

69388/Full – Condition 11 Summary Document

LPA – Bury Council

Internal reference code (Vinci Building)

RADHUB-VIN-XX-XX-RP-W-0301

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Revision History

Revision No.	Date	By	Company
01	31/05/2024	D. McGuire	Vinci

1.0 Introduction

Planning Condition 11 (overleaf) concerns the external lighting that is to be installed on the external terrace area of 69388/Full. Specifically, this concerns the potential of adverse effects of the lighting to bats to the area of terrace bounded by: 1) Market Chambers, 2) the River Irwell, 3) the Market Hall, and 4) the Link Building.

Nb. a non-material amendment was submitted and approved on 22/02/2024 and 05/04/2024, respectively. The projecting external balcony was omitted, reducing the scope of this Condition to the external terrace area, as shown in Figure 1 (below).

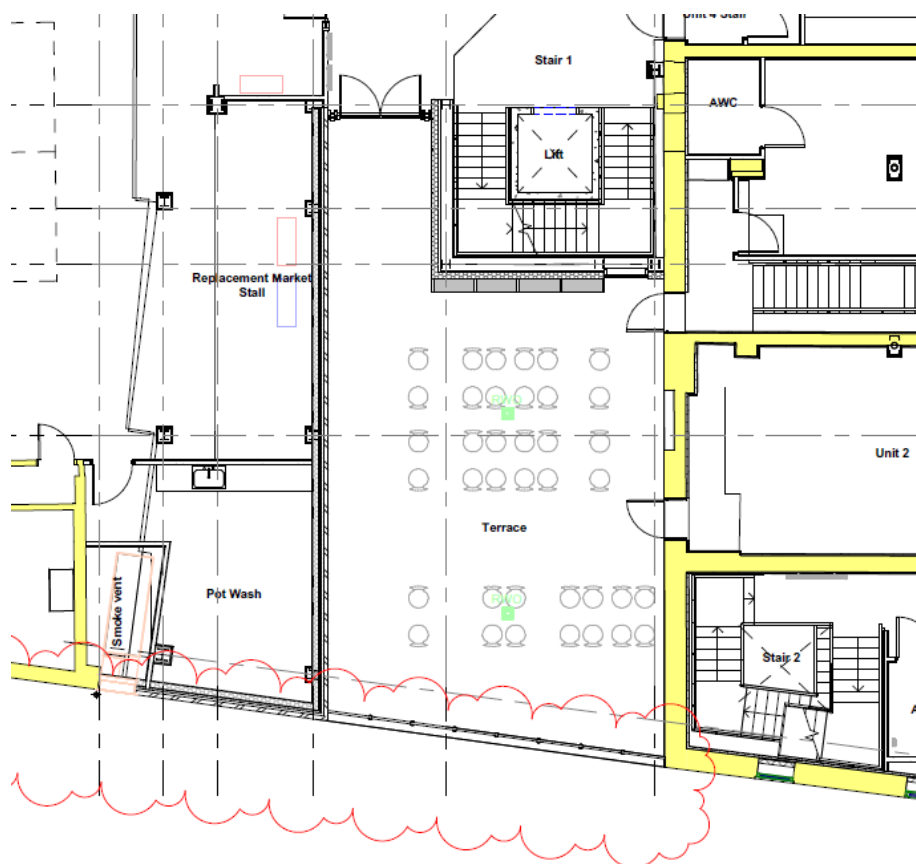


Figure 1 - External terrace area which overlooks the River Irwell.

1.1 Planning Condition 11

The below is the Condition written in full:

Notwithstanding the approved drawings and documents, prior to installation of any external lighting to the balcony or terrace areas of the Market Hall & Chambers building, an external lighting scheme, that shall be designed to avoid adverse impacts to areas of importance to bats, shall be submitted to and agreed in writing with the Local Planning Authority. Thereafter, external lighting shall be implemented and maintained in full accordance with the agreed scheme.

1.2 Summary of Information

There are two types of lighting proposed for the external terrace area, these are 1) Spectre WR, and 2) Concert EX65. The Spectre WR luminaires are down-facing, whilst the Concert EX65 are emergency bulkheads for evacuation.

In total, there are nine Spectre WR's and four Concert EX65's mounted to the perimeter of the terrace – excluding the balcony overlooking the River Irwell. For exact locations and layout, please refer to: RADHUB-HES-V2-00-DR-E-6322 (fig. 2, below).

