

The Prestwich Regeneration LLP

Prestwich Village

# External Lighting Statement – Condition 44

30<sup>th</sup> September 2024

Ref: 4007-HAN-ME-XX-T-ME-0003

Revision P04

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## 1.0 Introduction

This Lighting Statement has been prepared by Hannan Associates on behalf of The Prestwich Regeneration LLP, a Joint Venture ('JV') between Bury Council and Muse Places and is submitted in support of an application for hybrid planning permission at "Prestwich Village".

The subsequent sections of this report provide an overview of the external lighting strategy for the scheme and an overview of the performance requirements to inform Condition 44.

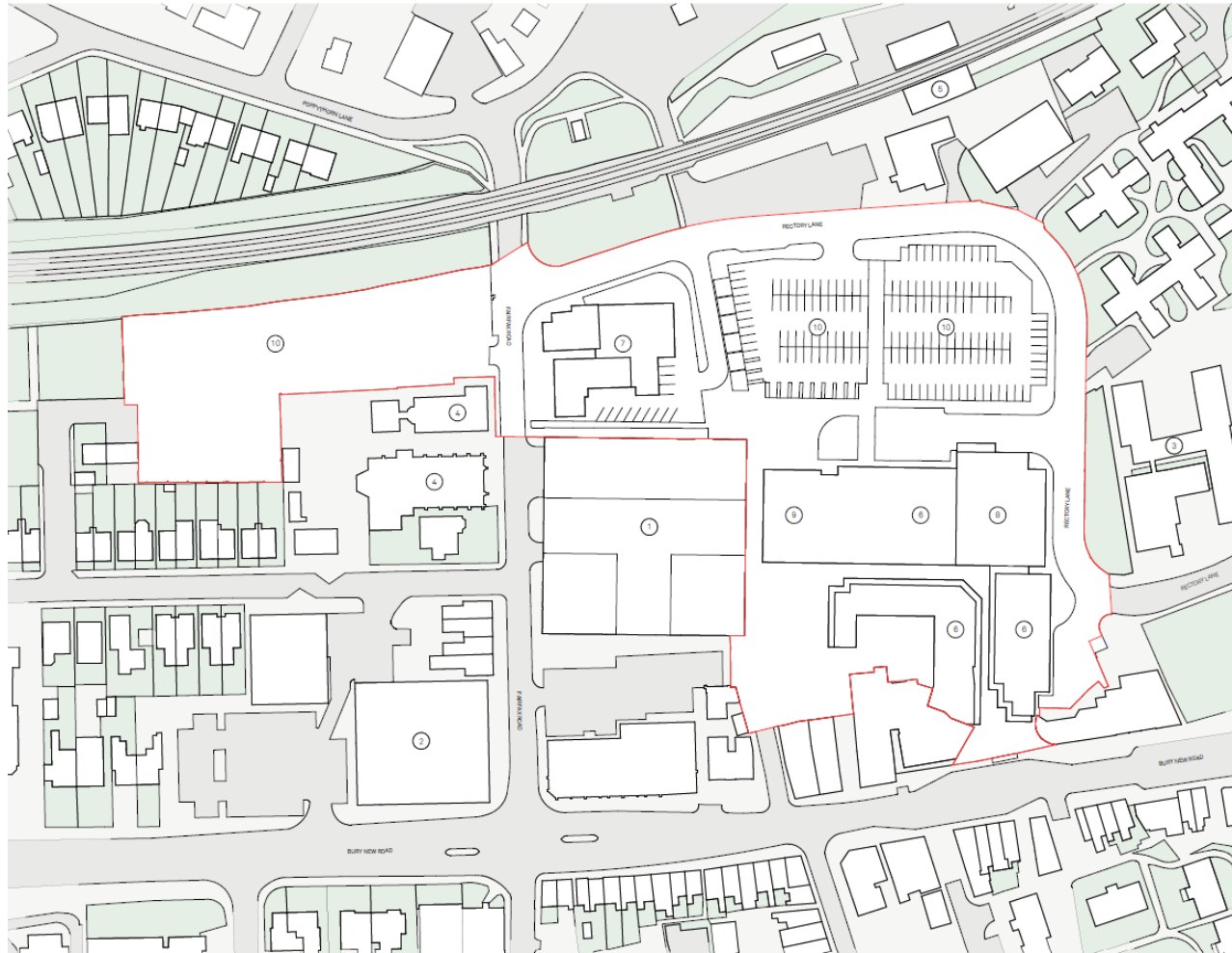


Figure 1: - Existing Site Plan

## 2.0 Development Description

The existing brownfield site is bound by Bury New Road (west), Fairfax Road, Rectory Lane (south), and Metrolink (east). The masterplan will comprise two phases; Phase 1 (full application) includes Plots A, B, C, and G, while Phase 2 (outline) includes Plots D, E, and F which will be subject to future reserved matters applications and therefore only high-level principles are included within this report. Full details would be required to be submitted with subsequent reserved matters applications.

