

Copeland area Planning Department, Cumberland Council

For the attention of Christie M Burns

Date: 25 August 2026
Your reference: 4/26/2242/001

Dear Christie M Burns

CONSULTATION ON PLANNING APPLICATION

Appn: 4/26/2242/001
Site Address: LAND OFF DALZELL STREET, MOOR ROW, EGREMONT
Proposal: OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT FOR UP TO 45 DWELLINGS WITH ACCESS CONSIDERED

Thank you for your consultation on the above Planning Application.

The Local Highway Authority (LHA) and Lead Local Flood Authority (LLFA) have reviewed the above application and would like the following points addressed.

- The above application is Phase 2 of the approved development site already in construction off Dalzell Street, Moor row, 60 dwellings are proposed in phase 1 with an additional 45 dwellings proposed in phase 2, The LHA would like to see a detailed plan on how an Emergency Vehicle access (EVA) can be included as part of phase 2. The EVA needs to be a minimum of 3.7metre in width.
- The footway/cycleway in centre of the site in phase 1 does not extend to meet the red line boundary of phase 2, this area would need to be included in phase 2 as will be different from what was approved for phase 1.
- The pedestrian/Cycle link from phase 2 through phase 1 to the NCN needs to be 3m in width to allow safe passage between cyclist and pedestrians, the pedestrian/cycle link should extend to the footway on the main access road not from the proposed shared surfaces/private driveways.

In light of the above, additional information and/or amended plans are required. Upon receipt, the Local Highway Authority will be able to provide a full response;

Yours sincerely

Paul Telford



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Development Management Officer