External Lighting Assessment

College View, Moss Lane East
Cheshire Homes Group

Date.	25 / 04 / 2025
Issue No.	0002
Project No.	2408

Wigan Hall, New Market Street
Wigan WN1 1HH

T. 01942 945990
E. info@mckeeassociates.co.uk
www.mckeeassociates.co.uk

Issue History Record

Revision	Date	Description	Author	Checked	Approved
0001	22/05/2024	First issue	JM	DMC	DMC
0002	25/04/2025	Second Issue	JM	EK	DMC

Contents Page

0.1 /	Introduction	3
0.2 /	External Lighting Proposal	4
0.3 /	Summary	7
0.4 /	Appendix – External Lighting Layout	8

0.1 / Introduction

This External Lighting Assessment has been prepared by McKee Associates on behalf of Cheshire Homes Group ("the Applicant") in support of a full planning application for the demolition of the existing building on the Site and the construction of a new purpose-built student accommodation ("PBSA") development at College View, 410 – 418 Moss Lane East, Manchester, M14 4PQ.

The scheme involves demolition of 410-418 Moss Lane East and erection of part five, part three storey building for use as Purpose Built Student Accommodation ("PBSA"), associated landscaping, servicing, cycle parking and other associated works. The accommodation will provide:

- 132no. studio apartments (126 studio / 6 accessible (95% /5%))
- Car free development with exception of 2 disabled parking bays
- 40no. cycle parking spaces (31%)

The intention of the assessment is to provide appropriate levels of light to enhance the resident's security and safety whist minimising any obtrusive light and light spillage to neighbouring properties, and has been created in line with the recommendations detailed within:

- ILP Guidance Note 1 – The Reduction of Obtrusive Light
- SLL Lighting Guide 6 – The Exterior Environment
- SLL Lighting Guide 21 – Protecting the Night-time Environment
- NPPF – Paragraph 198 c) which states that new developments should "Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation."
- MCC Core Strategy – Policy DM1 which states that the development should have regard to effects on amenity, including light.

The objective of the proposed lighting is to:

- provide appropriate levels of illumination to allow safe movement around the building
- provide appropriate task lighting where required
- minimise the glare and light spill from the installation
- ensure the installation has low energy usage, including the use of dimmable fittings

Existing levels of lighting external to the proposed site, i.e. street lighting, have not been taken into consideration within the lighting calculations.

0.2 / External Lighting Proposal

Lighting will be provided to the external areas shown on the drawing supplied with this brief. This shall focus on providing perimeter lighting to the building to increase security and provide footpath lighting, footpath lighting through the garden area and task lighting to the bin store and cycle store.

