

LIGHTING VERIFICATION REPORT

West Didsbury & Chorlton AFC, Manchester

Document No. 22/074/LR/02

December 2021

Document Control Sheet

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Date of Issue: December 2021	File Name: Lighting Verification Report Document Ref: 22/074/LR/02	Version: 1 Status: Original

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1. Management Summary

ECS Consultants were commissioned by West Didsbury and Chorlton AFC to carry out verification works to satisfy a planning condition number 5 within the approval document 124335_JO_2019: Decision Notice.

In accordance with the planning notice ECS attended site on the 1st December 2021 to review the intrusive lighting levels to a neighbouring property, subsequent to the club completing remedial works to the lighting system.

Following on from the ECS verification site visit on the 01st December 2021 it has been confirmed that the luminaire has been satisfactorily re-positioned to minimise the intrusive light and glare into the neighbouring property.

Lighting levels were taken within the neighbouring premises at a distance central between the house and the lamppost, with a maximum illuminance taken of 2 lux. This result sits within the permissible value before curfew and post curfew hours.

It is noted that during the survey, the owner of the neighbouring property confirmed the glare no longer caused any issue.

2. Introduction

The following verification report has been undertaken on West Didsbury and Chorlton AFC football pitch, to ascertain whether the column lighting does not still form a nuisance under the Clean Neighbourhood and Environment Act 2005.

ECS Consultants were commissioned by West Didsbury and Chorlton AFC to carry out verification works to satisfy a planning condition number 5 within the approval document 124335_JO_2019: Decision Notice.

In accordance with the planning notice ECS attended site on the 1st December 2021 to review the intrusive lighting levels to a neighbouring property, subsequent to the club completing remedial works to the lighting system.

3. Extent of Remedial Works

ECS Consultants initial Revision B External Lighting Report 22/074/LR/01/B stipulated;

'In addition to the further lighting study, ECS consultants reviewed the entrance way access lighting.

In particular, one floodlight is angled towards the entrance gate; this also causes high amounts of glare into a neighbouring house. It is noted that the illuminance readings within the garden do not exceed the planning maximum value of 10 lux during curfew times. Post curfew, the illuminance levels are exceeded.

It has been determined that the obtrusive light can be nullified by angling the luminaire more towards the gate and introducing a shield to block the light entering the garden. Photographs of the intrusive light are detailed on the layout drawing appended to this report. (Appendix B)'

Following this, the club implemented the recommended works by adjusting the angle of the luminaire to direct all lighting to the entrance, in doing so it was envisaged the intrusive light would no longer cause issues into the neighbouring properties.

4. The Installation

The main carpark lighting consists of two 4m lighting columns with a HQI lamp, these are positioned to illuminate the exit from the pitch side and the entrance ramp into the site.

These are operated via the ticket office at the pitch entrance road, with an operating time of up to thirty minutes after the cessation of the football match or until all vehicles and pedestrians clear the site.

It is noted that the illuminance outside the site boundary cannot exceed 10 lux post curfew hours (22:00) with a limit on the intrusive light being set at 2 lux.

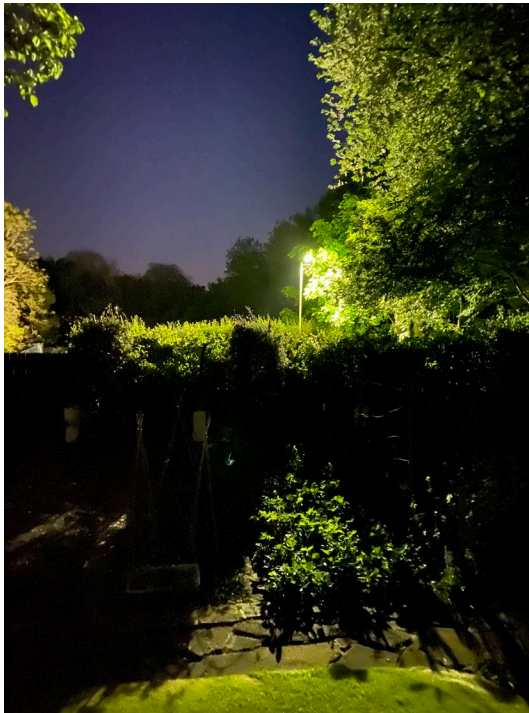
5. Site Verification

ECS Consultants attended site on the 1st December 2021 to carry out the verification works to the column car park lighting.

The weather was clear skies with sporadic cloud cover and no rain.

The photo identified in Fig a, shows the level of intrusive light by the beam direction of the lighting and shadowing of the surrounding area within the garden. Original test result identified the lighting measurement results did not exceed the 10-lux pre-curfew but did exceed the 2-lux post curfew allowance, it was also noted that glare into the garden was causing issues.

Fig A – Original Photograph of Luminaire (Obtained from Report 22/074/LS/01/B)



Under the initial inspection it was noted that the luminaire angle has now been adjusted by approximately 20 Degrees down, and re-orientated to ensure the light beam is directed towards the entrance way.

Fig B shows the new angle of the luminaire with no noticeable beam moving passed the hedgerow into the garden.

Fig B – Luminaire Position (Photo Obtained 01/12/2021)



Illuminance levels were measured utilising the same test equipment as previously used:

Precision Gold NO9AQ Environmental meter (No: 07087416)

It was confirmed via measurement that with the column lighting on the illuminance within the garden does not exceed the 2-lux post curfew limit, ECS also received confirmation from the property owner that the glare issue has been eliminated.

6. Summary

It has been determined that the remedial works undertaken by West Didsbury and Chorlton AFC to rectify the position of the luminaire has been done so to a satisfactory standard.

In addition to this, illuminance readings were taken at an interval of halfway between the column lighting and the property. As this was the best location to pick up the highest illuminance value without being distorted by hedgerows or subject to lower illuminance readings due to distance from the source of light.

Whilst on site, the owner of the property confirmed that the glare from the luminaire was significantly reduced and no longer an issue.

7. Recommendations

All rectification works previously undertaken by the club have satisfied all points raised within the initial lighting report 22/074/LR/01/B.

No further actions are required to adjust the column lighting any further.

It is noted that if the luminaires are replaced then the same luminaire angle, position, color rendition (Kelvin operating temperature) and lumen output shall be equal to the existing luminaire.