

Our ref: 1005150/007 let sb

18 May 2020

Susanna Bedford
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Sent By E-Mail Only

Dear Susanna,

APPLICATION 191561: FORMER COX AND WYMAN BUILDING, CARDIFF ROAD. READING – ECOLOGY

I am pleased to write in regard to the above application.

As you are aware, the site is the subject of planning permission granted by Reading Borough Council for the demolition of existing site buildings and boundary treatments and erection of 96 no. dwellings including associated surface car parking, public realm and landscaping on land at the former Cox & Wyman building, Cardiff Road. The planning permission is subject to a number of planning conditions, including in particular number 27, which states:

“No development shall commence until a report detailing the lighting scheme and how this will not adversely affect wildlife has been submitted to and approved in writing by the Local Planning Authority. The report shall include the following figures and appendices:

- A layout plan with beam orientation
 - A schedule of equipment
 - Measures to avoid glare
 - An isolux contour map showing light spillage to 1 lux both vertically and horizontally
- and areas identified as being of importance for commuting and foraging bats. The approved lighting plan shall hereafter be implemented as agreed. Reason: To ensure that wildlife is not adversely affected by the proposed development in accordance with Policy CS36 of the Core Strategy.”***

In order to address the requirements of the condition, detailed lighting information has therefore been worked up, as shown at MMA Drawing No. MMA15471] Rev R., which has been submitted to Reading Borough Council, in order to facilitate the discharge of the relevant conditions (see attached – application reference 191561).

In line with my conversation with Giles Sutton earlier today (along with the stated requirements of the planning conditions), I have reviewed the submitted lighting scheme prepared and note that the proposed lighting emplacements and associated vertical and horizontal illuminance spread (over 1 lux) identified on the plan appear to be largely limited to areas of proposed hard landscaping areas/thoroughfares, contained within the internal areas of the site, with much of the site (including proposed vegetated areas) remaining unlit, such that the proposals would not result in any extensive light spill affecting offsite areas, proposed new vegetation or other sensitive features. Further, as set out within the previously submitted information, the site is located within a heavily developed area in central Reading, surrounded by developed areas with associated existing lighting present, such that it is clear that it does not provide an important resource for bats..

Accordingly, I am pleased to confirm that, having reviewed the lighting information, I am satisfied that the lighting scheme (as proposed) will not adversely affect wildlife, in particular in regard to bats, or any other nocturnal/crepuscular wildlife, and it is therefore considered that (subject to the implementation of the proposals in accordance with the submitted information set out), the requirements of condition 27 can be safely discharged.





