

Environment Agency
Lutra House
Walton Summit
Bamber Bridge
Preston
PR5 8BX

Date: 30.07.2024
Project No: GEO2024-6320
Project: Ivy Mills, Whitehaven
Report Title: Hydrocarbon Contamination Assessment

Planning Reference: DISCHARGE OF CONDITION 8 OF PLANNING APPLICATION 4/17/2143/001 (4/24/2214/DOC). IVY MILL (OFFICE AND PREMISES ADJACENT) MAIN STREET, HENSINGHAM, CUMBRIA, CA28 8TP.

Your Correspondence: NO/2024/116146/01-L02 dated 27 June 2024

Dear Miss Moghaddam,

Many thanks for your correspondence referenced NO/2024/116146/01-L02 and dated 27 June 2024.

With regard to Condition 8, we agree that additional investigation works are required, particularly in respect to localised hydrocarbon hotspots and areas of restricted access at the time of the previous investigation. Given that the proposed remedial works include the excavation, processing and re-engineering of existing made ground soils from beneath formerly developed areas of the site, with cut and fill earthworks across the remainder (in previously undeveloped areas) utilising suitable site won soils, under the supervision of a suitably qualified and experienced Geoenvironmental Engineer, it is considered that these further investigation works would be best undertaken concurrent with the remedial earthworks. This approach would allow for the delineation, remediation and validation of all currently recorded hydrocarbon hotspots together with allowing any previously unrecorded hydrocarbon contaminant hotspots to be identified, fully characterised and subject to an appropriate risk assessment.

Should any previously unrecorded contaminants be identified which, were significantly different from those reported in the previous investigation, then an appropriate remediation methodology would be agreed with regulators. However, based upon the site history and the findings of the previous investigation, it's considered that the likelihood of such contaminants being present is low.

We confirm that the re-use of site generated soils would be undertaken in accordance with the requirements of the CL:AIRE Definition of Waste Code of Practice, following a Materials Management Plan which had been reviewed and declared by a Qualified Person. Any off-site disposal of surplus soils would be undertaken by a licensed waste carrier to either an appropriately licensed waste facility, or to a suitably permitted receiving site. Copies of all Duty of Care waste transfer notes and / or consignment notes would be retained by Sirius.

“Without Site Investigation Ground is a Hazard”

Site Investigation Steering Group (SISG), 1993



We trust that the above is satisfactory to allow the EA to remove their current object to condition 8. However, please don't hesitate to contact the undersigned if you require any further information.

Yours Faithfully

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James Brock *BSc (Hons), MSc*
Associate - Geo Environmental Engineering Ltd
Mob: