

EMBASSY VILLAGE, MANCHESTER

EXTERNAL LIGHTING: CONTROL OF GLARE & OVERSPILL TO NEARBY PROPERTIES

Introduction

Abacus Consult were requested to provide advice on the installed external lighting scheme at the new Embassy Village, Bridgewater Canal, Manchester with regard to its control of glare and overspill of light onto any nearby properties which is required in order to address Planning Condition 11.

Description of Installation

The as installed external lighting installation is detailed on the attached External Lighting Layout Drawing No. L1527-ABA-SI-00-DR-E-63001, the light fittings comprise in the main of wall mounted amenity fittings (types AE, A1E and A2E) which comprise LED lamps with a black 'hood' that directs the light downwards to illuminate the area local to the fitting and to prevent glare and overspill to other areas.

The rear of the development also utilises bollard type luminaires which are low level fittings that provide additional background luminance on the ground at the rear of the new building units and directional floodlights (type B) provide a higher lighting level to the sports area but again light is directed downwards to ground level to prevent spillage to nearby areas.

Resultant Lighting Levels

A lighting plot has been calculated and presented by Tam-lite, the light fitting manufacturer, on their Drawing No. 23902.0 which is included within this technical note.

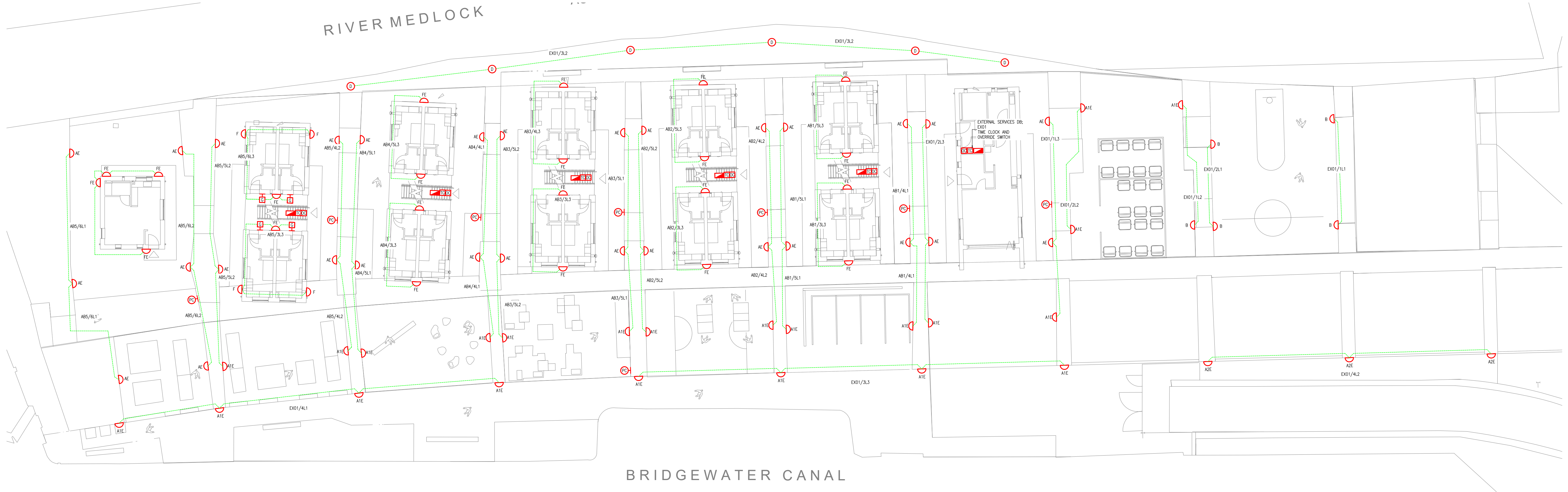
The nearby properties are located on the other side of the River Medlock and Bridgewater Canal and it can be seen on the lighting plot that the lighting levels moving away from the development are greatly reduced with levels generally of only 0 or 1 lux at the extremities before light has even crossed the waterways. These light levels are very low, as a comparison, a full moon would produce a light level of approximately 1 – 2.5 lux.

The light levels at the East extremity of the site show slightly higher levels of illuminance, however there are no properties in this area and this borders the A57 ring road which itself has a high level of illuminance from the street lighting.

