

## Update Sheet - Planning Committee 7 December 2023

### 07/2023/00655/FUL Holiday Inn Express Preston South

Replacement lighting scheme comprising of twelve no: 4m high lighting columns. Seven columns would have a new single post top mounted LED luminaire mounted at 5° tilt, facing inwards towards the car park and five columns central within the car park would each have two LED luminaires mounted on stub brackets and mounted at 0° to the horizontal plane (Amended Scheme)

#### Additional neighbour representation received stating the following:

*We wish to raise concern over the light pollution from the Holiday Inn car park.*

*We would like to see conditions placed on any planning permission granted that these powerful lights cannot be pointed towards the houses on the residential street of Reedfield Place now.*

*Also significantly we would like a condition added that the hotel not be allowed to gradually angle them to point at us at a later date either.*

In response to the neighbour representation, the National Planning Policy Framework advises that planning conditions should be kept to a minimum. Planning conditions should only be used where they satisfy the following tests:

1. *necessary;*
2. *relevant to planning;*
3. *relevant to the development to be permitted;*
4. *enforceable;*
5. *precise; and*
6. *reasonable in all other respects.*

Condition 2 in the agenda report requires the development to be carried out in accordance with the submitted Lighting Impact Assessment Report. The lighting assessment demonstrates that there will not be any light spill onto existing residential properties. Paragraph 7.2.3 states the proposed LED luminaires that will replace the floodlighting arrangements are specifically designed to illuminate car parks without the need to tilt the luminaires steeply, which is the main cause of light spill and glare. The Lighting Assessment demonstrates that the proposed floodlights will not result in light intrusion for surrounding residential properties and an additional condition is therefore considered unnecessary.