



Eccleston
HOMES

The Lighting Impact Assessment has been prepared by Eccleston Homes Ltd in support of the residential development at Former Mondri/Holcombe Mill, Bridge Street, Ramsbottom. The purpose of this report is to identify the impact of the lighting design strategy in relation to biodiversity within the site and to provide avoidance, mitigation or compensation measures to ensure completion of these works without the risk of disturbing species or habitats.

Planning Condition 20 imposed states:

No development, other than demolition and remediation, shall commence unless or until, an external lighting strategy has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- Identify existing areas and proposed features for bats that are potentially sensitive to lighting;
- Show how and where external lighting will be installed and through appropriate isolux plans demonstrated clearly that any impacts on bats will be negligible;
- Specify frequency and duration of use.

All external lighting shall be installed in the agreed specifications and locations in accordance with the approved strategy.

The Lighting Impact Assessment includes the following:

1. Planning Layout indicating the location of the lighting serving the properties and proposed street lamps;
2. Car Parking Plan - 25930-D-01A prepared by HDS;
3. Private Lighting Plan – 25935-D-01A prepared by HDS;
4. Street Lighting Plan – 25925-D-01A prepared by HDS;
5. Adoptable Street Lighting Plan – 25915-D-01 prepared by HDS;
6. Data Sheets for the private lighting.

Lighting has been proposed throughout the site to include street lamps, wall mounted lanterns and wall mounted flood lights. The specifications for this include light sensors and hoods to reduce light spill onto retained and new habitats. The proposed lighting designs indicate that there will be a light spill onto the main development parcel of 0.6 lux which is not considered to affect the light sensitive species using the areas for commuting and foraging. The plan indicates that any light spill to the areas of POS will also be limited, with the majority of the light sources being centrally located and directed towards the residential dwellings. The proposed street and car park lamps will operate between the hours of dusk till dawn.

The lighting is minimised in the areas identified as most important for commuting and foraging bats and nocturnal wildlife particularly along the southern, eastern site boundaries, POS and amenity spaces.

All external lighting shall be installed in accordance with the Bat Conservation Artificial Lighting Guidelines 2018 and the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.



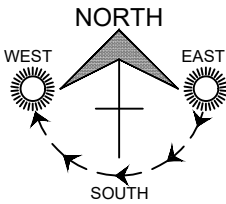
The requirements of Policy EN6/3 of the adopted Bury Unitary Development Plan and Policy JP-G8 of Places for Everyone and Section 11 of the National Planning Policy Framework have been satisfied.



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Warrington, WA3 6YF

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SCHEDULE OF ACCOMMODATION					
LANGHO	2 BED SEMI HOUSE	860sqft	2	1720sqft	
GAYTON	3 BED SEMI/NEWS	1037sqft	7	7259sqft	
LYTHAM	3 BED SEMI/DET HOUSE	1108sqft	16	11728sqft	
DELAMERE	3 BED SEMI HOUSE	1127sqft	8	9016sqft	
WHALLEY	4 BED DETACHED HOUSE	1191sqft	4	4764sqft	
BUCKLEY	4 BED DETACHED HOUSE	1261sqft	4	5044sqft	
FLIMLEY	4 BED DETACHED HOUSE	1378sqft	2	2756sqft	
HARTFORD	4 BED DETACHED HOUSE	1412sqft	1	1412sqft	
WILLASTON	4 BED DETACHED HOUSE	1479sqft	2	2958sqft	
FORMBY	4 BED DETACHED HOUSE	1567sqft	3	4701sqft	
HAIGH	4 BED DETACHED HOUSE	1578sqft	8	12624sqft	
TOTAL			57	69982sqft	
GROSS SITE AREA:		7.10 Acres			
ACCESS ROAD:		0.59 Acres			
LANDSCAPE BUFFER:		0.14 Acres			
POS AREA:		1.43 Acres			
CULVERTS & ACCESS TO CRICKET CLUB:		0.41 Acres			
CAR PARK & SUB STATION:		0.53 Acres			
NETT SITE AREA:		4.00 Acres			
GROSS DENSITY:		8.03 Units/Acre			
NETT DENSITY:		14.25 Units/Acre			
TOTAL FOOTAGE:		69982 Sqft			
GROSS FOOTAGE:		9857 Sqft/Acre			
NETT FOOTAGE:		17496 Sqft/Acre			
NOTE:					
47no. PARKING SPACES TO BE PROVIDED.					