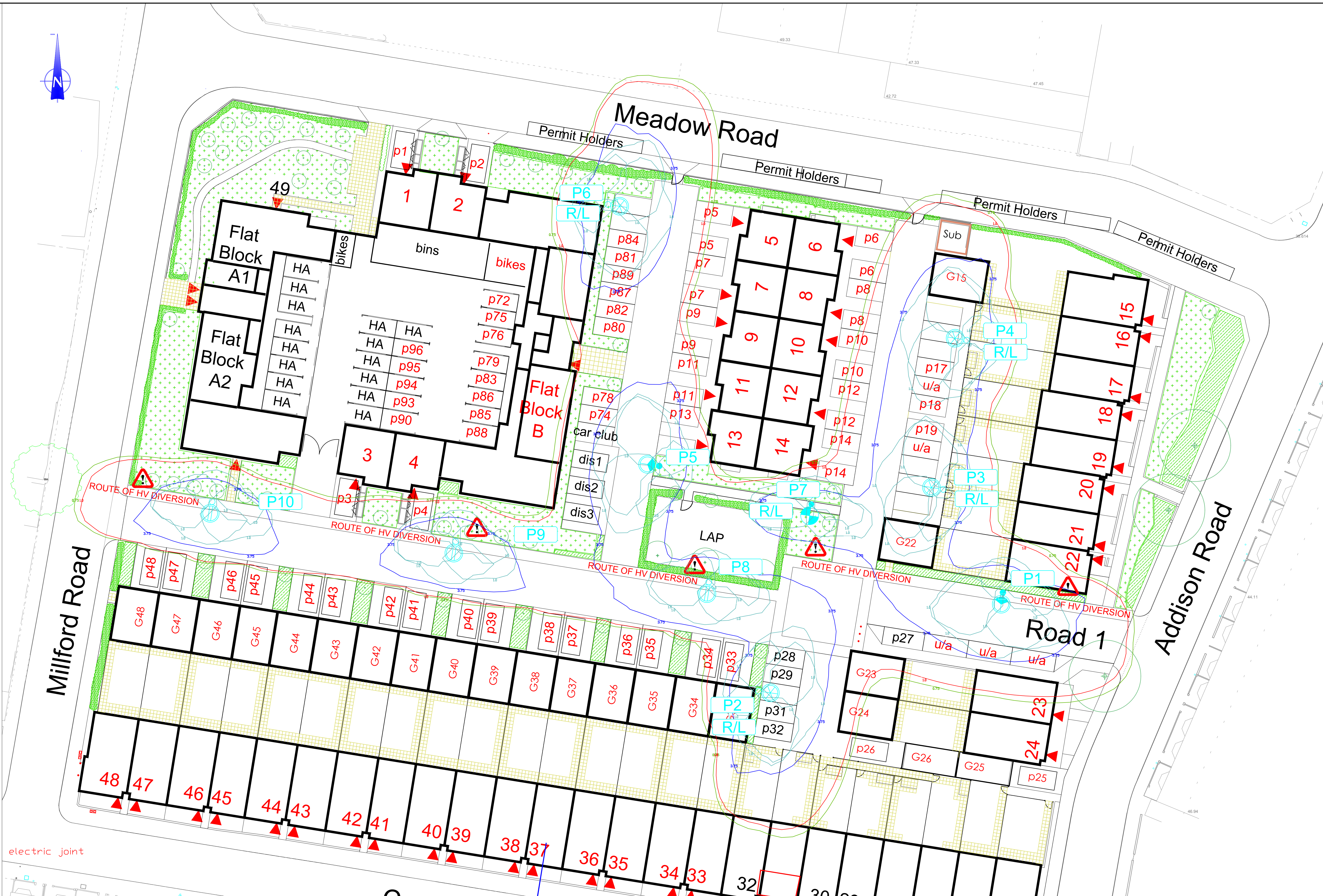
I trust this is self-explanatory and provides appropriate confirmation (along with the previously submitted proposed lighting information) in order to facilitate successful discharge of the condition requirements. However, should you have any queries or wish to discuss further, please do not hesitate to contact me.

Yours sincerely



Dr. Colin Lee
Associate Director
(colin.lee@aspect-ecology.com)

Cc.
Giles Sutton GS Ecology



Street Lighting Key:

Quantity Symbol Description

- 2

Philip Luma Micro NW LED lantern Light Grey finish
post top mounted on 5m column - lantern to be fitted
with rear shield (see specification below)
Photo Cell - Standard 35/18 Photocell
Lighting Column - Proposed 5m galvanised steel
RBC spec column with post top mounted lantern
Ballast - Integral electronic dimmable DALI driver
Lantern - Philips Micro Luma 3.44km (Luma
Micro_BGP615_DW50_3400_20LED_5.1S_CLO_
L90_NW), factory finished Light Grey.
Post top mounted at 5 degree tilt.
Isolator - 32A DP Isolator to RBC Specification
Supply - TBC by Others
Glare - G3 Class
- 3

Philip Luma Micro NW LED lantern Light Grey finish
post top mounted on 5m column - lantern to be fitted
with rear shield (see specification below)
Photo Cell - Standard 35/18 Photocell
Lighting Column - Proposed 5m galvanised steel
RBC spec column with post top mounted lantern
Ballast - Integral electronic dimmable DALI driver
Lantern - Philips Micro Luma 2.0km (Luma
Micro_BGP615_DW50_2000_10LED_5.1S_CLO_
L90_NW), factory finished Light Grey.
Post top mounted at 0 degree tilt.
Isolator - 32A DP Isolator to RBC Specification
Supply - TBC by Others
Glare - G3 Class
- 1

