



Dealt with by: Environmental Health

Our Ref: smd/2023/0661

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Email: EHealth.Consultation@highpeak.gov.uk

Date: 13th February 2024

MEMORANDUM: PLANNING CONSULTATION
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LOCATION

**95 High Street
Biddulph**

PROPOSED DEVELOPMENT

Installation of replacement shopfront (retrospective)

Potential Areas Of Environmental Concern.

1. Lighting – (Condition advised)
2. Lighting – (Timings Advised)

Comments

This is a retrospective application and no complaint (noise or light) has been received to date. But we would advise a condition is imposed to ensure that any associated lighting does not increase luminance and/or glare at neighbouring properties. Prior to the installation of any lighting, further detail on lighting specification should be provided if permission is granted. Additionally we would advise any sign lighting only operates during premises opening hours.

Recommendation and condition

Environmental Health have no objection to the proposed development subject to condition.

1. Construction & Demolition Works: Time of operations

Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.

- 08:00 - 18:00 hours (Monday to Friday);
- 08:00 - 13:00 hours (Saturday)
- No working is permitted on Sundays or Bank Holidays.

In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.

Reason: To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

2. Lighting

The artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance or cause glare at the adjoining light sensitive locations (residential) when the light (s) is (are) in operation. Details of all artificial lighting to be installed under this permission should be submitted to and approved by the Local Planning Authority prior to development commencing.

Reason: To protect the local amenities of the local residents by reason of excess of luminance.

Informative/Other Matters

Please be aware that the responsibility for safe development and secure occupancy of the site rests with the developer.

- The lighting scheme should comply with the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2011(or later versions). It should be designed so that it is the minimum needed for security and operational processes and be installed to minimise potential pollution caused by glare and spillage.

Illuminated area m ²	Zone E1	Zone E2	Zone E3	Zone E4
Up to 10.00	100	600	800	1000
Over 10.00	n/a	300	600	600

Environmental Zones			
Zone	Surrounding	Lighting Environment	Examples
E0	Protected	Dark	UNESCO Starlight Reserves, IDA Dark Sky Parks
E1	Natural	Intrinsically dark	National Parks, Areas of Outstanding Natural Beauty etc.
E2	Rural	Low district brightness	Village or relatively dark outer suburban locations
E3	Suburban	Medium district brightness	Small town centres or suburban locations
E4	Urban	High district brightness	Town/city centres with high levels of night-time activity

The guidance advises that, where an area to be lit lies on the boundary of two zones or can be observed from another zone, the limits used should be those applicable to the most rigorous zone.

Regards,
Environmental Health