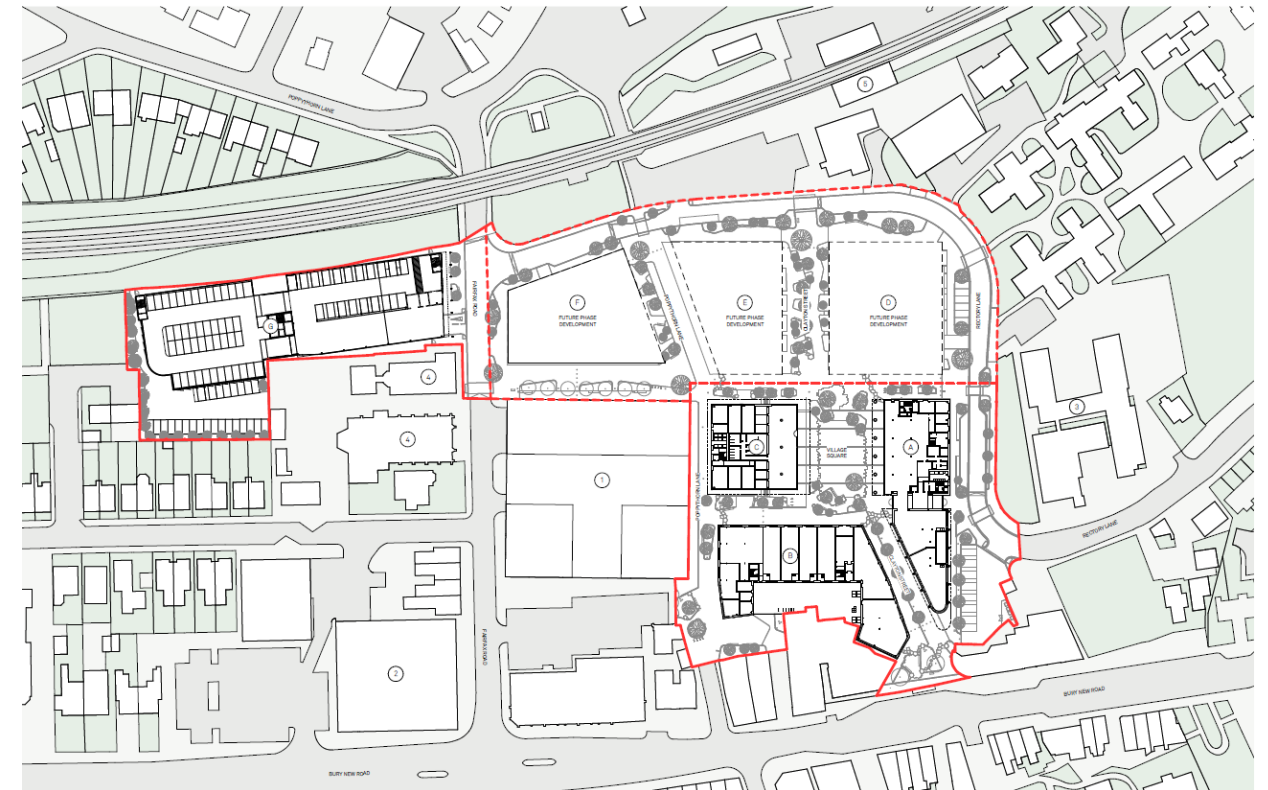


Figure 2: - Proposed Site Plan

Hybrid application comprising: Full planning application proposing demolition of existing buildings and structures and the erection of a phased mixed use development including a Community Hub comprising 'flexible uses' including library, offices, medical or health services (Use Classes F1 (a-f), F2(b), E(c), E(e), E(g)) and retail uses (Use Classes E(a), E(b) F2(a)) and Sui Generis (hot food takeaway and bar), a new Market Hall (Use Classes E(a), E(b) and Sui Generis (hot food takeaway and bar)), a Commercial Building comprising flexible uses including retail, offices, gymnasium (Use Classes E(a), E(b), E(c), E(d), E(g), F2(a), a Travel Hub comprising car parking and cycle parking (Sui Generis), a public square and public realm and associated landscaping, car parking provision, cycle storage and other associated works; and part Outline planning application (with all matters reserved) proposing a phased residential led mixed use development comprising residential (Use Class C3), flexible commercial, business, service, local community and learning uses (Use Classes E, F) and Sui Generis (hot food takeaway and bar), engineering works to Rectory Lane, new public realm, associated landscaping, car parking provision, cycle storage and other associated works.

3.0 Lighting Scheme / Strategy

The following sections provide an overview of the primary lighting strategies which are to be incorporated into each of the buildings which form the development masterplan.

The Lighting strategy will aim to deliver the following objectives:

- Create a safe, secure, and accessible environment for all users of the proposed facility.
- Minimise the impact on the existing surroundings through the use of optimised design principles.
- Adopt a holistically sustainable approach to selection and specification of the lighting.
- Provide an overall lighting concept to achieve the aspirations of the client within the available budget.
- Adopt a controls approach that will allow lighting levels to be modified to suit specific use and unused zones to be switched off in the event that they are not being fully utilised.

The lighting strategy sets out principles to ensure that the lighting solutions are as sustainable as possible, recognising resource constraints, biodiversity, access and inclusion, carbon reduction and health and well-being. It promotes low lifetime cost solutions and the recycling and reuse of lighting components when they have reached the end of their life.