EXTERNAL LIGHTING KEY

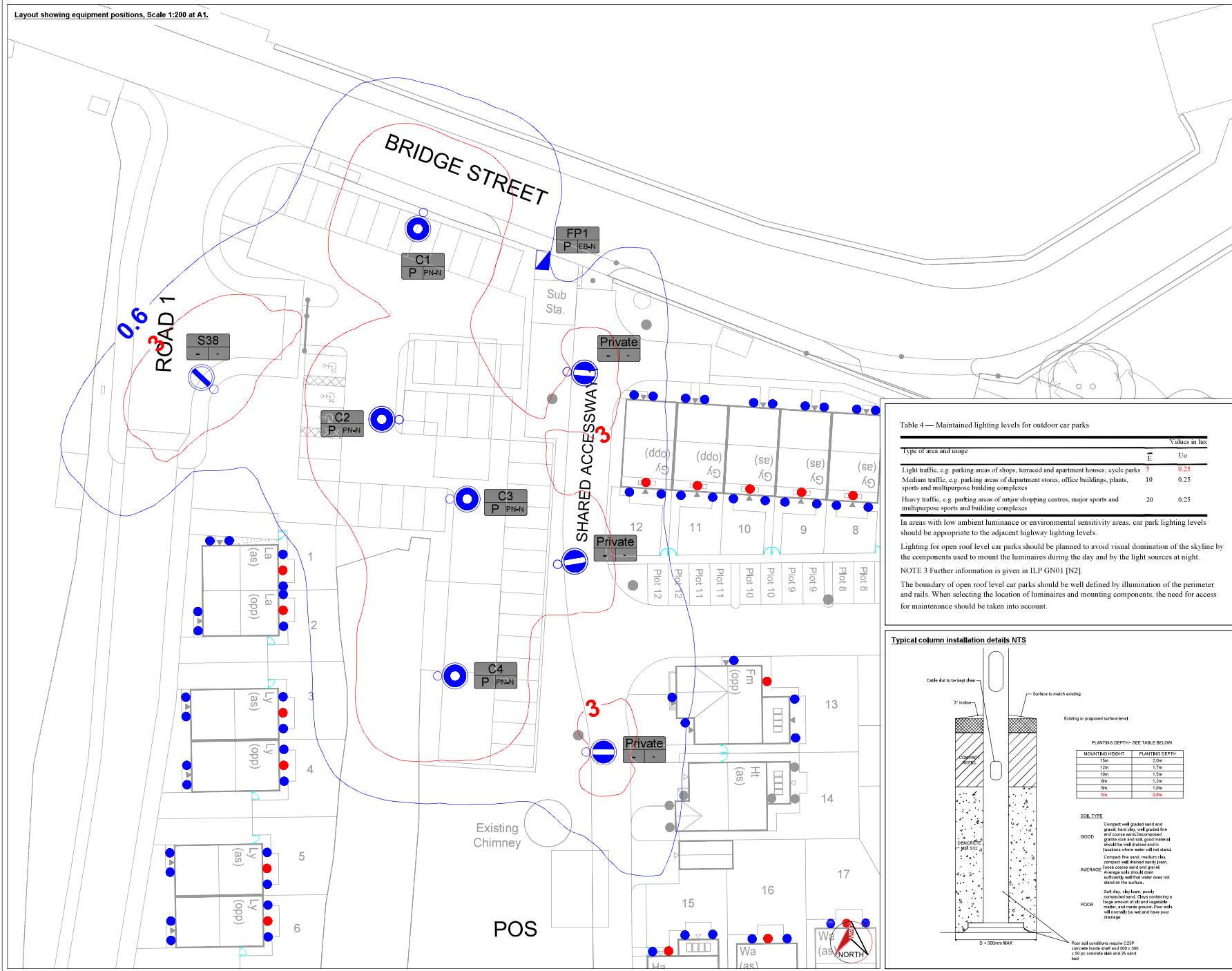
- Up & down wall light - Deta Stainless Steel Grade 304 L2852LED6
- Rear flood light - Brackenheath 20W iSpot with PIR I2023
- Location of 5m Malatite columns to be adopted by Bury Council.
- Location of 5m Malatite columns to be transferred to the management company.

