

2 August 2024
Covering Letter C14 – Lighting

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Planning Portal Ref: PP- 13299086

Dear Emily

Town and Country Planning Act 1990 (as amended)

Application to Discharge Condition 14 of Planning Permission Ref: 129081/FO/2021 - 70 Great Bridgewater Street, Manchester, M1 5ES
Application by: Bridgewater Manchester (Luxembourg) Holding SARL

Introduction

Further to the grant of full planning permission at the above site on the 23 April 2021, we write on behalf of Bridgewater Manchester (Luxembourg) Holding SARL to submit details to discharge condition 14 of Planning Permission Reference 129081/FO/2021.

Application Documents

In addition to the specific technical documents and drawings required to satisfy the condition set out above, the application is accompanied by the following:

1. This Covering Letter;
2. The completed application forms

The following technical information has been submitted in relation to the condition:

- a) EL-E-63-301 C1 Canal Elevation External Lighting (prepared by Marketaylor Limited)
- b) EL-E-63-302 C1 East Elevation External Lighting (prepared by Marketaylor Limited)
- c) EL-E-63-303 C2 West Elevation External Lighting (prepared by Marketaylor Limited)
- d) External Lighting Report (prepared by Dialux)
- e) Lighting Measurements Photographs (prepared by Stothers)
- f) External Lighting Lux Levels (prepared by Stothers)

The requisite application fee has been paid via the Planning Portal.

Condition 14 – Lighting

Condition 14 states:

14) Building lighting proposals shall be submitted prior to any external lighting being installed on site. All building lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. Full details of this external lighting, including the following shall be submitted to and agreed in writing before any external lighting has been installed on site:



- a) Details of where external lighting would be installed;
- b) Details of the frequency and duration of use.
- c) Details of the design and appearance of lighting units and the treatment of associated cabling and equipment,
- d) Confirmation of the luminance levels of the lighting and details regarding glare and light spill.
- e) Demonstration of how the lighting has been designed and installed so as to control glare and overspill onto nearby residential properties and confirmation of the luminance levels.
- f) Full details of illumination levels and light spillage into the canal corridor.

We trust that the application provides sufficient details to discharge condition 14 of Planning Permission Reference 129081/FO/2021.

Should you require anything further or have any questions, please contact Jay Patel.

Yours sincerely

A handwritten signature in black ink, appearing to read "Savills", written over a thin horizontal line.

Savills
Planning