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24 July 2024

Your contact is: Julie Williams, Planning

Dear Georgia,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 240689

Application type: Approval of Conditions

Address: Richfield Driving Range Ltd Richfield Avenue Reading RG1 8EQ

Proposal: Application for approval of details reserved by condition 12 (External Lighting) of Application 212061

I refer to your application as described above. Condition 12 requires that:

Prior to first occupation of the development hereby permitted full details of all external lighting to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and orientation, any hoods/shades, and an isolux contour map to show light spill levels (down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00 and 23:00) and showing neighbouring buildings. The details shall demonstrate that light levels will not exceed the relevant guidance lux levels specified in the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and shall also demonstrate how glare will be controlled. The approved scheme shall thereafter be installed before first occupation of the buildings or use commenced and the external lighting shall thereafter be maintained and operated in accordance with the approved details.

Pursuant to this condition you have submitted, prepared by DBS:

FS0949-DBS-ZZ-ZZ-TS-E-0004 RevC02 - Technical submission for External Lighting &

FS0949-DBS-ZZ-ZZ-CA-E-0002 Rev C02 - Lighting Calculations for External Lighting

To demonstrate suitability and explain how glare will be controlled to follow lux levels as recommended by the Institute of Lighting Professionals.

The Council's environmental protection team sought further information and confirmation of lighting, particularly for the north facing façade and area. You were able to provide replies as follows:

- Will there be floodlights associated with the MUGA? *No floodlighting proposed;*
- What lights are proposed for the side of the school facing the river? *All lights specified in DBS TS 'FS0949-DBS-ZZ-ZZ-TS-E-0004' & 'FS0949-FBS-XX-XX-DR-E-9020 External electrical services' drawing. It is mix of luminaires used for lighting scheme, River facing side lit with Façade mounted Z1B, Z5B. See print screen below form attached drawing;*
- Where are the bulkhead and eyelid lights to be located? *All luminaires specified in technical submittal FS0949-DBS-ZZ-ZZ-TS-E-0004 and shown in FS0949-DBS-XX-XX-DR-E-9020 included within lighting calculations. Bulkhead luminaire 'Thorn Piazza II' ref - Z1B mounted on building façade, Bulkhead luminaire 'Thorn Eco Lara Vario Flex' with eyelid ref - Z4 mounted in Bin Store internally.*

For added clarity you then provided the following information:

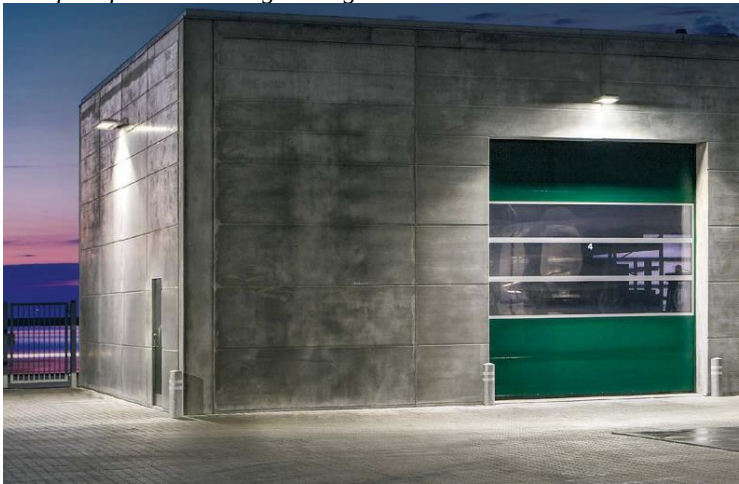
All luminaire types and locations can be easily seen on drawing FS0949-DBS-XX-XX-DR-E-9020_C01 and external lighting calculations document FS0949-DBS-ZZ-ZZ-CA-E-0002_C01 (All snips added below). Please see snip from drawing FS0949-DBS-XX-XX-DR-N-9020_C02, with the note from 'External M&E service legend' below:

A	Access chamber (formed by main contractor) to allow access to valves. Also required at all meter locations
Notes: 1. For building duct entries & pop-ups, please refer to DBS drawing No.: -FS0949-DBS-01-00-DR-N-5000 2. For external electrical services, please refer to DBS drawing No.: -FS0949-DBS-XX-XX-DR-E-9020 3. For lightning protection inspection pit details, please refer to DBS drawing No's.: -FS0949-DBS-01-ZZ-DR-E-9050, FS0949-DBS-02-ZZ-DR-E-9050 4. For electrical incoming ducts & LV panel details, please refer to DBS drawing No.: -FS0949-DBS-01-00-DR-E-5010	

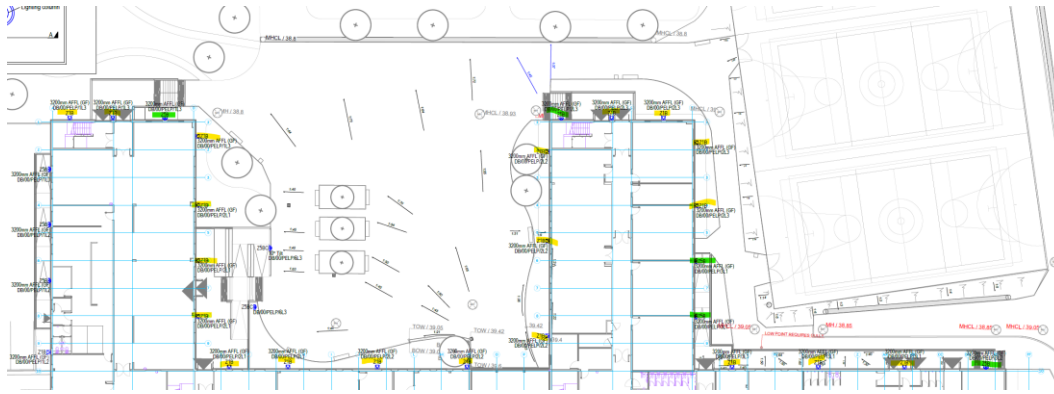
On the facades we have type Z1B & Z5B fittings: Example of Z1B mounting and light distribution



Example of Z5B mounting and light distribution



North façade Z1B – Yellow, Z5B - Green



Snip below from external lighting calculations document FS0949-DBS-ZZ-ZZ-CA-E-0002_C01:

Again Z1B – Yellow, Z5B - Green



All this information has now been considered and it has been confirmed that the information provided satisfies the requirements of this condition. Thank you doing this and for allowing the added time to deal with this application to achieve this position.

Subject to the external lighting being installed as approved before the school opens the first part of the condition will be met. As a reminder, the final sentence of the condition requires that the external lighting be maintained and operated as approved thereafter.

Yours sincerely

Julie Williams

Julie Williams
Planning & Building Control Manager