Q	LAYOUT UPDATED.	JSM	28.05.24
P	LAYOUT UPDATED.	JSM	13.10.23
O	LAYOUT COMPLETED.	JSM	02.10.23
N	MIX UPDATED.	JSM	15.09.23
M	LAYOUT & MIX UPDATED.	JSM	03.05.23
L	CAR PARK INCREASED.	JSM	23.03.22
K	CAR PARK ADDED AND PLOTS UPDATED.	JSM	14.03.22
J	AFFORDABLE HOUSING UNITS UPDATED.	JSM	30.03.22
I	AFFORDABLE HOUSING UNITS INDICATED.	JSM	28.03.22
H	SUB STATION INDICATED.	JSM	29.10.21
G	UPDATED TO LA COMMENTS.	JSM	10.06.21
F	UPDATED TO LA COMMENTS.	JSM	05.01.21
E	PLOT NUMBERS ADDED TO EXISTING BUILDINGS.	JSM	24.08.20
D	ROADS UPDATED TO VEHICLE TRACKING.	JSM	10.08.20
C	LAYOUT UPDATED.	JSM	14.07.20
B	EXISTING BUILDINGS UPDATED.	JSM	08.07.20
A	LAYOUT REDRAWN.	JSM	03.06.20

REV.	DESCRIPTION	REV.	DATE
			
PROJECT			
HOLCOMBE MILL, BRIDGE STREET, RAMSBOTTOM			
DRAWING TITLE			
PLANNING LAYOUT			
JOB NUMBER		-	REV
DRAWING NUMBER		102	Q
DRAWN	JSM	04.11.19	SCALE
CHECKED	-	-	1:500
			A1

Layout showing equipment positions, Scale 1:200 at A1.

PROJECT: K:\Projects\Eccleston Homes\Bridge Street, Ramsbottom\Car Park\Drawings\Rev_A



Key

Proposed Column:
Manufacturer: Malsite
Material: Galvanneal Steel
Type: Tubular
Height: 5m
Proposed Luminaire:
Manufacturer: TRT
Model: Aspect Eco
Optic: GAS
Mounting: Post Top
Type: P
Wattage: 27W
Photometry: 120°
Beam: 120°
Driver: DALI enable
PECU: Lucy Zordon S83 35 lux with 1:0.2 Switching
Attachments: None

Feeder Pillar:
Manufacturer: Lucy Zordon
Model: DC-HQSA-1
Supply in: 230V Metersed Supply
Supply out: MCB Type-C protected cables

Section 38 column for detail see latest revision of drawing: 25930-D-01

Private column for detail see latest revision of drawing: 25925-D-01

Column numbering to be finalised with the Authorisation Engineer
Column scheme numbering for existing and proposed equipment
C1 = Column Number
P = Proposed
E = Proposed
PHN = Proposed Private Connection

0.6 lux contour line - BS5489-1:2020 Lighting Class P5
3.0 lux contour line - BS5489-1:2020 Lighting Class P5

Table 4 — Maintained lighting levels for outdoor car parks

Type of area and usage	Values in lux	
	E	Uo
Light traffic, e.g. parking areas of shops, terraced and apartment houses; cycle parks	5	0.25
Medium traffic, e.g. parking areas of department stores, office buildings, plants, sports and multipurpose building complexes	10	0.25
Heavy traffic, e.g. parking areas of major shopping centres, major sports and multipurpose sports and building complexes	20	0.25

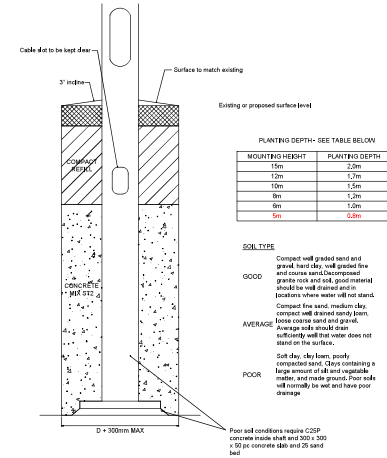
In areas with low ambient luminance or environmental sensitivity areas, car park lighting levels should be appropriate to the adjacent highway lighting levels.

