

Copeland area Planning Department, Cumberland Council

For the attention of Sarah Papaleo

Date: 22 May 2026

Your reference: 4/26/2110/0F1

Dear Sarah Papaleo

CONSULTATION ON PLANNING APPLICATION

Appn: 4/26/2110/0F1
Site Address: KIRKLAND CHAPEL, KIRKLAND
Proposal: CREATION OF VEHICULAR ACCESS

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 proposed development would introduce a new access onto the public highway where adequate visibility splays cannot be achieved.

The applicant has demonstrated that only approximately 9m of visibility to the north can be provided (measured from 2.4m back from the carriageway edge). This falls significantly short of the required visibility distance of approximately 40m, based on observed 85th percentile vehicle speeds.

As such, the proposal represents a significant departure from the visibility standards set out in Manual for Streets. Although MfS2 recognises that reduced visibility does not necessarily result in the increased risk of collision, in this case the shortfall from the desirable 'y' distance is so significant it is considered that the proposal would be detrimental to highway safety.

So I have no option but to recommend refusal as inadequate information has been submitted to satisfy the Local Planning Authority that the proposal is acceptable in terms of visibility splays.

Yours sincerely

June Farquharson
Assistant Development Management Officer