
Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 3 November 2025
Your reference: 4/25/2366/DOC

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/25/2366/DOC
Site Address: LAND AT EAST ROAD, EAST ROAD, EGREMONT
Proposal: DISCHARGE OF CONDITIONS 4 AND 11 OF PLANNING APPLICATION 4/24/2044/0F1

Thank you for your consultation on the above Discharge of Conditions Application.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) can confirm as follows:

Condition 4 - Visibility Splays

No development shall commence until visibility splays providing clear visibility of:

- 1. 43 metres measured 2.4 metres down the centre of the access road and the nearside channel line of Wyndham Place carriageway edge AND**
- 2. 43 metres (south) and 30m (north) measured 2.4 metres down the centre of the Wyndham Place and the nearside channel line of East Road carriageway edge have been provided at the junction of the access road with the public highway**

I note Adoption Plan AMA-48019-D-001 Rev. P02 shows the visibility splays from Wyndham Place onto East Road. These are acceptable and compliant with the requirements of the second part of the condition.

However, the first part of the condition relates to visibility splays from the store access onto Wyndham Place of 2.4m x 43m in each direction. There is no evidence submitted to address this requirement.

This condition should not be discharged.

Condition 11 - Scheme of Soft Landscaping Works

No comment



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Yours sincerely

Shamus Giles

Lead Officer - Flood & Development Management