

Cumberland Council (Copeland) -
Development Management
Market Place, Whitehaven, CA28 7JG

Reference: PA-0010939/01
Customer reference: 4/26/2268/DOC
22 September 2026

DISCHARGE OF CONDITIONS 5 AND 7 OF PLANNING APPLICATION 4/22/2466/0F1.

LAND ADJACENT TO BORDER YARD, COACH ROAD, WHITEHAVEN

Dear Chris Harrison,

Thank you for contacting us.

This is our response to your consultation 4/26/2268/DOC.

Environment Agency position

Condition 7

The risk assessment provided for the piling proposal in the Menard document "Technical report relating to contamination" has been reviewed. The information satisfactorily assures development using this technique should not cause detriment to groundwater quality and therefore the discharge of condition 7 can be supported.

Condition 5

We can agree in principle, the works outlined in the remediation strategy and this should not delay progress of the remediation works outlined in The Underground Storage Tank Remediation Plan (February 2026) and Prima Homes Group note. Discharge of this condition can be agreed once the underground tank has been remediated and soils validated.

The term "verification plan" suggests a pre-cursor action for any verification required. However, the paragraph references the verification plan to the works set out in the Remediation Strategy as being complete. In referencing the Prima Homes Note of proposals, the work proposed has yet to be undertaken and therefore in accordance with the Remediation Strategy5(2), which is referenced in Verification Plan 5(3), the

condition should not be discharged until receipt and approval of the verification of completed work.

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

Yours sincerely,

Hui Zhang, Planning Advisor - Sustainable Places
National Contact Centre: 03708 506 506
clplanning@environment-agency.gov.uk
Ghyll Mount, 40 Business Park, Gillan Way, Penrith CA11 9BP