Philip Luma Micro NW LED lantern Light Grey finish
post top mounted on 5m column - lantern to be fitted
with rear shield (see specification below)
Photo Cell - Standard 35/18 Photocell
Lighting Column - Proposed 5m galvanised steel
hinged RBC spec column with post top mounted
lantern
Ballast - Integral electronic dimmable DALI driver
Lantern - Philips Micro Luma 1.44km (Luma
Micro_BGP615_DW11_1400_8LED_5.1S_CLO_
L90_NW), factory finished Light Grey.
Post top mounted at 0 degree tilt.
Isolator - 32A DP Isolator to RBC Specification
Supply - TBC by Others
Glare - G3 Class
- 4

Philip Luma Micro NW LED lantern Light Grey finish
post top mounted on 5m column - lantern to be fitted
with rear shield (see specification below)
Photo Cell - Standard 35/18 Photocell
Lighting Column - Proposed 5m galvanised steel
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Post top mounted at 5 degree tilt.
Isolator - 32A DP Isolator to RBC Specification
Supply - TBC by Others
Glare - G3 Class

DRAWING TO BE PRINTED IN COLOUR TO ENABLE CORRECT VIEWING
OF DRAWING SYMBOLS AND OR ANY PROPOSED CABLEING.

ROADWAY DESIGNED IN ACCORDANCE WITH BS 5489-1:2013 AND
READING BOROUGH COUNCIL SPECIFICATION

Cardiff Road - Reading - Private - Proposed Lighting to P4 class S/P 1.61

$E_{min} > 3.6\text{lux}$ $E_{max} > 5.4\text{lux}$

$E_{min} > 0.74\text{lux}$

Luma 6 year clean-6m column or less

0.90 LMF x 0.92 LMF = 0.828 thus 0.83 MF

NOTES:

Contractor to confirm position of statutory undertakers plant before
commencement of the works.

During works all traffic management to be in accordance with chapter 6
of the traffic signs manual.

All columns shall be located back of path unless otherwise shown in
the drawing. Columns that cannot be located back of path must be
installed as far from the kerb of the highway a minimum of 0.8m.

All lanterns to be fitted with manufacturer provided back shields to
prevent light spillage into adjacent properties.

The client/developer has not indicated any signage or bollards for this
scheme.

All columns located on part of the drawing with no buildings currently
shown may require reviewing/moving at a future date at the developers
risk.

Numbers shown are for design purposes only. Actual numbers should be
agreed with the Developer (Bellway Homes).

Amendment	Date	Initials
R0	Initial Design	13.09.19 MS

MMA

LIGHTING CONSULTANCY

Exterior Lighting Design Specialists

99 Old Bath Road, Summer Field House, Reading, RG10 9QN
Phone: 0118 321 5636 Email: info@mma-consultancy.co.uk
www.mma-consultancy.co.uk

Project title		
CARDIFF ROAD BELLWAY HOMES - READING - PRIVATE		
Drawing title		
STREET LIGHTING DESIGN		
Prepared by	MS	Checked by MC
Scale	1:250 @ A1	Date 13.09.19
Drawing Number	MMA15471/001	Revision Details R0

- Contours
- 1 lux Vertical Illuminance
 - 1 lux Horizontal Illuminance
 - 0.75 lux Horizontal Illuminance
 - 3.75 lux Horizontal Illuminance

HIGH VOLTAGE CABLES ARE PRESENT WITHIN
SCHEME EXTENTS ACCORDING TO SURVEY
INFORMATION

NO WORKS SHALL BE CONSTRUCTED UNTIL
TECHNICAL APPROVAL HAS BEEN OBTAINED FROM
THE LOCAL AUTHORITY BY THE DEVELOPER.
SHOULD WORKS BE CONSTRUCTED WITHOUT
APPROVAL THEY WILL BE ENTIRELY AT THE
DEVELOPERS RISK. UNLESS OTHERWISE STATED
WITHIN THE QUOTATION PROVIDED BY MMA
LIGHTING CONSULTANCY, WE HAVE NOT
SUBMITTED THIS DESIGN FOR TECHNICAL
COMMENTS/APPROVAL.

RESIDUAL DESIGN HAZARDS

Exact location of existing utility services to be determined on site.
Installation works should be carried out in accordance with the
relevant standards including BS7671, G39/1 and the ILP GP03.

1.

Underground telecom cables

2.

LP Gas mains

3.

LV Electrical mains

4.

LP Water mains

5.

HV Electrical mains

electric joint