

Allerdale Borough Council
Development Control
Allerdale House New Bridge Road
Workington
Cumbria
CA14 3YJ

Our ref: NO/2015/107504/01-L01
Your ref: CON1/2014/0350
Date: 19 February 2015

Dear Sir/Madam

COMPLIANCE WITH CONDITIONS 5, 8, 17 (DETAILED DRAINAGE DESIGN) , 18 (UNDERGROUND TANKS) & 19 (DESK STUDY) OF PLANNING APPROVAL 2/2014/0350 - M-SPORT EVALUATION CENTRE (MEC) DOVENBY HALL, DOVENBY, COCKERMOUTH, CA13 0PN.

Thank you for consulting with us on the above discharge of conditions which we received on the 2 February 2015.

Our comments relate to conditions 17, 18 and 19 only as we only comment on conditions that we requested.

Condition 17 - Detailed Drainage Design

We have no objection in principal with the discharge of this condition based on the discharge rates stipulated in supporting documents,

The details of the outfall(s) will need be agreed with Cumbria County Council (LFRM) via the Ordinary Watercourse Flood Defence Consent (OWFDC) process.

Condition 18 – Underground Tanks

We have no objections should you wish to discharge condition 18 (underground tanks).

Condition 19 – Desk Study

We have reviewed the following report with respect to the contaminated land condition (19) for this site

Geo-Environmental Appraisal for M-Sport Evaluation Facility, Dovenby Hall, Cockermouth (Rev A) produced by Curtins ref no EB1521/RGB/R1 dated 27 January 2015.

Environment Agency
Ghyll Mount (Gillan Way) Penrith 40 Business Park, Penrith, Cumbria, CA11 9BP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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This report covers the area for the development of the main race track, and the chemical analysis of the soils samples from the 8 trial pits confirms the greenfield nature of this part of the site. There is no indication of contamination within these soils. The report then goes on to suggest that re-use of these soils is to be made on site. It is unclear of the exact volumes, and only makes reference to the potential off-site disposal of excess.

The re-use of these materials should be governed by the CLAIRE code of Practise.

We would not recommend the discharge of this condition at this time as the area covered by the intrusive investigation only covers part of the development site.

The report does however satisfy part 2 and 3 of the planning condition for the racetrack part of the development, and in that respect we have no objection to that part of the development progressing. We would expect to see further investigation reports for the other parts of the Hotel etc on the remainder of the site and ask to be re-consulted when these have been submitted to you.

Yours faithfully

Mrs Jilly Dougherty
Planning Advisor - Sustainable Places

E-mail clplanning@environment-agency.gov.uk