The Lighting Strategy will ensure that the external lighting is as transparent as possible by adopting lighting designs which minimise the number of columns required to achieve necessary lighting levels.

The design of the development will seek to minimise the impact on the surrounding area.

3.1 Design Standards and Legislation

The lighting design will comply with the following key standards where applicable:

- Building Regulations.
- CIBSE lighting guides and recommendations.
- ILE guidance notes for the reduction of obtrusive light.
- British Standards guides and recommendations.
- CIE Standards guides and recommendations.
- BREEAM recommendations for lighting control and light pollution minimisation.
- Lighting design limits set by the ILE/CIE for the environmental lighting zones E1 - E4 where appropriate.

Table 1: - Artificial Lighting Methodology

| Key Impact Appraisal |                                                                                                                                                                                                                                                                |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Security and Safety  | The floodlighting will provide secure and safe use of the facility for staff, visitors, and vehicles                                                                                                                                                           |
| Adjacent Buildings   | Tight illumination control and compliance with 'Dark Skies' recommendations will minimize any impact on the adjacent development and existing amenities. These measures will ensure that there are no increased levels of illumination at the site boundaries. |
| Wildlife and Ecology | The design of the flood lighting will take full consideration of the surroundings and adopt the methods of mitigation required in respect to any wildlife or Ecology issues encountered.                                                                       |
| Carbon Emissions     | Luminaires, controls, and lamps will be selected to provide energy efficient solutions to minimise carbon emissions                                                                                                                                            |

3.2 Lighting Scheme Design

A combination of column mounted and/or building mounted lighting will be provided to illuminate the pedestrian passages / footpaths through the site, as appropriate to provide the minimum required illumination levels and uniformity summarised in the table below.