Lighting for open roof level car parks should be planned to avoid visual domination of the skyline by the components used to mount the luminaires during the day and by the light sources at night.

NOTE 3 Further information is given in ILP GN01 [N2]

The boundary of open roof level car parks should be well defined by illumination of the perimeter and rails. When selecting the location of luminaires and mounting components, the need for access for maintenance should be taken into account.

Typical column installation details NTS



Area 1 showing equipment positions and isolux contours, Scale 1:250 at A1



Key

- Proposed
Lantern:
251
Manufacturer: Deta
Mounting: Wall Mounted
Wattage: 24W
Photometry file:
'PMD 0012 V1.0 - L2856LED6 -
UpDown Wall Light DETA.ies'
- Proposed column scheme number
A01 = Proposed Down Light Number
PN-N = Proposed Landlord Supply connection
P = Proposed Column/Bollard

3.0 lux contour line
0.6 lux contour line

Notes

- All wiring including component labelling to be in accordance with BS7671.
- Prior to excavation works the installation contractor must be aware of underground services or hazards which may be encountered in the installation of the lighting system. Advice should be sought from the developers engineering representative.

A	Additional plot lighting	13/03/25	JL	PDL
REV	DESCRIPTION	DATE	DRN	APP
DRAWING NO: 25935-D-01				REV: A

DRAWING STATUS: DESIGN



PROJECT: Bridge Street, Ramsbottom
Plot Lighting

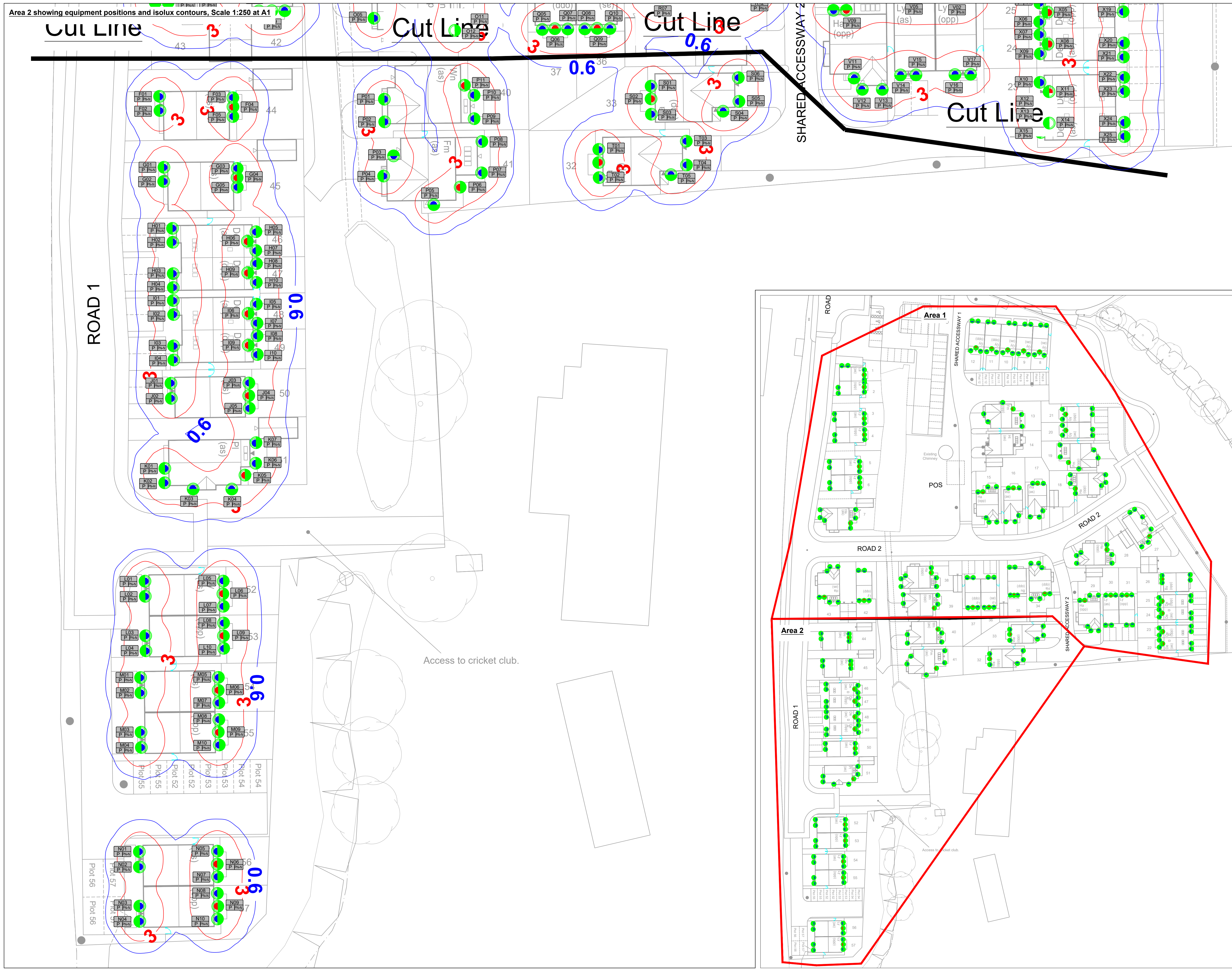
TITLE: Proposed Lighting
and Installation
Design Layout

