

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 20 March 2026

Your reference: 4/26/2075/0F1

Dear Christie M Burns

### **CONSULTATION ON PLANNING APPLICATION**

**Appn: 4/26/2075/0F1**  
**Site Address: LAND ADJACENT TO SMITHFIELD ROAD, EGREMONT**  
**Proposal: RETROSPECTIVE PLANNING PERMISSION FOR ERECTION OF A  
FIVE BEDROOMED DETACHED DWELLING FOLLOWING  
PLANNING APPROVAL 4/15/2441/0F1**

Thank you for your consultation on the above Planning Application.

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

The Highway Authority have no objections in principle to the proposed dwelling but would like the following point addressed before a final response can be submitted.  
The applicant has submitted inadequate information to satisfy the Local Planning Authority that the proposal is acceptable in terms of: visibility splays.

The access from the U4260 Highway maintainable at public expense 30mph speed road to the private site. The required visibility splay for a 30mph speed road should be 43m at the minimum to the nearside kerb in both directions from 2.4m within the development access. All walls/hedges or any other obstructions within the Visibility splay should be at a maximum of 1.05m in height above the carriageway and remain at this height for lifetime of the development. If any obstructions need to be reduced or removed within the visibility splay, it should be within the applicants ownership.

Yours sincerely

**June Farquharson**  
Assistant Development Management Officer