
Lighting Design Scheme

Change of use of land and buildings from agricultural to storage use (Class B8), with ancillary business use (Class B1), erection of a steel portal frame building (including demolition of agricultural buildings), associated access, fence and gate, hardstanding, and landscaping, and retention of haulage yard in haulage use | Penrhos Farm (incorporating Deytheur Yard), Penrhos Llansantffraid-Ym-Mechain SY22 6QH

Prepared for Mr J Owen, Rebo UK Ltd

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1. This lighting design scheme is submitted in support of an application for *“Change of use of land and buildings from agricultural to storage use (Class B8), with ancillary business use (Class B1), erection of a steel portal frame building (including demolition of agricultural buildings), associated access, fence and gate, hardstanding, and landscaping, and retention of haulage yard in haulage use”* at Penrhos Farm (incorporating Deytheur Yard), Penrhos Llansantffraid-Ym-Mechain SY22 6QH
2. The scheme takes account of Policy DM7 Dark Skies and External Lighting of the Local Development Plan 2011-2026 (the Local Plan) which states:

“Development proposals involving external lighting will only be permitted when a lighting scheme has been provided that demonstrates that the lighting will not individually or cumulatively cause:

- 1. Unacceptable levels of light pollution especially in the countryside.*
- 2. An unacceptable adverse effect on the visibility of the night sky.*
- 3. A nuisance or hazard to highway users including pedestrians, and local residents.*
- 4. An unacceptable disturbance to protected species.”*

3. The nature of the development means that some light sources will be required to allow safe and effective activities within the site to take place. The assessment has identified that the site is located within a relatively dark, rural context with limited existing sources of light. However, the site is located in an area where agricultural activities take place during hours of darkness with use of lighting for visibility (rather than security purposes). In addition, the site incorporates an existing operational haulage yard (Deytheur Yard), that is to be retained in haulage use, and this has one security light at the entrance.
4. In respect of the employment development at Penrhos Farm, there is one external light lit with a single low-wattage fitting of low intensity lighting. Lighting of the site is only required during working hours in winter months. An appropriate cowl/shielding is in place. Light spread is minimised through use of directional lighting and hours of lighting kept to a minimum to reduce disturbance. The light is located on the rear of the farmhouse facing into the site as shown on the Lighting Design Scheme Plan appended to this report.