Conclusion

It can therefore be concluded that the level of illuminance from the external lighting installation will have a negligible impact on nearby properties.

EXTERNAL SERVICES LEGEND			
TC	TIME CLOCK		
OS	VERRIDE SWITCH		
DB	DISTRIBUTION BOARD		
PC	PHOTOCELL		



REF AE
TAMLITE 7W CITY WLA EXTERIOR WALL LIGHT CW EMERGENCY FACILITY
REF: CWLA90T4WWBM3



REF A1E
TAMLITE 11W CITY WLA EXTERIOR WALL LIGHT CW EMERGENCY FACILITY
REF: CWLA190T4WWBM3



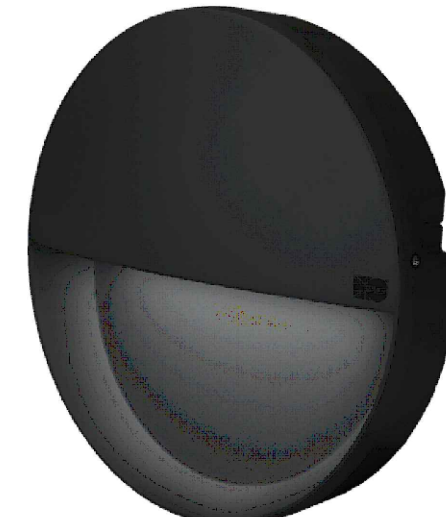
REF A2E
TAMLITE 30W CITY WLA EXTERIOR WALL LIGHT CW EMERGENCY FACILITY
REF: CWLA380T4WWBM3



