

Joy F. Bain

From: Environmental Health
Sent: 18 September 2026 15:45
To: Development Control
Cc: Christopher Harrison
Subject: 4/26/2268/DOC - LAND ADJACENT TO BORDER YARD, COACH ROAD, WHITEHAVEN

Categories: Red Category

Discharge of conditions 5 and 7 of planning application 4/22/2466/0F1

Thank you for the above planning consultation.

- Condition 5 – Ground Conditions

Based on the submitted information, Environmental Health are satisfied with the proposed approach to dealing with contamination and ground gas on the site.

Remediation Final Verification Reports are suggested when works to install the proposed geomembrane and clean cover system, remove the underground storage tanks, and install the Ground Gas protection system respectively are completed and planners may wish to condition these.

Additional comments from the Environment Agency are required in respect of risk to controlled waters.

However Environmental Health are happy for condition 5 to be discharged otherwise.

- It is noted within the 'Phase 2 Ground Investigation Report (Part 1)' that Japanese Knotweed was previously identified on part of the site.

The report suggests that surveys and advice from a specialist remediation contractor is provided to ensure that Japanese Knotweed will not provide a hazard to property and ground conditions on the site.

Planners may therefore wish to seek this information separately.

- Condition 7 – Piling Techniques

This condition was requested by the Environment Agency and is primarily their responsibility to respond upon.

The proposed Controlled Modulus Columns piling technique, however, would appear not to cause or exacerbate existing soil contamination.

Regards

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