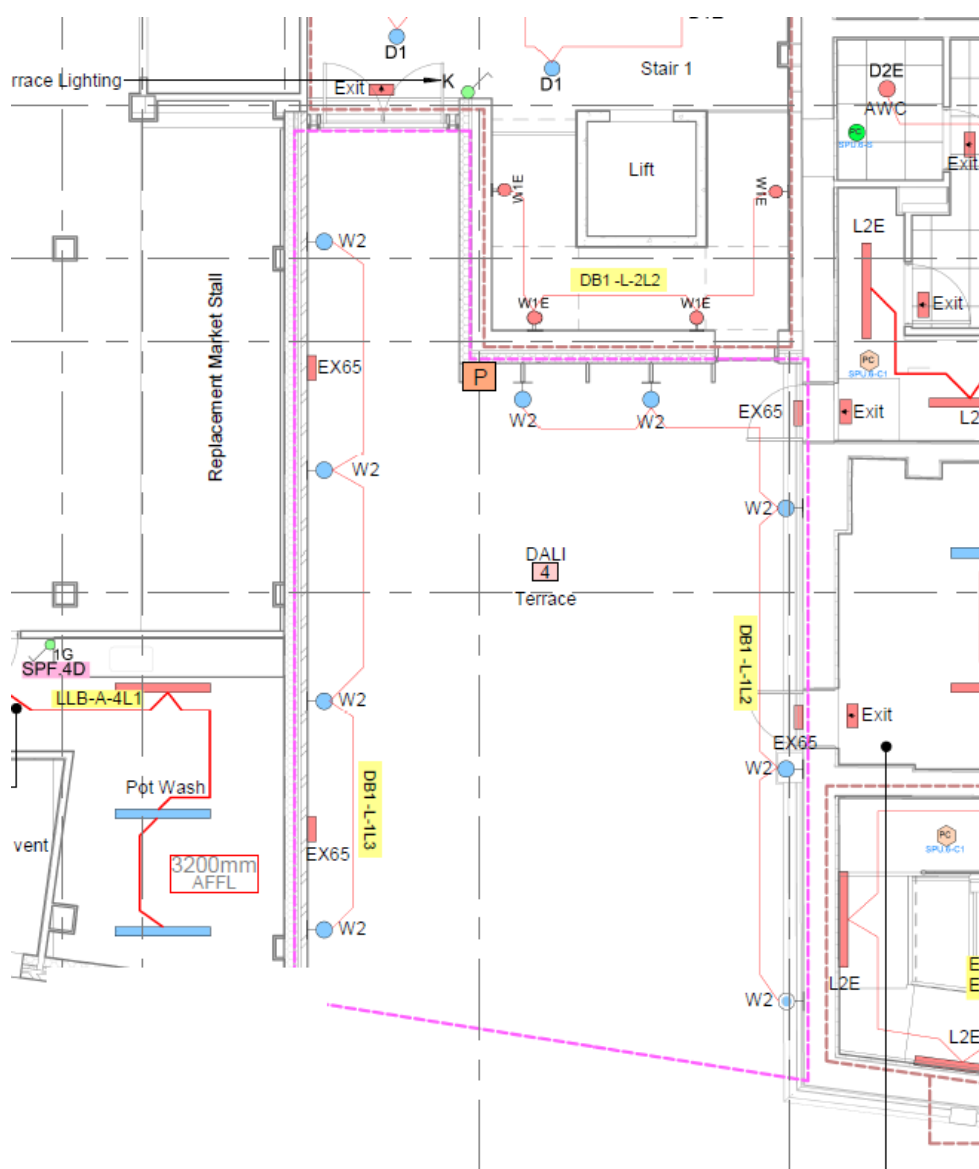


Figure 2 - RADHUB-HES-V2-00-DR-E-6322 lighting layout for the terrace area.

It should be noted that there is no proposed lighting along the northern edge of the River Irwell i.e. the external face of the existing Market Hall and Market Chambers building.

This layout, in addition to the lighting specification, has been provided to Vinci's consultant ecologist, RSK, who have undertaken a review. Please refer to the email correspondence entitled: *FW_ Radcliffe _ Condition 11 - External Lighting*.

In summary, RSK have confirmed that the "[lighting plan] ...*will minimize illumination of the river and help maintain it as a dark corridor for foraging bats.*"

1.3 Appendix A – Documents Submitted

Drawing Title	Drawing Name
RADHUB-HAN-V2-XX-SP-ME-0002 RADHUB-HES-V2-00-DR-E-6322 RADHUB-POZ-ZZ-00-DR-A-2112 RADHUB-POZ-ZZ-00-DR-A-2113 Concert EX65 Spectre WR FW_ Radcliffe _ Condition 11 - External Lighting	MEP Services Performance Specification (Market) Ground Floor – Lighting and Lighting Control Layout Setting Out Plan Level 00 (Sheet 1 of 2) Setting Out Plan Level 00 (Sheet 2 of 2) NA – extract from specification NA – extract from specification NA – Email correspondance

END