LED energy efficient luminaires will include the necessary optics, shields and baffles required to control light distribution and minimise light spill.

All luminaires will be provided with efficiency in mind, but overall scheme will but designed in conjunction with available budget.

Where illuminated bollards are provided, these will run parallel to the building elevations and aligned to steps, where applicable.

Up-lighting of selected trees will be provided as appropriate and co-ordinated with the landscape features.

External lighting shall be supplied via a combination of local LV network cabling circuits for any street lighting alterations, external strategically located feeder pillars and internal building supplied circuits from the internal building distribution as required.

Power supplies will be fed via contactor-controlled circuits and lighting contactors will be DIN rail mounted type and installed within either the external feeder pillar OR a separate dedicated enclosure located adjacent to the external lighting distribution board for each development plot.

The design stage lighting scheme has been developed and coordinated in conjunction with the landscape architect - Final details and specification shall be agreed with landscape architect in conjunction with the overall masterplan lighting concept during the subsequent design stages – Refer to Appendix 1 for details.

A summary of the intended lighting design criteria for various zones has been provided below:

Table 2: - Artificial Lighting Design Criteria

| Area                | Min Average Maintained Illuminance | Utilisation Factor | Lamp Source |
|---------------------|------------------------------------|--------------------|-------------|
| Building Perimeters | 5 Lux                              | 0.25               | LED         |
| Public Realm        | 7.5 Lux                            | 0.25               | LED         |
| Main Walkways       | 10 Lux                             | 0.25               | LED         |
| Building Entrance   | 20 Lux                             | 0.25               | LED         |
| Service Yard        | 30 Lux                             | 0.25               | LED         |
| Steps / Hazards     | 50 Lux                             | 0.25               | LED         |

3.3 Lighting Control, Lamps, and Maintenance

Lighting control strategies will make use of time and zone setting control systems to minimise the energy use and improve lamp life whilst ensuring a safe and secure environment.

The external lighting installation will be controlled by a photocell and time clock arrangement. Photocell control will ensure external lighting is switched off during daylight hours.

Time clock control will enable selected circuits to be switched off during the night.

There will be the 7-day 24-hour solar dial type which are capable of tracking SUNSET and SUNRISE.