SCALE: AS INDICATED
SHEET NO: Sheet 1 of 2

DESIGNED BY: JL
APPROVED BY: PDL

18/11/2024
20/11/2024

HDS
CONSULTATION, DESIGN & MANAGE
E. info@hdsighting.com
T. 01625 925 735



Key

Proposed Wall Mounted Lantern:
251
Manufacturer: Deta
Mounting: Wall Mounted
Wattage: 24W
Photometry file:
PMD 0012 V1.0 - L2856LED6 - UpDown Wall Light DETA.ies'

Proposed column scheme number
A01 = Proposed Down Light Number
PN-N = Proposed Landlord Supply connection
P = Proposed Column/Bollard

3.0 lux contour line
0.6 lux contour line

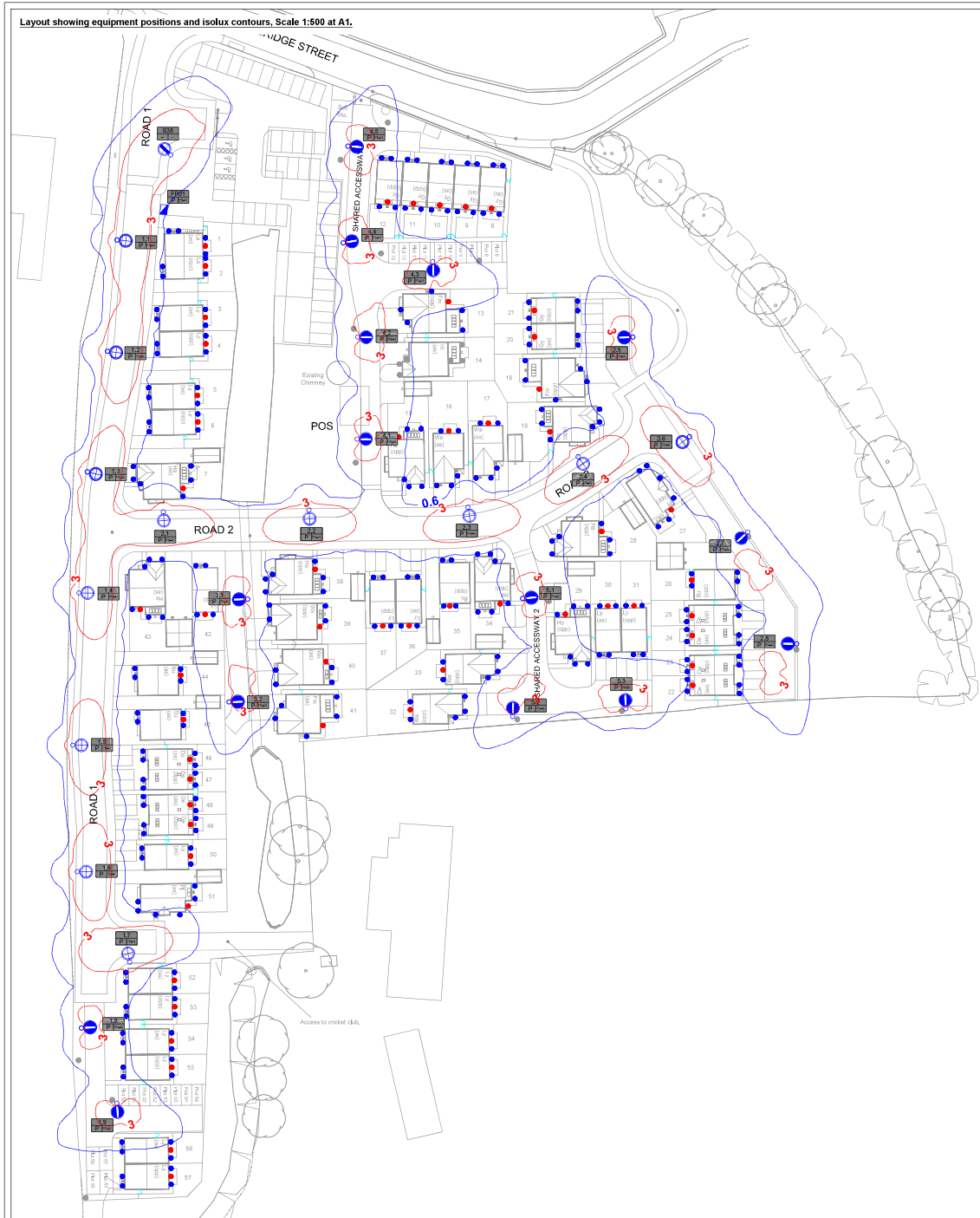
Notes

1. All wiring including component labelling to be in accordance with BS7671.

2. Prior to excavation works the installation contractor must be aware of underground services or hazards which may be encountered in the installation of the lighting system. Advice should be sought from the developers engineering representative.

A	Additional plot lighting	13/03/25	JL	PDL
REV	DESCRIPTION	DATE	DRN	APP
DRAWING NO:		25935-D-01		REV:
DRAWING STATUS:		DESIGN		
CLIENT:				
PROJECT:				
Bridge Street, Ramsbottom Plot Lighting				
TITLE:				
Proposed Lighting and Installation Design Layout				
