE CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015.
3. A COMPETENT CONTRACTOR SHOULD BE AWARE OF 'NORMAL' RISKS INVOLVED WITH THE CONSTRUCTION PROCESS. HOWEVER ADDITIONAL PRECAUTIONS WILL NEED TO BE CONSIDERED FOR THE FOLLOWING ITEMS:
   A) NONE IDENTIFIED.
4. SAFE METHODS AND SYSTEMS OF WORK REMAIN THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE IDENTIFIED IN THE CONSTRUCTION PHASE PLAN. THE CONSTRUCTION PHASE PLAN MUST BE IN PLACE PRIOR TO THE START OF ANY MOBILIZATION OR SITE WORKS.
5. RESIDUAL RISKS THAT HAVE BEEN IDENTIFIED AND CANNOT BE 'DESIGNED OUT' ARE AS FOLLOWS:
   A) NONE IDENTIFIED.
6. IF ANY PARTY USING THIS DRAWING CONSIDERS THAT THERE ARE 'ABNORMAL' RISKS THAT HAVE NOT BEEN IDENTIFIED ABOVE, THEN THE ENGINEER SHOULD BE NOTIFIED.

ADDITIONAL HEALTH & SAFETY NOTES:

1. CONTRACTOR SHOULD BE AWARE OF GENERAL CONSTRUCTION RISKS TO PREVENT SLIPS, TRIPS AND FALLS AND TAKE NECESSARY PRECAUTIONS WITHOUT SPECIAL INSTRUCTION.

ROADS & DRAINAGE

2. CONTRACTOR TO PROVIDE TRENCH SUPPORTS AS APPROPRIATE AND ENSURE THAT PLANT REMAINS A SAFE DISTANCE FROM TRENCHES PRIOR TO INSTALLING DRAINAGE.
3. THE TIME THAT EXCAVATIONS ARE OPEN ON SITE SHOULD BE KEPT TO A MINIMUM AND ALL TRENCHES SHOULD BE SURROUNDED BY A BARRIER.
4. CONNECTIONS TO EXISTING SEWERS TO BE MADE BY APPROVED CONTRACTOR ONLY.
5. CONTRACTOR TO MAKE OPERATIVES AWARE OF ASSOCIATED DANGERS TO HEALTH SUCH AS LEPTOSPIROSIS (WEILS DISEASE) AND RECOMMENDED PRECAUTIONS. ADEQUATE WELFARE FACILITIES AND PROTECTIVE CLOTHING TO BE PROVIDED AS REQUIRED.
6. UNFINISHED MANHOLES MUST BE COVERED WITH LOAD BEARING MATERIALS AND SURROUNDED WITH BARRIER.

PIPES & CABLES

7. CONTRACTOR TO OBTAIN ALL SERVICE RECORDS PRIOR TO WORKS COMMENCING.
8. SERVICE RECORDS TO BE REFERRED TO PRIOR TO WORK COMMENCING. CONTRACTOR TO PROCEED WITH CAUTION AND SERVICES TO BE LOCATED BY HAND DIG AND PROTECTED ACCORDINGLY.

EXCAVATION/FILL

9. CONTRACTOR TO ENSURE RELEVANT MEASURES ARE TAKEN TO KEEP PLANT AND PEOPLE A SAFE DISTANCE FROM STEEP SLOPES DURING THE WORKS.
10. CONTRACTOR TO ENSURE THAT PROCEDURES ARE IN PLACE TO KEEP PEOPLE A SAFE DISTANCE FROM WORKING PLANT WHERE NECESSARY.
11. CONTRACTOR TO REFER TO GROUND INVESTIGATION REPORT FOR CONTAMINATION TESTS AND TO PROVIDE ADEQUATE WELFARE FACILITIES AND PROTECTIVE CLOTHING AS REQUIRED.
12.

Date	Revisions	Drawn	Checked	Rev
20/05/2025	LAYOUT OMITTED & BOUNDARY UPDATED TO RED AS REQUESTED	RM	RWO	2
14/05/2025	FIRST ISSUE	RM	AE	1

Dwg Status: SKETCH

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RWO
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Client: GLEESON HOMES

Project: CLEATOR MILLS

Title: FLOOD ZONES

DO NOT SCALE	Scale @ A0: 1:500	Drawn RM	Checked AE	Date 16/05/2025
Job No 19002		Dwg No SK004		Rev 2