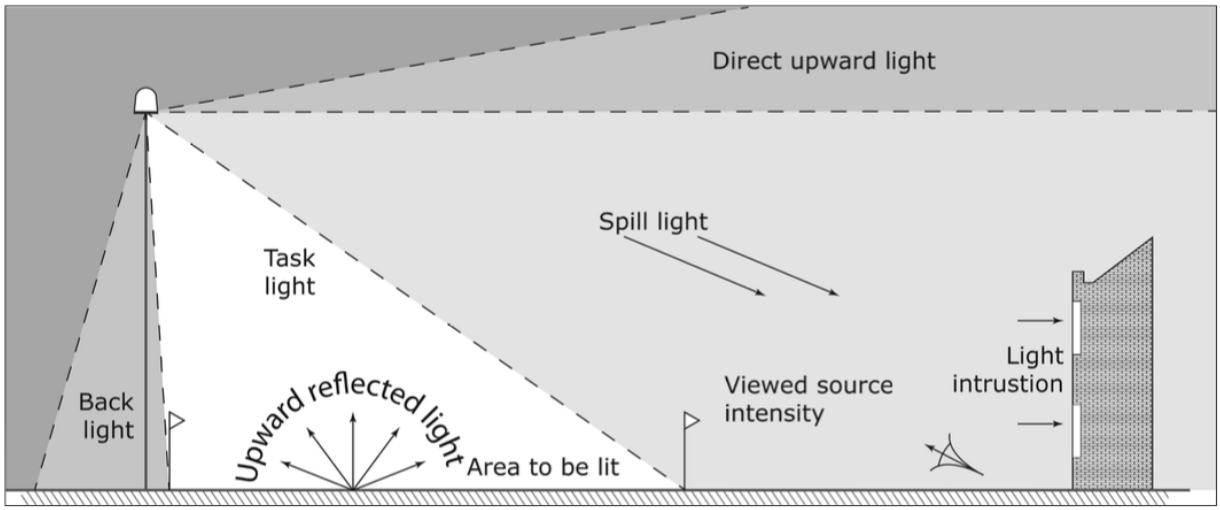


Figure 1 - Examples of Obtrusive Light to be Avoided from ILP Guidance Note 1

Luminaires used will be warm white colour LED and have their heights kept to a minimum to reduce light spill into neighbouring properties with the addition of cowls, louvres, hoods and/or shields to reduce the light spill and upward light further where necessary.

Provided in the appendix is an external lighting layout detailing the positions of required fittings and the lux levels shown as isolux lines, detailing the spread of light in the areas outside the site to a minimum level of 0.2 lux.

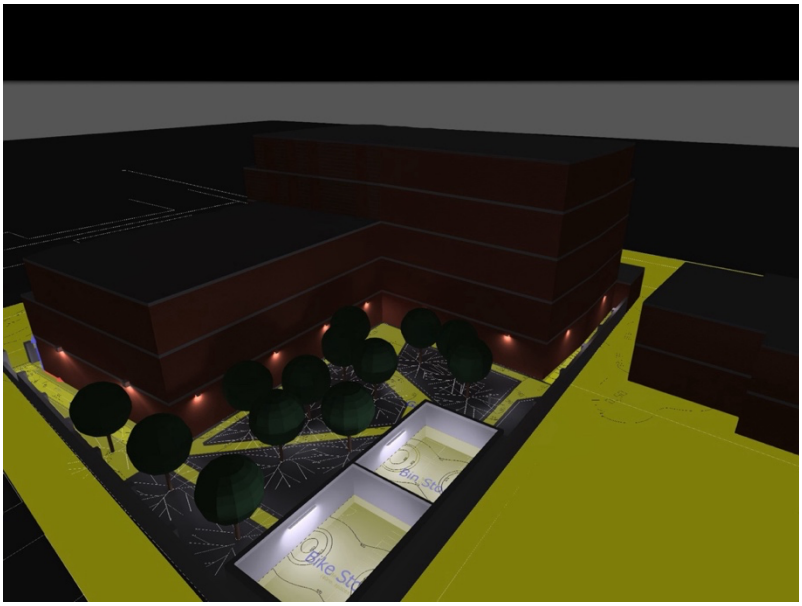


Figure 2 - 3D image of the proposed lighting to the south and east faces of the site

Lighting of the garden area is primarily lit by wall mounted luminaires along the perimeter pathways which is further supplemented by low level bollard lighting to increase the light levels through central pathways (Figure 2).

Perimeter lighting to the east face of the building closest to the neighbouring property have been reduced in height to limit the amount of light spill (Figure 3) whilst continuing to provide the required lighting levels. The maximum single point lighting spill onto the neighbouring property is less than 3 lux with an average spill across the whole face is less than 1 lux.

The bin and bike stores are lit by industrial linear fittings to provide the higher lux level requirements but have been angled to a maximum of 30° from horizontal to provide a spread of light across each area whilst eliminating any spill of light to the external areas.

