

Kerry Bamford
Copeland Borough Council
Development Control
The Copeland Centre Catherine Street
Whitehaven
Cumbria
CA28 7SJ

Our ref: NO/2025/116896/02-L01
Your ref: 4/25/2236/0F1
Date: 28 October 2025

Dear Kerry,

CONSTRUCTION OF A 465SQM EXTENSION TO AN EXISTING AGRICULTURAL BUILDING TO PROVIDE A GENERAL PURPOSE & COVERED MANURE STORE.

LOW SHAW FARM, THE GREEN

Thank you for re-consulting us on the above application, received 8th October 2025.

In our letter referenced NO/2025/116896/01-L01 and dated 29 July 2025, we objected to the development as proposed pending the submission of a Flood Risk Assessment (FRA).

The planning application is now accompanied by a Flood Risk Assessment (FRA) prepared by Rubicon Project Consultancy Ltd (dated: 8 October 2025).

Environment Agency position

We withdraw our objection and wish to make the following comments:-

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.

Yours sincerely,

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

Miss Soraya Moghaddam
Planning Advisor

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