REF B
TAMLITE 36W FRONTIER FLOODLIGHT
REF: FRN1500T4NMG

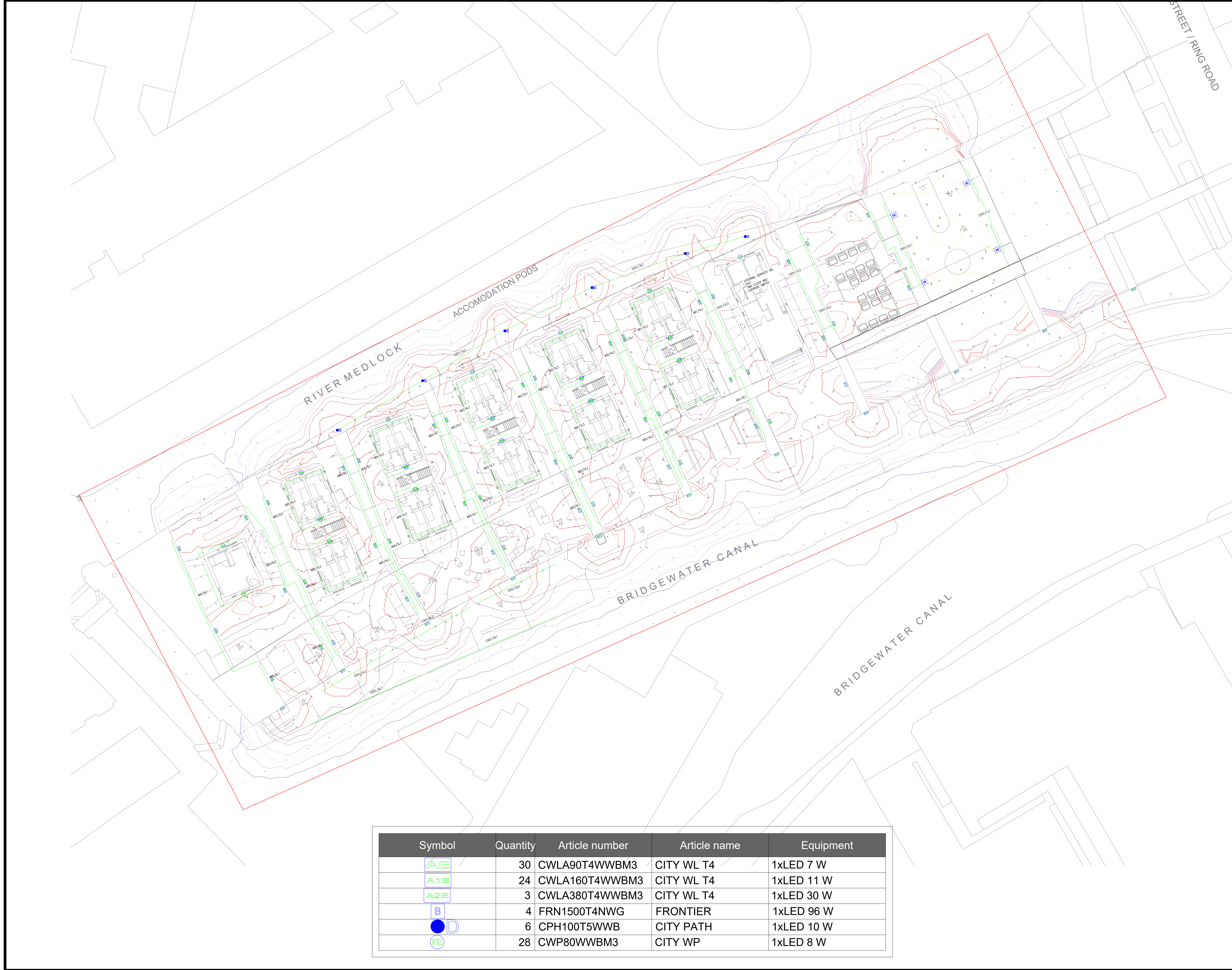


REF D
TAMLITE 10W CITY PATH CPN BOLLARD FITTING
REF: CPH100T5WWB



REF FE
TAMLITE 8W CITY WP EXTERIOR WALL LIGHT CW EMERGENCY FACILITY
REF: CWP80NWBM3

AB01	ISSUED FOR AS FITTED	13/01/2024	E.K.
Rev	Description	Date	Drawn
 Abacus Consult MECHANICAL & ELECTRICAL CONSULTING ENGINEERS ABACUS HOUSE, UNIT 4 PARKWAY BUSINESS PARK, WALTON ROAD, LIVERPOOL, L3 6AP info@abacusconsult.co.uk Tel: 0151 480 8161			
CLIENT: Embassy The MetLife Trust, Lancaster House, Harper Road Manchester M22 4RG			
EMBASSY VILLAGE MANCHESTER EXTERNAL LIGHTING LAYOUT			
Drawing Number	L1527-ABA-SI-00-DR-E-63001	Revision	AB01
Drawing Status	STAGE 6 - HANDOVER	Scale	1:100 @ A0
Drawn	A.C.	Checked	S.B.
Approved	P.A.	Date	NOV 2024



Notes:

- All luminaires used are subject to approval/certification of client/end user.
- Emergency lighting has been designed in accordance with BS5266-1:2016 but is an indicative layout only - additional lighting may be required. All emergency lighting is to be checked and confirmed with a local building/fire control officer and ultimately approved by the owner of the building. As no firefighting equipment has been indicated on the drawings it is to be noted that a standard emergency layout only has been adopted, an increased level WILL be required if firefighting equipment is to be lit correctly.
- This drawing is for schematic purposes only and installation shall fully comply with BS7671 (or National equivalent) and the installation instructions supplied with the product.
- The ambient temperature assumed for this project is +25°C, should this not be the case on site, please ensure you advise us as the luminaires offered may not be appropriate.
- We have utilised a maintenance factor of 0.8 for this project. Reflectance values have been assumed as follows unless otherwise stated:
(Office Type Interior): 70/50/20
(Warehouse Type Interior): 50/30/20
- Final quantities are to be confirmed prior to an order/installation and we will not be held responsible for any errors or omissions.
- Please ensure that this lighting scheme/layout complies with all requirements and if further details/calculations are required please contact us via the below details.

TAMLITE LIGHTING
Stafford Park 12
Telford
TF3 3BJ
01952 292441

ILP theLIA

THIS DRAWING MUST NOT BE SCALED
ALL DIMENSIONS MUST BE CHECKED ON SITE

Project ID:

23902

Project:

Embassy Village
Externals

Proposed Lighting Layout

Date: 23/07/25	Scale: 1:250 @A1	Drawn By: AT
Drawing Ref: 23902.0		Revision: 5