SCALE:	AS INDICATED	DESIGNED BY:	JL	18/11/2024
SHEET NO:	Sheet 2 of 2	APPROVED BY:	PDL	20/11/2024
E. info@hdsighting.com				
T. 01625 925 735				

BSI



120	Proposed Column:	Manufacturer: Molate Material: Galvanized Steel Type: Tubular Height: 5m
	Proposed Ladders:	Manufacturer: TET Model: Aspect Eco Optic: GR1 Mounting: Post Top TB: 0 Wattage: 19W Photometry file: ASE12_LED_19W_GR1_2700_K_90-90.dlm Driver: DALI Dimmed PECV-Luxy Zosin SS3 35 lux with 1.0:5 Switching Attachments: None
120	Proposed Column:	Manufacturer: Molate Material: Galvanized Steel Type: Tubular Height: 5m
	Proposed Ladders:	Manufacturer: TET Model: Aspect Eco Optic: GR4 Mounting: Post Top TB: 0 Wattage: 19W Photometry file: ASE12_LED_19W_GR4_2700_K_90-90.dlm Driver: DALI Dimmed PECV-Luxy Zosin SS3 35 lux with 1.0:5 Switching Attachments: None

Traffic flow	Lighting class				
	E1 to E4(A)	E1 to E2(A)		E3 to E4(A)	
	Pedestrian and cyclists only	Speed limit v	≤ 30 mph	Speed limit v	≤ 30 mph
Busy B)	P5	P4		P3	
Normal C)	P5	P5		P4	
Quiet D)	P6	P5		P4	

NOTE 1 Table A.5 assumes no parked vehicles, see risk assessment in A.3.2.2.

