

Lighting ASSESSMENT STATEMENT

Advertisement Consent Application – Illuminated signage

Purpose: To support the advertisement consent application and address the Local Planning Authority's request for details of the proposed illuminated signage, operating hours and extent of light spill.

Document Control

Item	Details
Document	Lighting Assessment Statement
Site	KFC Glossop, Unit 1, Glossop Brook Road, Glossop, SK13 8GN
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1.0 Introduction

This Lighting Assessment Statement has been prepared in support of the proposed signage at KFC Glossop, Unit 1, Glossop Brook Road, Glossop, SK13 8GN.

The purpose of the assessment is to describe the proposed illumination of the signage, identify the intended operating hours and explain the measures proposed to minimise unnecessary light spill and potential effects on the surrounding area.

The assessment has been prepared with reference to drawing G211, Proposed External Elevations, prepared by Pye Design Architects in August 2026.

And to support the proposed external lighting scheme ensuring that potential impacts on visual amenity, ecology, transport safety and the surrounding environment are appropriately assessed, minimised and mitigated.

2.0 Site Context and External Lighting Considerations

The building is not currently listed, and the Planning Data interactive map indicates that the site is not located within a designated Conservation Area. The site also lies outside the Green Belt and is situated within an established industrial built-up area at Glossop Brook Business Park, approximately 12 km east-south-east of Manchester City Centre.

Reference to the CPRE Night Blight map indicates that the site is not located within a designated Dark Skies area. The site falls within the mapped artificial night-sky brightness range of 16–32 nanowatts/cm²/sr, indicating an existing level of sky brightness associated with an urban or industrial environment. The site is therefore outside the darkest mapped areas, where sky brightness is below 0.25 nanowatts/cm²/sr, and the lower brightness range of 2–4 nanowatts/cm²/sr.

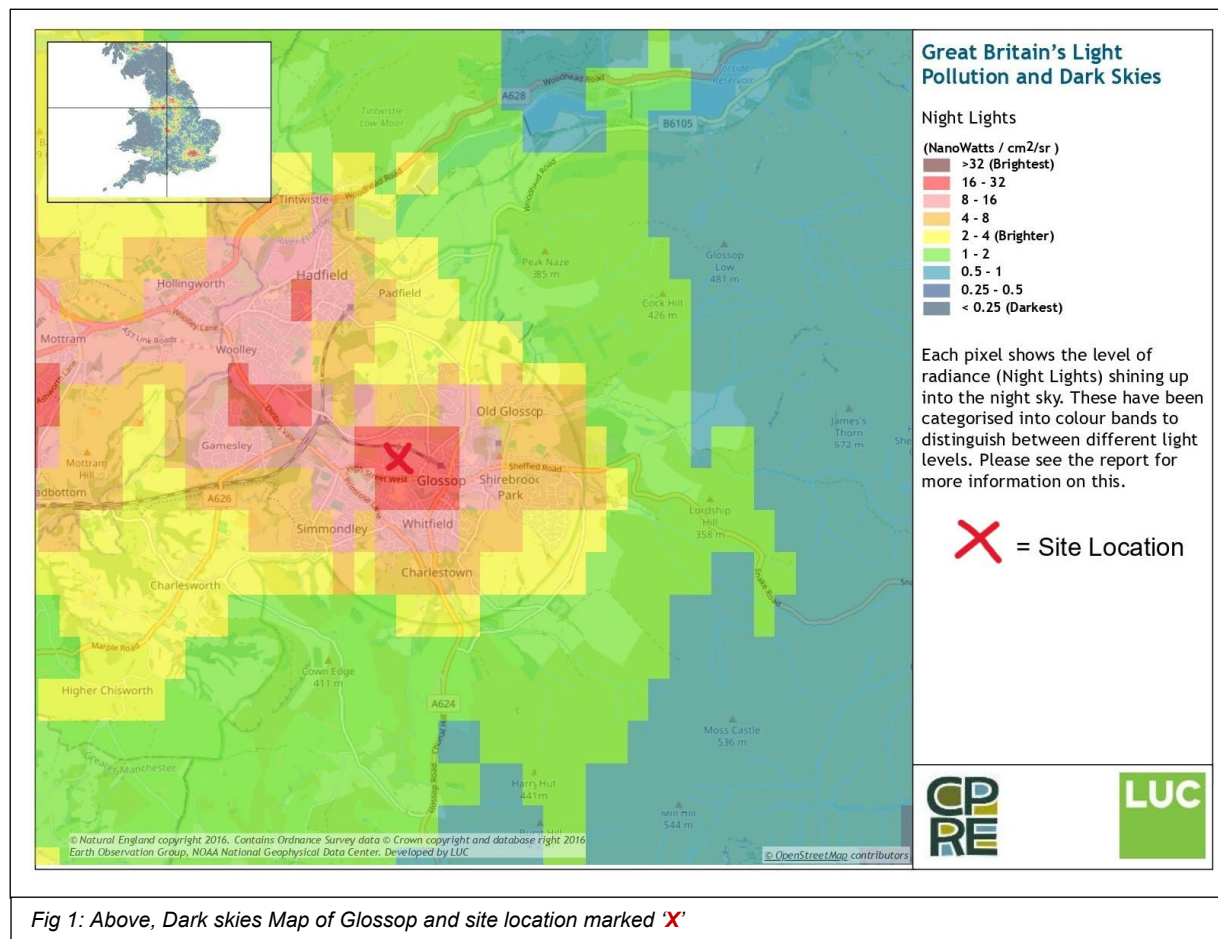


Fig 1: Above, Dark skies Map of Glossop and site location marked 'X'

