Bellway Homes Manchester
304 Bridgewater Place
Birchwood
Warrington
WA3 6XG

Date: 18th March 2025
80-901-L2-1

By email

LIGHTING REVIEW AND LETTER STATEMENT
PITSFORD ROAD, MILES PLATTING

E3P has prepared a Lighting Review and Letter Statement for Pitsford Road, Miles Platting, hereafter referred to as "the site". Current proposals include the construction of residential properties with associated hardstanding.

This letter statement has been prepared to assist in the discharge Condition 7 of the planning application 140311/FO/2024 as follows:

> *7) Prior to the commencement of the development, a bat mitigation strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include: - Methods for undertaking the pre-felling inspection by a suitably licensed ecologist for any trees remaining with bat roost suitability (PRF-I / PRF-M). The results of the inspection should be submitted and approved in writing by the City Council, as Local Planning Authority, prior to the removal of the trees.*
>
> *- Details of the precautionary working measures, including use of machinery to reduce noise and vibration, to be undertaken during the construction period to ensure no disturbance impacts to bats.*
>
> ***- A suitable lighting design that considers the effects of lighting on foraging/commuting bats in addition to biodiversity features in general.***
>
> *The approved strategy shall be implemented as part of the development and any measures agreed shall be implemented during construction works and before the development is first occupied.*

The site is located in the north-east of Miles Platting, Manchester. The site is accessed via Pitsford Road, which defines the northern boundary. An active railway line defines the site's southern boundary and separates the site from industrial units to the south. The site is surrounded by a residential development to

the north, with St. Augustine's Primary School approximately 20 m to the north. Village Park is located approximately 10 m south-west of the site, which extends westward from Queens Road for approximately 380 m.

CONSTRUCTION

To reduce any potential lighting impacts for bats, and other nocturnal wildlife, the following will be adhered to:

- All luminaires are to lack UV elements when manufactured. Metal halide fluorescent sources are not used. LED luminaires are to be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white spectrum (ideally <2700 Kelvin) will be adopted to reduce blue light component.
- Luminaires will feature peak wavelengths higher than 550 nm to avoid the component of light most disturbing to bats (Stone, 2012).
- Column heights are to be considered to minimise light spill.
- Only luminaires with an upward light ratio of 0% and with good optical control are to be used and reference to the ILP Guidance for the Reduction of Obtrusive Light will be made.
- Luminaires will be mounted on the horizontal, i.e., with no upward tilt.
- Any external security lighting will be set on motion sensors and short timers.

POST-DEVELOPMENT

The lighting design has been created according to current standards to ensure that light spill on to adjacent habitats is reduced, in order to minimise any impacts on ecology. All streetlighting is located along the hardstanding road of the development, where proposed buildings will block further light spill. Where lighting is located along the southern boundary adjacent to the railway track, this has been kept to a minimum and positioned on the opposite side of the road and pointed downwards so to not be directed towards adjacent habitat.

As per the lighting plan by Aptus Utilities (AP0524-1254, Pitsford Road (Manchester) Rev01, 2024), external lighting will not exceed 0.5 lux levels on the southern corridor of the railway track, aside from a few small areas, a corridor of 0.5 lux levels will be maintained regardless.

0.5 lux levels is considered to be acceptable levels of illumination within dark corridors, as noted within the Bat Conservation Trust (2023) Institution of Lighting Professionals (ILP) Guidance Note 08/23 'Bats and Artificial Lighting at Night'. As such, no impacts on ecology are anticiapted in terms of lighting.

Yours sincerely,
For and on behalf of E3P Ltd

Max McCormick
Consultant Ecologist