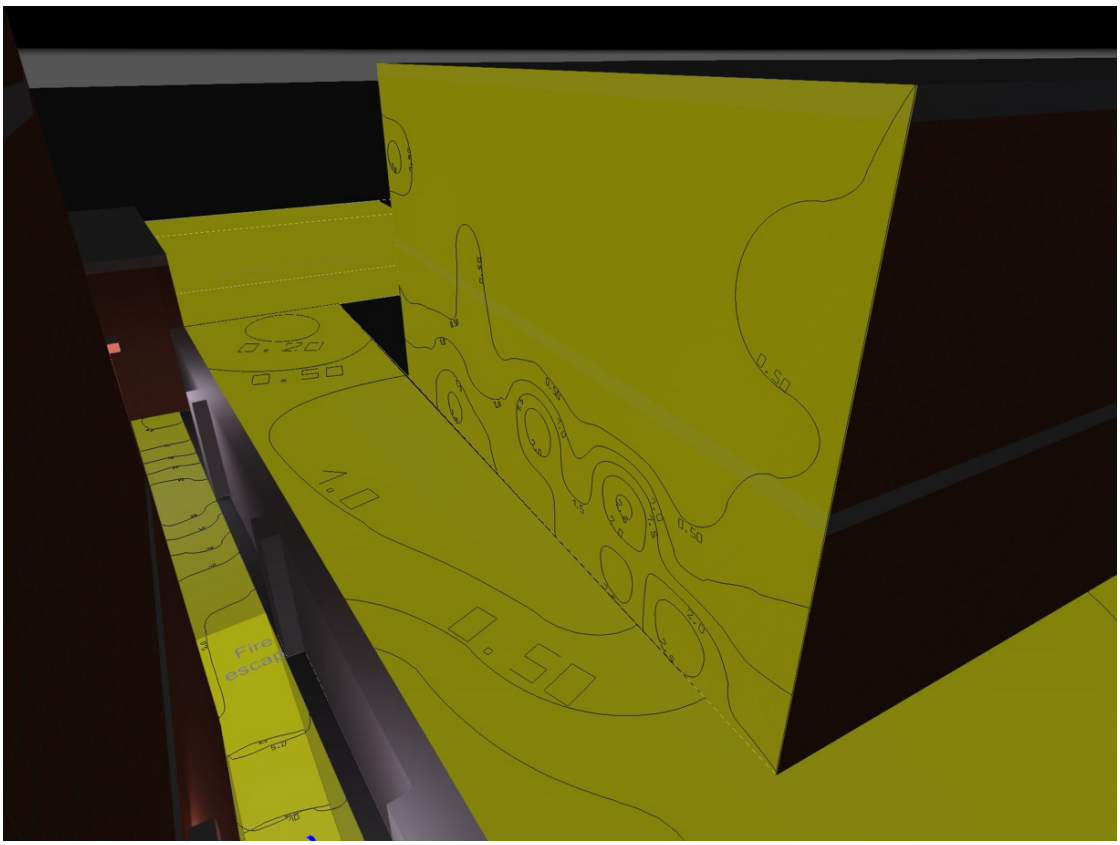


Figure 3 – Lighting level calculation of the light spill to the face of the neighbouring property

