

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

Reference: PA-0008697/01
Customer reference: 4/26/2016/DOC
03 August 2026

**DISCHARGE OF CONDITIONS 5, 6, 7 AND 10 OF PLANNING APPLICATION
4/22/2466/0F1**

LAND ADJACENT TO BORDER YARD, COACH ROAD, WHITEHAVEN

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation 4/26/2016/DOC.

Environment Agency position

We are unable to recommend the discharge of Condition 5 and Condition 7 for the following reasons:-

We cannot support the discharge of condition 5 in the absence of a specific remediation strategy for controlled waters as recommended in the 15 December 2025 phase 2 ground investigation.

We cannot support the discharge of condition 7 regarding risk assessment for foundation design in the absence of a foundation piling risk assessment.

The verification report of February 20026 GES Lref. V1 DRAFT refers to works required for ground gas only, which is a matter for Environmental health to assess in addressing risk of gas to human health.

Hydrocarbon contamination associated with the underground storage tank was recorded within made ground from trial pit12 and 13 and in groundwater from borehole 3 and 5.

The February 26 "underground storage tank remedial plan" outlines proposals for limited cleanup where the tanks are removed. This plan refers to removal of soils and contaminated water. It does not detail the sampling methodology or groundwater quality cleanup thresholds. There is no indication where and how pumped groundwater will be discharged. Proposed use of oxygen release compounds will need to comply with appropriate Regulations or exemptions and will need appropriate risk assessment.

Details of proposals are required in a specific Remediation Strategy for soils and groundwater and validation of approved works should be provided in a specific Verification plan before the condition 5 can be satisfactorily discharged.

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