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Copeland area Planning Department, Cumberland Council

For the attention of Nick Hayhurst

Date: 1 September 2025

Your reference: 4/25/2274/0F1

Dear Nick Hayhurst

### **CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/25/2274/0F1**  
**Site Address: CENTRAL HOTEL, 70 MAIN STREET, EGREMONT**  
**Proposal: DEMOLITION OF EXISTING REAR EXTENSION AND  
REPLACEMENT WITH NEW ENLARGED EXTENSION AND  
CREATION OF NEW ACCESS ENTRANCE AND RAMP**

Thank you for your consultation on the above Planning Application.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm that we have no objection in principle to the proposed development, although we have no objection the LHA would like the applicant to submit a detailed plan showing visibility splays for the proposed new access, The visibility splays need to provide clear visibility of 60 metres measured 2.4 metres down the centre of the access road and the nearside channel line of the carriageway edge have been provided at the junction of the access road with the county highway. Any existing highway fence/wall boundary shall be reduced to a height not exceeding 1.05m above the carriageway level of the adjacent highway in accordance with details submitted to the Local Planning Authority and which have subsequently been approved before the development is brought into use and shall not be raised to a height exceeding 1.05m thereafter.

In light to the above comments additional details are required from the applicant.  
Upon receipt of the amended plans I shall be better placed to provide full response,

Yours sincerely

**Paul Telford**  
Development Management Officer