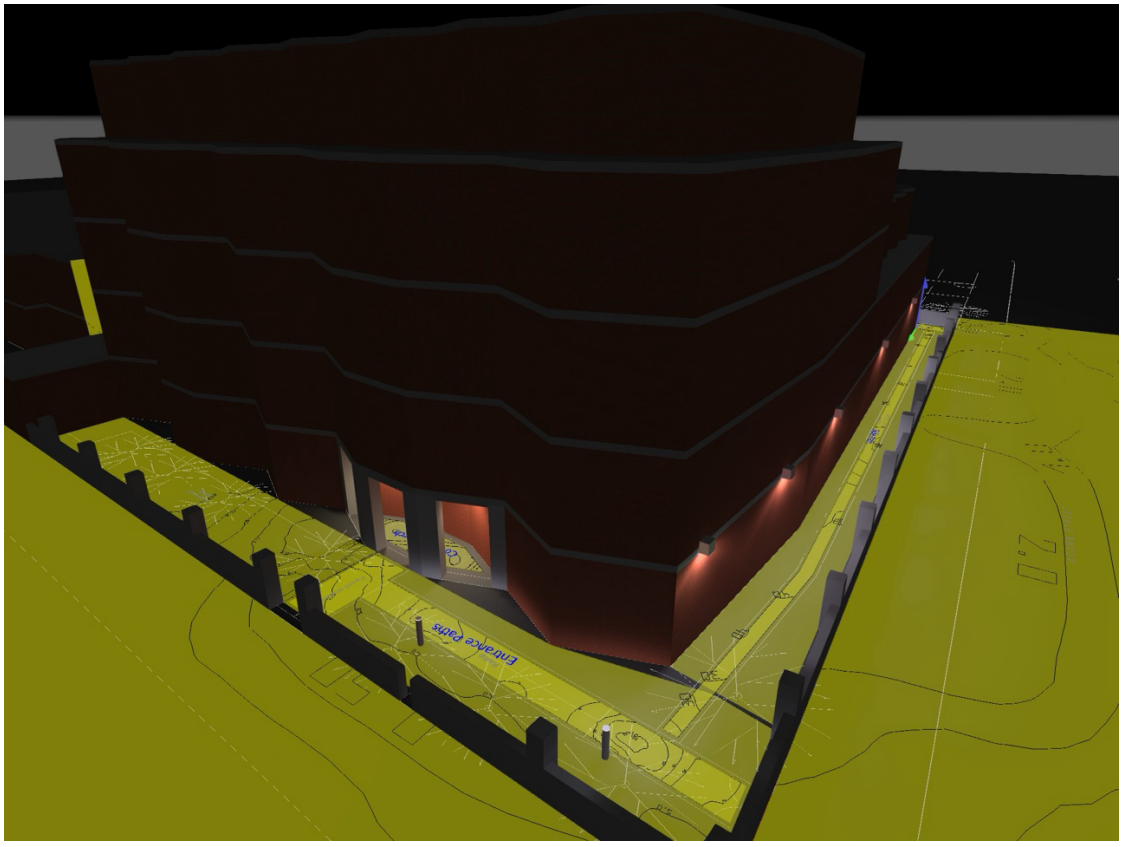


Figure 4 – 3D image of the lighting arrangement to the front of the property

Lighting to the front of the building has been limited to the entrance canopy and path way lighting bollards (Figure 4) as existing street lighting exists and will be retained and provide some lighting spill onto the front of the property and the entrance paths do not extend beyond the canopy. The angular shape of the walls means that the use of wall mounted lighting would produce nuisance light spill into the accommodation, so this additionally added to the conclusion to limit lighting to the front and only utilise downlights for the entrance way.

In reference to the attached lighting plans, the lighting has been split into 4 key zones and lighting types:

Table 1 - Zone Lighting Requirements

Zone	Lighting Types Used	Light Output	Required/Achieved Average Lux Levels	Controls
Pathway Lighting	Wall Mounted Luminaires (2.2-3m) supplemented by Low Level Bollard (1m) as required	3000K Warm White c/w uplight Guards as required	5lx / 15-20lx	Integrated timer clock with daylight sensor
Garden Lighting	Low level Bollards (1m) supplementing wall mounted lights	3000k Warm White c/w uplight guards as required	5lx / 10-15lx	Integrated timer clock with daylight sensor
Main Entrance Canopy	Recessed downlights	3000k Warm White	50lx / 65lx	Integrated timer clock with daylight sensor
Bike/Bin Stores	Industrial linear luminaires mounted at 2m & 30-degree angle	4000k Cool White for task lighting	100lx / 130-150lx	Presence detection with daylight sensor

0.3 / Summary

The proposed external lighting strategy for the College View development has been carefully designed to provide effective illumination for resident safety, accessibility, and site navigation, while also addressing environmental considerations and minimizing the impact on surrounding properties.

A key objective of the design is to balance functionality with environmental responsibility. The use of low-energy LED luminaires, warm white lighting, and intelligent controls—including daylight sensors and presence detection—ensures that lighting is only active when required, thereby significantly reducing unnecessary energy consumption and light pollution. These choices support wider sustainability goals and align with the principles outlined in the National Planning Policy Framework (NPPF) and Manchester's Core Strategy Policy DM1.

