

Dealt with by: Environmental Health

Our Ref: smd/2026/0154

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Date: 13th April 2026

MEMORANDUM: PLANNING CONSULTATION

LOCATION	215 Ash Bank Fish Bar Ash Bank Road Werrington
PROPOSED DEVELOPMENT	Retrospective Application For External Staircase For Access To Flat

Environmental Concerns:

1. Amenity During Construction (Retrospective)
2. Lighting (Condition)
3. Fire Safety (Consult Fire Officer)
4. Building Regulations (Consult Building Control Officer)

General Comments: according to the application the works have been conducted to ensure compliance with fire regulations.

Building regulations - The proposed staircase should be compliant with Building Regulations - Approved Documents B, K and M. We would advise Building Control and Fire Officer are consulted as this is a retrospective application.

Lighting – there are no lighting details provided, any lighting installed should ensure safe access but not cause an increase in luminance or glare at neighbouring properties. (Condition advised)

Recommendation

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

Lighting Condition: 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 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 illuminance*

Advisory Note/ Informative:

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