



High Peak Borough Council
working for our community

Dealt with by: Rachael Simpkin

Our Ref: DOC/2023/0024

Direct Dial: (01538) 395400 ext. 4122

31st October 2023

Ms C Brearly
The Harris Partnership
Carvers Warehouse
77 Dale Street
Manchester
M1 2HG

Dear Ms Brearly,

Discharge of condition 29 (Food Store Phase) relating to planning permission ref. HPK/2021/0145 at land at Foxlow Fields, Ashbourne Road, Buxton.

I refer to correspondence in connection with conditions imposed on the above planning permission and for the purposes of this letter, please note my comments as follows:

Condition 29

29. No phase of development hereby approved shall be first occupied, until an external lighting scheme relating to that phase has been submitted to and approved in writing by the Local Planning Authority. Any artificial lighting associated with the development must conform to requirements to achieve compliance with the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01-21. No external lighting within any phase of development shall be installed except in accordance with the approved scheme. All external lighting shall be switched off between the hours of 2330 and 0700 on any day.

Reason:- To protect the local amenities of the local residents by reason of excess of illuminance and to comply with Policies EQ6 and EQ10 of the adopted High Peak Local Plan 2016 and National Planning Policy Framework.

CONDITION SATISFIED as follows:

- Aldi Buxton - Lighting Assessment Report 11-04-23
- Appendix A - SEM1190 - E06 Proposed External Lighting Lux Plot - Rev T1
- Appendix B - SEM1190 - E08 Proposed Light Trespass Lux Plot - Rev T1
- Appendix C - Photometric Data
- Appendix D - Manufacturers Literature
- Lighting Shield Locations (received 25.09.23)
- Holophane Lighting Order Form (received 12.09.23)
- Holophane Back Shield & Back Light Shield Photograph (received 03.10.23)

Should you wish to discuss these matters further, please do not hesitate to contact Rachael Simpkin (Senior Planning Officer) on the direct line above.

Yours sincerely,

Rachael Simpkin
Senior Planning Officer
(Majors and Commercial)