The lighting approach is context-sensitive, particularly in areas adjacent to neighbouring properties, where light spill has been minimized through the lower mounting heights and angles of projection. Average lighting spill to neighbouring properties has been kept below 1 lux, well within acceptable limits, ensuring neighbour comfort is preserved.

The site is divided into four key lighting zones—**pathways**, **garden areas**, **the main entrance**, and **stores** — each with tailored luminaires and lux level targets based on expected usage and safety requirements. Task lighting in service areas is deliberately limited by motion sensing to avoid unnecessary nighttime illumination.

Overall, the external lighting scheme demonstrates a **considerate, technically robust, and policy-aligned solution** that enhances security, promotes pedestrian safety, and upholds environmental standards—creating a well-lit yet unobtrusive outdoor environment for residents and the local community.

0.4 / Appendix – External Lighting Layout



GENERAL NOTES:

1. ALL SERVICES ROUTES DETAILED ARE APPROXIMATE AND THE CONTRACTOR SHALL BE RESPOSIBLE FOR DETERMINING THE EXACT ROUTES AND POSITIONS OF ALL INSTALLED SERVICES AND EQUIPMENT
2. THE EXACT POSITION OF ALL SERVICES AND EQUIPMENT SHALL BE AGREED BY THE CONTRACT ADMINISTRATOR
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY CO-ORDINATING ANY SERVICES INSTALLED WITH THE BUILDING FABRIC AND SERVICES INSTALLED BY OTHERS
4. THE EXACT POSITION OF ALL SERVICES AND EQUIPMENT SHALL BE AGREED BY THE CONTRACT ADMINISTRATOR
5. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL DRAWINGS, CONTRACT DOCUMENTATION AND SPECIFICATION FOR THE WORKS.
6. THIS DRAWING FORMS PART OF THE SPECIFICATION AND CONTRACT
7. ALL DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE STATED
8. DRAWINGS ARE BASED ON BEST INFORMATION AVAILABLE AT TENDER. CONTRACTOR MUST MEASURE & PREPARE INSTALLATION DRAWINGS
9. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL, STRUCTURAL & MECHANICAL DRAWINGS
10. DO NOT MEASURE FROM DRAWINGS FOR INSTALLATION PURPOSES
11. FIRE STRATEGY SHALL BE READ IN CONJUNCTION WITH THIS DRAWING AND ALL SERVICES PASSING THROUGH FIRE BARRIERS SHALL BE FIRE STOPPED. ANY EXISTING FIRE STOPS REMOVED DURING STRIP OUT SHALL BE REPLACED.
12. THE CONTRACTOR SHALL CREATE WORKING DRAWINGS FOR THE PURPOSE OF SETTING OUT AND POSITIONING
13. THE CONTRACTOR SHALL ALLOW FOR ALL MATERIALS IN ORDER TO COMPLETE THE WORKS
14. THE CONTRACTOR SHALL LIAISE DIRECTLY WITH THE EXISTING SITE FIRE ALARM, INTRUDER ALARM, ACCESS CONTROL & COMMUNICATIONS CONTRACTORS TO ENSURE SITE STANDARDS ARE MET IN REGARDS TO FORMATTING THE VARIOUS SYSTEMS, DATA & SECURITY.

Revision I01 15/04/25 For Information

Project
College View
Moss Lane East, Manchester

Drawn
JM

Date
April 2025

Scale
1:100 @A0

Client
Cheshire Homes Group

Status
Stage 2 - Information

Sheet Title
Indicative Electrical Services
Proposed External Lighting
With Isolux levels to 0.2lx

Project No.
P2408

Rev
I01

Dwg No.
P2408 MCK 00 DR EL 63 GA01

McKee Associates
WIGAN HALL, NEW MARKET STREET, WIGAN, WN1 1HH
Tel : 01942 945990 Web : www.mckeeassociates.co.uk