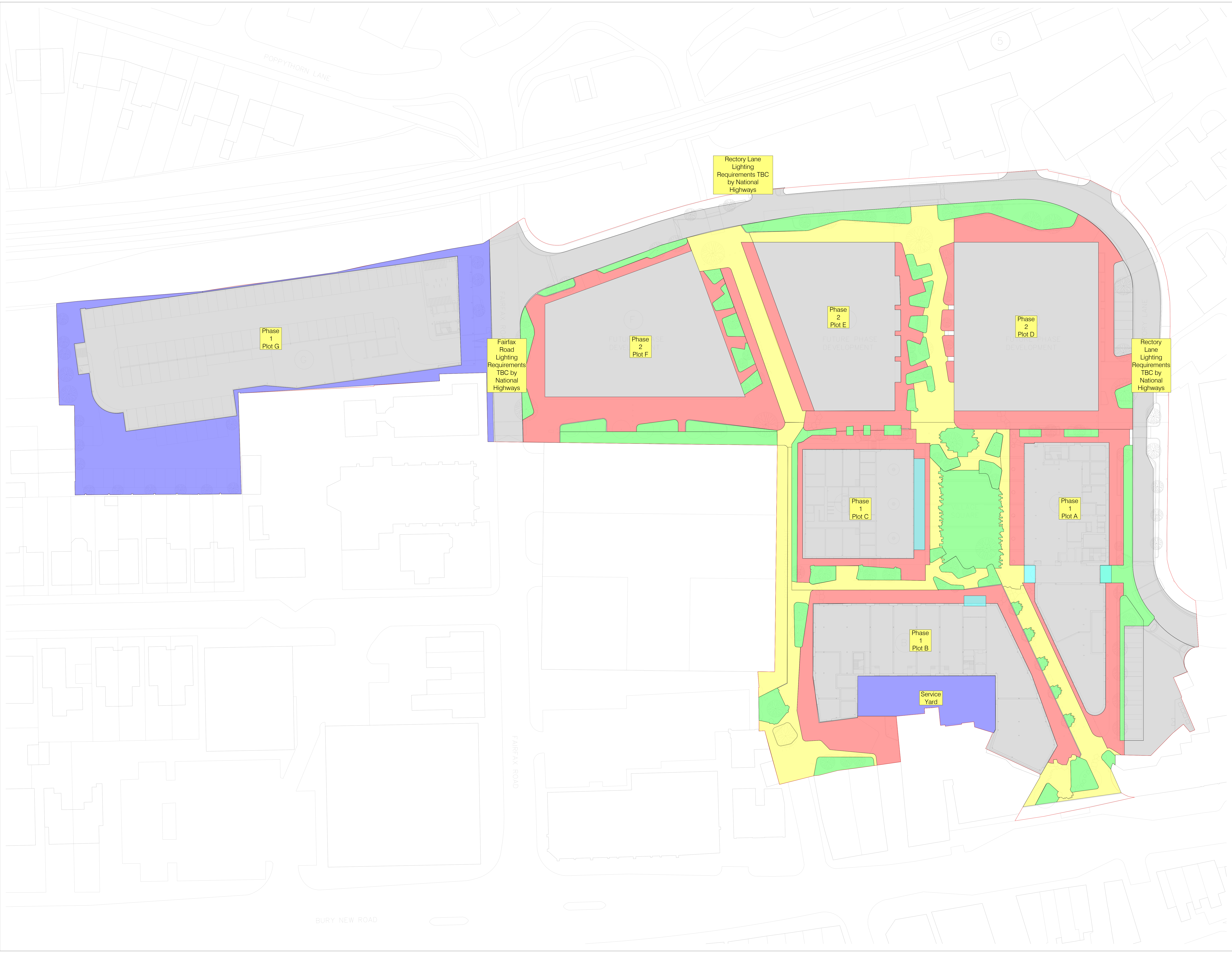
A 3-position manual override key switch will be installed to provide ON-OFF-AUTO control.

Co-ordinated internal building lighting control will be provided to allow limited spill of internal lighting and minimising the potential for further external lighting to external areas.

A manual override switch will be provided to allow the lighting to be turned on / off.

The lamps will be selected to achieve the optimum balance between efficiency, life expectancy, aesthetics, and control requirements for each lighting situation.

# Appendix 1 – External Lighting Design Intent



This drawing was produced in AutoCAD. DO NOT change manually.  
DO NOT scale from this drawing. The contractor must verify all site dimensions.

**Legend**

| Colour   | Criteria |
|----------|----------|
| Red      | 5 lux    |
| Green    | 7.5 lux  |
| Yellow   | 10 lux   |
| Dark Red | 15 lux   |
| Cyan     | 20 lux   |
| Blue     | 30 lux   |
| Magenta  | 50 lux   |
| Orange   | 75 lux   |

|     |      |             |                                                              |         |       |
|-----|------|-------------|--------------------------------------------------------------|---------|-------|
| P02 | 07   | 26          | File naming conventions updated in line with client protocol | TM      | CB    |
| P01 | 21   | 24          | Tender Issue                                                 | TM      | CB    |
| P01 | 06   | 24          |                                                              |         |       |
| Rev | Date | Description | Drawn                                                        | Checked | Drawn |

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Client  
**The Prestwich Regeneration LLP**

Project  
**Prestwich Village  
Plot G - MSCP**

Design Stage  
**Design Stage 3 - Spatial Coordination**

Drawing Title  
**Site Plan  
External Lighting Strategy**

Site Project Number  
**4007**

Scale @ A3  
**1:300**

Drawing Number  
**17300 - HAN - P1 - XX - D - E - 009001**

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