NOTE 2 An EV lighting class using vertical illuminance, from BS EN 13201-2:2015, Table 6, can be specified in addition to the general lighting class when there are particular concerns about crime and personal safety. EV is calculated at the typical height of a human face (1.5m) and in relevant viewing orientations.

NOTE 3 To ensure adequate uniformity, the actual value of the maintained average illuminance is not to exceed 1.5 times the value indicated for the class.

NOTE 4 The actual overall uniformity of illuminance, U_o , needs to be as high as reasonably practicable (See 7.2.6).

NOTE 5 The ambient luminance descriptions E1 to E4 refer to the environmental zone as defined in ILP GN01 [N2].

NOTE 6 The illuminance classes are suggested minimum levels. A risk assessment needs to be carried out to ensure that the light levels are adequate, particularly for pedestrians and cyclists.

A) Environmental zone, as given in ILP GN01 [N2]

□ Busy traffic flow refers to areas where the traffic usage is high and can be associated with local amenities such as clubs, shopping facilities, public houses, etc.

□ Normal traffic flow refers to areas where the traffic usage is of a level equivalent to a housing estate access road.

□ Quiet traffic flow refers to areas where the traffic usage is of a level equivalent to a residential road, and is mainly associated with the adjacent properties or properties on other adjacent roads accessed from this road.

Column installation details (mm)

Cast data to be kept close

3" inches

Surface to match existing

Existing or proposed surface level

PLANTING DEPTH- SEE TABLE BELOW

MOUNTING HEIGHT	PLANTING DEPTH
15m	2.0m
12m	1.5m
10m	1.5m
8m	1.2m
6m	1.0m
5m	0.8m

SOIL TYPE

GOOD

Compact well graded sand and gravel, hard clay, well graded fine and coarse sand, gravel, gravelly granite rock and soil, good material will be installed and will be in locations where water will not stand.

AVERAGE

Compact fine sand, medium clay, compact well drained sandy loam, loose coarse sand and gravel, average silt and clay content, sufficiently well and water does not stand on the surface.

POOR

Soft clay, clay loam, poorly consolidated silt, clay containing a large amount of silt and vegetable matter, and weak ground. Poor soil will normally be wet and have poor drainage.

Pool and conditions require C25 concrete finish and 200 x 100 rebar concrete slab and 25 sand bed

D = 300mm MAX

A		Moved feeder pillar and requested columns		05/03/25	JL	PD
REV	DESCRIPTION			DATE	DIN/AUPP	
DRAWING NO:		25925-D-01			REV:	A
DRAWING STATUS:						
DESIGN						
CLIENT:						
						
PROJECT:						
Bridge Street, Ramsbottom Private						
TITLE:						
Proposed Lighting and Installation Design Layout						
SCALE:	AS INDICATED			DESIGNED BY:	JL 18/11/2024	
SHEET NO:	Sheet 1 of 4			APPROVED FOR ISSUE:	PDL 18/11/2024	
						
CONSULTATION, DESIGN & MANAGE						
E. info@hdslighting.com						
T. 01625 925 735						
						

Material: CARBONATED STEEL
Material: 304 STAINLESS STEEL
Height: 5m
Proposed:
Lantern:
Manufacturer: Philips
Model: Daisiesat Micro
Optic: LED
Material: Polycarbonate
Mounting: Post Top
Tilt: 0°
Wattage: 37W
Photometry: File: DaisiesatMicro
E69760.DWG;0.2012.05.15
CLC, LSC, CNA, CHMS
PCU: Luvy Zochan SS3 35lux with
1:5 Switching
Dimming: Lantern aimed to 50%
Attachments: None

(All Equipment To Buy Council Specification)

