

REF:1701C/D/CS

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

6th April 2023

Dear Sir/Madam

Re: Application Ref: 4/22/2364/0F1 DEMOLITION OF DILAPIDATED FORMER MILL BUILDINGS
AND CONSTRUCTION OF NEW WAREHOUSE UNIT WITH ANCILLARY OFFICES FORMER

Further to queries raised through the process of consultation (specifically EA letter dated 23rd January ref: (ref: NO/2023/115008/01-L01) for the above application 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. Lastly, 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.

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

Yours faithfully



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