3.0 External Lighting Design and Mitigation Measures

Careful consideration has been given to the design, specification and operation of the proposed external lighting associated with the signage to minimise unnecessary illumination, limit light spill beyond the site boundary and avoid unacceptable glare or disturbance to neighbouring occupiers. The lighting scheme has been designed to provide appropriate illumination while remaining proportionate to the established industrial and commercial character of the surrounding area.

The lighting scheme has been developed with regard to relevant best practice guidance¹ to minimise light pollution and skyglow. Particular consideration has been given to the following matters:

- **Light pollution and skyglow:** Minimising upward light emissions and unnecessary illumination to reduce the contribution of the signage to artificial sky brightness.
- **Neighbouring properties and ecological receptors:** Controlling light spill and glare to avoid unacceptable effects on neighbouring occupiers and any sensitive ecological habitats in the surrounding area.
- **Heritage assets and visual amenity:** Ensuring that the lighting does not adversely affect the setting of nearby heritage assets or the visual character of the surrounding area.
- **Transport safety:** Avoiding excessive brightness, glare or distraction to users of nearby roads and other transport networks.
- **Energy efficiency:** Using appropriately specified lighting equipment and controls to minimise energy consumption and unnecessary illumination.

The proposed lighting arrangements, including the illumination method for each signage element, operating hours and measures to control light spill, are detailed within this Lighting Statement. These measures are intended to ensure that the signage remains visually appropriate within its context and does not give rise to unacceptable adverse effects on the surrounding environment or neighbouring properties.

The design of the lighting fixtures has also had regard to Paragraph 127 of the National Planning Policy Framework (NPPF), concerning design quality and the creation of places with a high standard of amenity for existing and future users. The lighting has therefore been considered as an integral part of the signage design, with the aim of achieving an appropriate balance between visual prominence, functional requirements and the protection of the surrounding environment.

4.0 Description of the Proposed Illuminated Signage

Signage element	Proposed illumination
KFC Fascia Signage (ES18a)	Internally illuminated fascia signage, with a white face and black background. The drawing specifies 200 cd/m ²
KFC Bucket signs (ES08c)	Three internally illuminated bucket signs, with a specified luminance of 200 cd/m ²
Neon Bucket Portal (ES20.1a)	illuminated bucket portal, with a specified luminance of 200 cd/m ²
HELLO Lightbox (ES03b)	Illuminated lightbox associated with the proposed entrance signage. The Precise illumination specification is to be confirmed.

Digital Menu Boards	Two new double-sided digital menu boards are proposed in association with the drive-through facility. Their maximum luminance and operating settings are to be confirmed.
Collect Signage	White vinyl lettering on a red fascia panel is indicated on the proposed elevations. Whether this element is illuminated independently requires confirmation.

The proposed elevations also indicate that existing external lighting fittings are to be replaced where damaged or vandalised. The specification, positioning and lighting characteristics of the replacement fittings should be confirmed separately, as these could contribute to the overall lighting impact of the site.

5.0 Illumination Levels and Technical Specification

The proposed elevations identify a luminance of 200 candela per square metre (cd/m²) for the KFC fascia signage, bucket signs and neon bucket portal.

The specified luminance should be confirmed against the final manufacturer's specifications and commissioning settings before installation.

For the remaining illuminated elements, the following information should be provided by the signage manufacturer or installer:

- The illumination method, including whether the sign is internally illuminated, edge-lit, halo-illuminated or externally illuminated.
- The light source and colour temperature, where applicable.
- The maximum operating luminance of the digital menu boards and illuminated lightbox.
- Whether the output can be dimmed or automatically adjusted in response to ambient lighting conditions.
- Confirmation that the illumination will be directed towards the intended signage face and that unnecessary light escaping beyond the sign will be minimised.

The final installation should operate at the lowest practical luminance that maintains the legibility and safe use of the signage, subject to the approved signage specification.

6.0 Controls, Operation and hours of use

For the relevant signage, lighting will be controlled via a time clock set to operate between civil dusk and civil dawn, ensuring that illumination is only active when required and limited to hours of darkness. At this location, darkness varies seasonally from approximately 16:20 – 08:10 in winter to 22:00 – 04:15 in summer. The use of timers and/or sensors will prevent operation during daylight hours, thereby minimising unnecessary illumination and reducing potential impacts on residential amenity and ecology. Lighting will operate only during necessary hours, avoiding continuous overnight illumination, which helps to reduce disturbance to both local residents and wildlife. Manual override

will be restricted to maintenance purposes only. The operating hours for each illuminated signage element must be confirmed against the intended opening hours of the restaurant and drive-through facility.

