



JPE CONSULTANCY LIMITED
ARCHITECTURAL DESIGN & PLANNING

9 Woodend Drive, Stalybridge, Cheshire, SK15 2SF

Tel: 07875 627 988

E-mail: jim@jpeconsultancy.co.uk

Ref; 25/1336/304 – Lighting Statement

Lighting Statement

Rebuilding of existing barn and attached storage building,
 with increase of 460mm to eaves height of barn, and
 change of use to provide two dwellings at Yew Tree Farm,
 Ringley Road West, Radcliffe, Manchester, M26 1EB

Paragraph 191(c) in Chapter 15 (conserving and enhancing the natural environment) of the NPPF states that development should:

- *'limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.'*

The lighting scheme to be implemented at the developed site must involve the use of appropriate products and screening, where necessary, to ensure no excessive artificial lighting shines over the retained trees, adjacent habitats and any landscape planting, as lighting overspill may deter use by wildlife such as foraging bats.

The lighting scheme will be designed with reference to current guidance, namely:

- Guidance Notes for the Reduction of Obtrusive Light: 2020 Institute of Lighting Professionals.
- CIE 115 Guide on the limitation of Obtrusive Light from Outdoor Lighting
 Insta115 Guide on the limitation of Obtrusive Light from Outdoor Lighting
 Installations: 2017 ICE.
- *Guidance Note 08/23: Bats and Artificial Lighting at Night* (Institution of Lighting Professionals & Bat Conservation Trust, 2023).
- *Bats and lighting: Overview of current evidence and mitigation guidance* (Stone, 2014).

To minimise indirect impacts from lighting the following measures are proposed:

- It is proposed that artificial lighting is only directed where necessary for safe use of amenity areas.
- None of the external lighting installed will be greater than 1,800 lumens (15 Watts) and only LED lights will be installed (they do not emit on the UV spectrum, are more easily controllable in terms of direction/spill and can be turned on and off instantly).
- Lighting to be fitted as low as practical to external walls, and fixed in a steep downward angle with the lighting housing further helping to direct light below the horizontal plane.

The lighting is proposed to comprise:

- External lighting bollards – LED bollard or (1,320 lumens).
- Wall mounted down lights – LED down lights (630 lumens).
- Wall mounted bulkhead lights – LED bulkhead (1,782 lumens).

Date of issue: 20th January 2026