

From: [Matthew Rhodes](#)
To: [Rachael Simpkin](#)
Cc: [Planning \(HPBC\)](#)
Subject: RE: 426 - Ferney Bottom Farm Grinlow Road Harpur Hill Buxton - Application Ref No: DOC/2024/0080 & DOC/2024/0081 *URGENT*
Date: 20 December 2024 11:39:17
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Hi Rachael

Application number	DOC/2024/0080	Application type	Discharge of conditions
Site address	Ferney Bottom Farm , Grinlow Road , Harpur Hill , Buxton , Derbyshire , SK17 9JH	Proposal	Discharge of Conditions 24 and 25 in relation to application HPK/2021/0020
Application number	DOC/2024/0081	Application type	Discharge of conditions
Site address	Ferney Bottom Farm , Grinlow Road , Harpur Hill , Buxton , Derbyshire , SK17 9JH	Proposal	Discharge of Conditions 6 and 26 in relation to application HPK/2021/0020

Condition 27 – Artificial Lighting doesn’t appear to be covered by the DOC application. 27. *Prior to building works commencing above foundation level, a detailed external lighting strategy shall be submitted to and approved in writing by the LPA to safeguard bats and other nocturnal wildlife. This shall provide details of the chosen luminaires and any mitigating features such as dimmers, PIR sensors and timers. A lux contour plan shall be provided to demonstrate acceptable levels of lightspill to any sensitive ecological zones/features. Guidelines can be found in Guidance Note 08/18 - Bats and Artificial Lighting in the UK (BCT and ILP, 2018). The lighting strategy shall also conform to requirements to meet 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, dated 2011 (or later versions). External lighting shall only be installed in accordance with the approved strategy.*

The first part of the condition appears to have been suggested by DWT. The second half is based on EH comments. The submitted lighting report may be accepted. This concludes that the lighting strategy is designed to comply with requirements for Environmental Zone - E2.

Regards
Matthew Rhodes
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