The following schedule is proposed for completion and agreement before submission:

Signage element	Proposed illumination
KFC Fascia Signage (ES18a)	200cd/m ²
Three KFC Bucket signs (ES08c)	200cd/m ²
Neon Bucket Portal (ES20.1a)	200cd/m ²
HELLO Lightbox (ES03b)	100-300 cd/m ²
Digital Menu Boards	Typical daytime illuminance 1,500-3000 cd/m ² (night time 300cd/m ²)
Collect Signage, if illuminated	N/A

The final operating schedule should be consistent with the restaurant's actual hours of operation and any restrictions imposed by the Local Planning Authority.

7.0 Assessment of Potential Light Spill

The principal potential sources of light spill are the illuminated fascia signage, bucket signs, neon bucket portal, entrance lightbox, digital menu boards and replacement external lighting fittings.

Potential effects depend on the orientation of each sign, its brightness, the distance to neighbouring properties, the surrounding background lighting and the hours during which illumination is used.

The proposed signage will be located on the existing commercial premises. The assessment should nevertheless consider the potential for illumination to be visible from nearby roads, neighbouring buildings and any sensitive residential or other receptors.

8.0 How Maximum energy Efficiency is to be achieved

Maximum energy efficiency will be achieved through the use of high-efficiency LED lighting systems, which provide effective illumination at low energy consumption. The luminaires are specified to operate at a maximum of 200 cd/m², ensuring adequate signage visibility without over-illumination or excessive energy use.

The system has been designed to use the minimum number of fittings necessary, with controlled light distribution to avoid wasteful spill and glare. Operation will be managed via a time clock and/or sensors, ensuring the lighting is only active during hours of darkness and when required.

These measures ensure the signage lighting operates efficiently, with reduced energy demand and minimal environmental impact.

9.0 Light Spill Plan

A separate lighting plan should accompany this statement to demonstrate the location and potential extent of light spill from the proposed signage.

The plan should be prepared using a scaled site layout and should identify:

Where necessary, a competent lighting consultant should prepare a lighting calculation or photometric assessment using the manufacturers' photometric data, the proposed mounting positions and the surrounding site geometry. The results should distinguish between existing background illumination and the additional illumination attributable to the proposed development.

- The location and identification reference of each illuminated sign.
- The orientation and direction of illumination.
- The location of the proposed digital menu boards and replacement external lighting fittings.
- The site boundary, adjacent roads and nearby buildings.
- Any nearby residential properties or other sensitive receptors.
- The predicted extent of illumination beyond the site and towards relevant receptors, where this can be established from the available lighting data.

The submitted elevations alone do not establish a quantified light-spill contour or lux level at neighbouring properties. Accordingly, no numerical light-spill levels are claimed in this statement without supporting calculations.

10.0 Environmental Considerations

The proposed lighting should be designed and operated to avoid unnecessary glare, excessive brightness and intrusive illumination of the surrounding environment.

The assessment should take account of the character of the surrounding commercial area, the presence of nearby sensitive receptors and the potential for light spill during hours of darkness.

The proposed use of controlled illumination, appropriate operating hours and suitable lighting equipment will help to limit unnecessary lighting effects while allowing the signage to perform its intended advertising and wayfinding functions.

11.0 Ecological Considerations

The scheme has been designed to minimise impacts on protected species, particularly bats. Measures include

avoidance of lighting along boundary vegetation, hedgerows, and commuting corridors; use of Internal illumination

lighting to reduce ecological disruption. The design of the proposed lighting also meets the requirements of NPPF, paragraph 170 (Natural environment) which focuses on protecting landscapes and biodiversity, which links to controlling artificial lighting in sensitive areas.

12.0 Impact on Amenity

The proposed lighting will not result in unacceptable loss of amenity to neighbouring properties and there will be no obtrusive light². Glare, light trespass, and visual intrusion have been carefully controlled through design, positioning and operational measures. *The proposals will also limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation in reference to the NPPF³*

13.0 Conclusion

The proposed signage at KFC Glossop includes a combination of internally illuminated fascia signage, bucket signs, an illuminated portal, an entrance lightbox and digital menu boards.

The submitted proposed elevations specify a luminance of 200 cd/m² for the fascia signage, bucket signs and neon bucket portal. The technical specifications and operating arrangements for the remaining elements should be confirmed before the final assessment is submitted.

The proposed lighting controls, agreed operating hours and measures to minimise unnecessary light spill are intended to ensure that the signage operates in a controlled manner and limits adverse effects on neighbouring properties and the surrounding environment.

This statement should be read in conjunction with drawing G211, Proposed External Elevations, and the final lighting specifications and lighting plan submitted in support of the advertisement consent application.

14.0 Bibliography

Institutions Professional Lighting Guide 05 (PLG05); The Brightness of Illuminated Advertisements.

Theilp.org.uk. (2021). GN01 For the reduction of obtrusive light 2021.

National Planning Policy Framework 2019 (NPPF 2019)

Mizon, B. and Fris, M. (2016). Lighting: types, qualities and impacts Commission for Dark Skies (CfDS).

15.0 Web references

<https://www.cpre.org.uk/light-pollution-dark-skies-map/>