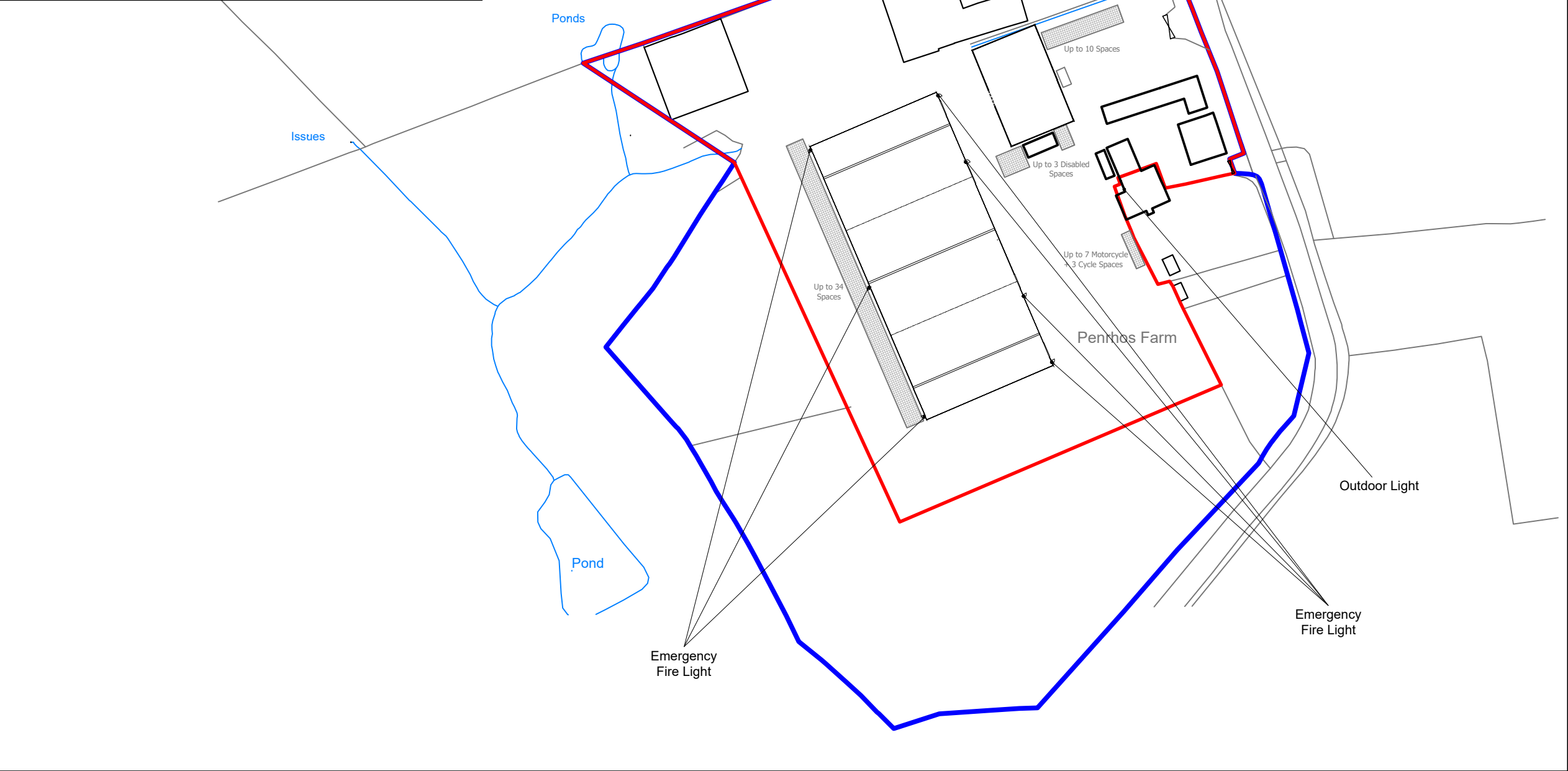
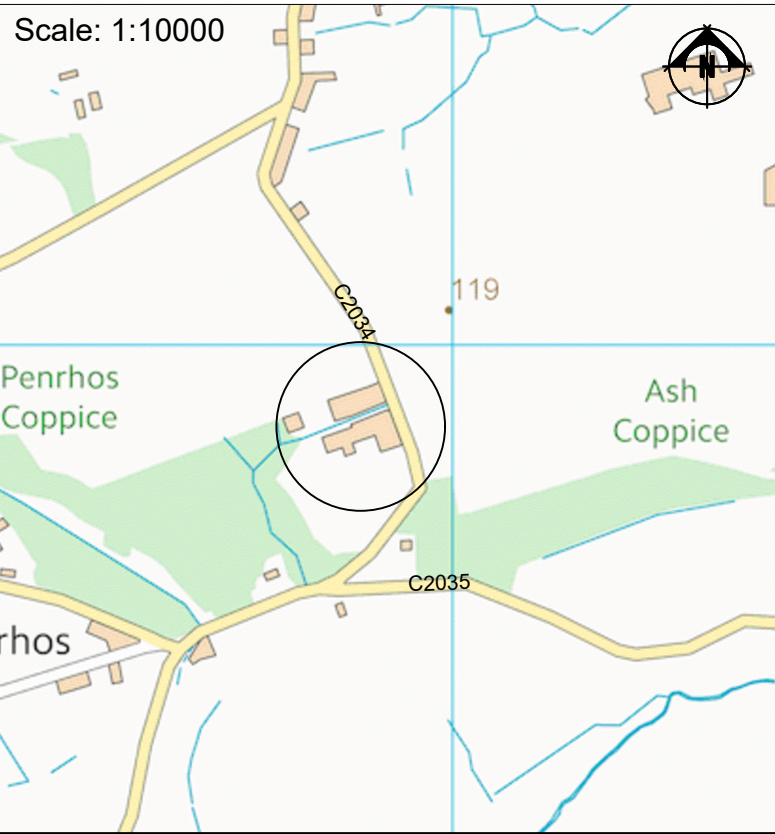
5. There are also emergency fire lights above the passenger doors which are for emergency use only as shown on the photograph below.



6. Overall, there will be no round the clock external lighting and no use of high intensity security lighting. The external lighting is downward facing and protected with a cowl to reduce light spill.
7. The impact associated with this aspect of the development is minimal as there will not be round the clock security lighting and the area of lighting is directed away from the main residential areas, this will respect the rural context of the site. Added to this the lighting is directed downwards and fitted with a cowl to reduce light escaping from

the site. The lighting has been sited and angled to provide the minimum illumination required by the applicant so as not to adversely affect road users, neighbours, the natural environment or wildlife in accordance with Policy DM7 of the Local Plan.

8. It is noted that the lighting detailed in this lighting design scheme is as that submitted in support of a previous application for the erection of the steel portal frame building reference 19/0467/FUL and that no objection was raised in respect of the impact of the lighting on the countryside, night sky, highway users, local residents or protected species in respect of that application, nor the previous application for the change of use of a building under application 19/0610/FUL.



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Red Boundary

Blue Boundary

Rev	Description	Date	Dr by	App by
Original				



Residential - Agricultural - Commercial				
Job	Retrospective planning permission at Penrhos Farm			
Title	Lighting Design Scheme			
Location	Penrhos Farm Powys Wales SY22 6QH			
Client	Rebo UK Ltd			
Scales	1:1250 @ A3			
Drawing No.	RJC-MZ331-16			
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