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Mr Chris Staniewski
Manning Elliott Partnership
Langlands
Pallet Hill
Penrith
Cumbria
CA110BY

11th August 2026

Dear Mr Staniewski

**APPLICATION REF: 4/26/2016/DOC
DISCHARGE OF CONDITIONS 5, 6, 7 AND 10 OF PLANNING APPLICATION
4/22/2466/0F1
LAND ADJACENT TO BORDER YARD, COACH ROAD, WHITEHAVEN**

I write with reference to the above planning application.

The information submitted in support of the application comprises the following:

Application Form

Condition 5 – Remediation Strategy

- *Phase 2 Ground Investigation Report – Report Ref. 2025-7009*
- *Coal Mining Investigation Report – Report Ref. 2026-7101*
- *Coal Mining Risk Assessment (CMRA) - Project No: GEO2025-7009 - 15.12.2025*
- *Underground Storage Tank (UST) Remediation Plan Site: Coach Road, Whitehaven, Cumbria, CA28 9DF – February 2026*

- Ground Gas Protection System Verification Plan - Building Warrant Application - GESL Ref: V1 Draft
- Email – 4th March 2026 - Subject: RE: App. Ref.. 4/26/2016/DOC - RECONSULTATION, LAND ADJACENT TO BORDER YARD, COACH ROAD, WHITEHAVEN

Condition 6 – Site Investigation

- *Phase 2 Ground Investigation Report – Report Ref. 2025-7009*
- *Coal Mining Investigation Report – Report Ref. 2026-7101*
- *Coal Mining Risk Assessment (CMRA) - Project No: GEO2025-7009 - 15.12.2025*
- Underground Storage Tank (UST) Remediation Plan Site: Coach Road, Whitehaven, Cumbria, CA28 9DF – February 2026
- Ground Gas Protection System Verification Plan - Building Warrant Application - GESL Ref: V1 Draft
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Condition 7 – Foundation Risk Assessment

- *Phase 2 Ground Investigation Report – Report Ref. 2025-7009*
- *Coal Mining Investigation Report – Report Ref. 2026-7101*
- *Coal Mining Risk Assessment (CMRA) - Project No: GEO2025-7009 - 15.12.2025*
- Underground Storage Tank (UST) Remediation Plan Site: Coach Road, Whitehaven, Cumbria, CA28 9DF – February 2026
- Ground Gas Protection System Verification Plan - Building Warrant Application - GESL Ref: V1 Draft
- Email – 4th March 2026 - Subject: RE: App. Ref.. 4/26/2016/DOC - RECONSULTATION, LAND ADJACENT TO BORDER YARD, COACH ROAD, WHITEHAVEN
- Letter from Menard – Project Ref. CL/V29777/CMC/Rev B
- WORKS PACKAGE PLAN - CONTROLLED MODULUS COLUMNS – Contract No. V29777 Rev. 03

Condition 10 – Construction Traffic Management Plan

- Construction /Traffic Management Plan (CTMP) Rev. 2 06.08.2026

Decision Of Cumberland Council

Planning Condition 5 – Do not approve requirements of planning condition.

- The Environment Agency has confirmed that they cannot support the discharge of Planning Condition 5 in the absence of a specific remediation strategy for

controlled waters as recommended in the 15 December 2025 - Phase 2 Ground Investigation.

Planning Condition 6 – Approve requirements of planning condition excluding Plots 32–35.

Planning Condition 7 – Do not approve requirements of planning condition.

- The Environment Agency has confirmed that they cannot support the discharge of Planning Condition 7 in the absence of a Foundation Piling Risk Assessment.

Planning Condition 10 – Approve requirements of planning condition.

I trust that the above is both clear and acceptable; however, if you have any queries, please do not hesitate to contact the Development Management department of this Council.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'I. Fairlamb', written in a cursive style.

Iain Fairlamb
Service Manager for Development and Implementation
Thriving Places