Column numbering to be finalised with the Authoritative Engineer

Column scheme numbering for existing and proposed equipment

01 = Column Number

P = Proposed

EB-N = Proposed DNO / IDNO Connection

EE-N = Proposed DNO / IDNO Connection

0.6 lux contour line - BS5489-1:2020 Lighting Class P5

3.0 lux contour line - BS5489-1:2020 Lighting Class P5

EY	DESCRIPTION	DATE	DRAWN BY	REV.
				-

DRAWING NO: 25915-D-01

DESIGN



PROJECT:
Bridge Street, Ramsbottom
Section 38

**Proposed Lighting
and Installation
Design Layout**

SCALE AS INDICATED	DESIGNED BY: JL 18/11/20
SHEET NO: Sheet 1 of 1	APPROVED FOR ISS PDL 18/11/20

FD

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Stainless Steel Wall Lights



Description

This range of stainless steel outdoor wall lights are highly decorative and available in fixed and up/down models with or without PIR control, and are supplied with energy efficient LED lamps.

Features

- Available in Fixed and Up/Down
- High grade brushed stainless steel – grade 304 or 316 – suitable for use outdoors
- Include fixing screws and wall plugs
- Front shield is clear tempered glass
- GU10 lamp holder, maximum load 35W
- PIR version incorporates photocell
- Adjustable distance, time and lux levels on PIR
- Manual override facility on PIR
- 2-year guarantee (not including lamp)

Range

Stainless steel Grade 304

Up/Down	L2852LED6
Fixed with PIR	L2855LED6
Up/Down with PIR	L2856LED6
Up/Down with PIR (Tall body)	L2858LED6

Stainless steel Grade 316

Up/Down	L2872LED6
Fixed with PIR	L2875LED6
Up/Down with PIR	L2876LED6
Up/Down with PIR (Tall body)	L2878LED6

Technical Specification

Voltage	230-240V 50Hz
Lamp holder	GU10
IP Rating	IP44
PIR	Range 8m x 90°
	Timer 10 secs. to 4 min.
	Lux 2 - 1000
LED lamp	4W, 6500K

- *Stainless grade 304 Not suitable for use in highly corrosive environments*

Dimensions

	Depth	Width	Height	Wall Plate
L2852/72	90	60	166	78Ø
L2855/75	105	60	90	180 x 60
L2856/76	105	60	164	180 x 60
L2858/78	105	60	228	200 x 60

All dimensions in mm

Standards

- BS EN 60598-1
- BS EN 60598-2
- RoHS compliant



ispot SE LED Floodlights

Description

This range of unique ultra-thin LED Floodlights is ideal for domestic and commercial applications, and offer significant energy savings over traditional tungsten halogen fittings. Rear cable entry improves aesthetics as the cable is not visible once installed. The ispot SE range are rated to IP65.

Features

- Energy efficient replacement for tungsten halogen fittings
- Available with PIR
- PIR rated to IP65
- Integral driver
- 110lm/W
- 100-230V 50/60Hz
- 50,000 hours rated life
- 2 year guarantee

Range

10W LED Floodlight – Non PIR	ISE10B
10W LED Floodlight – PIR	ISE11B
20W LED Floodlight – Non PIR	ISE20B
20W LED Floodlight – PIR	ISE21B
30W LED Floodlight – Non PIR	ISE30B
30W LED Floodlight – PIR	ISE31B
50W LED Floodlight – Non PIR	ISE40B
50W LED Floodlight – PIR	ISE41B

Technical Specification

Voltage	85-265V ~
Driver	Integral
Lamp col. temp.	6000K
PIR detection	90-120°
PIR detection range	12m
IP Rating	IP65

Dimensions, Beam Angle & Lumens

	LED Beam Angle	Lumens	Fitting Dimensions (W x D x H)
10W	120°	1100lm	145 x 118.5 x 32
10W PIR	120°	1100lm	145 x 118.5 x 32
20W	120°	2200lm	203 x 161 x 39
20W PIR	120°	2200lm	203 x 161 x 39
30W	120°	3300lm	261 x 269 x 39
30W PIR	120°	3300lm	261 x 269 x 39
50W	120°	5500lm	261 x 269 x 49
50W PIR	120°	5500lm	261 x 269 x 49

Standards

- BS EN 60598-1+A11
- BS EN 60598-2-5
- BS EN 62493
- BS EN 55015+A2
- BS EN 61547
- BS EN 61000-3-2+A2
- BS EN 61000-3-3