

MEMORANDUM

From:	Tina Cuss Ecology Officer		
Service	WBC Ecology	App No:	250996
Address:	Broom House, Maidenhead Road, Binfield, Wokingham, RG40 5RH.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 230576 dated 06.09.2023. Condition 8 relates to external lighting.		
Type of Development:			
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ **Negotiate the amendments stated below; or**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

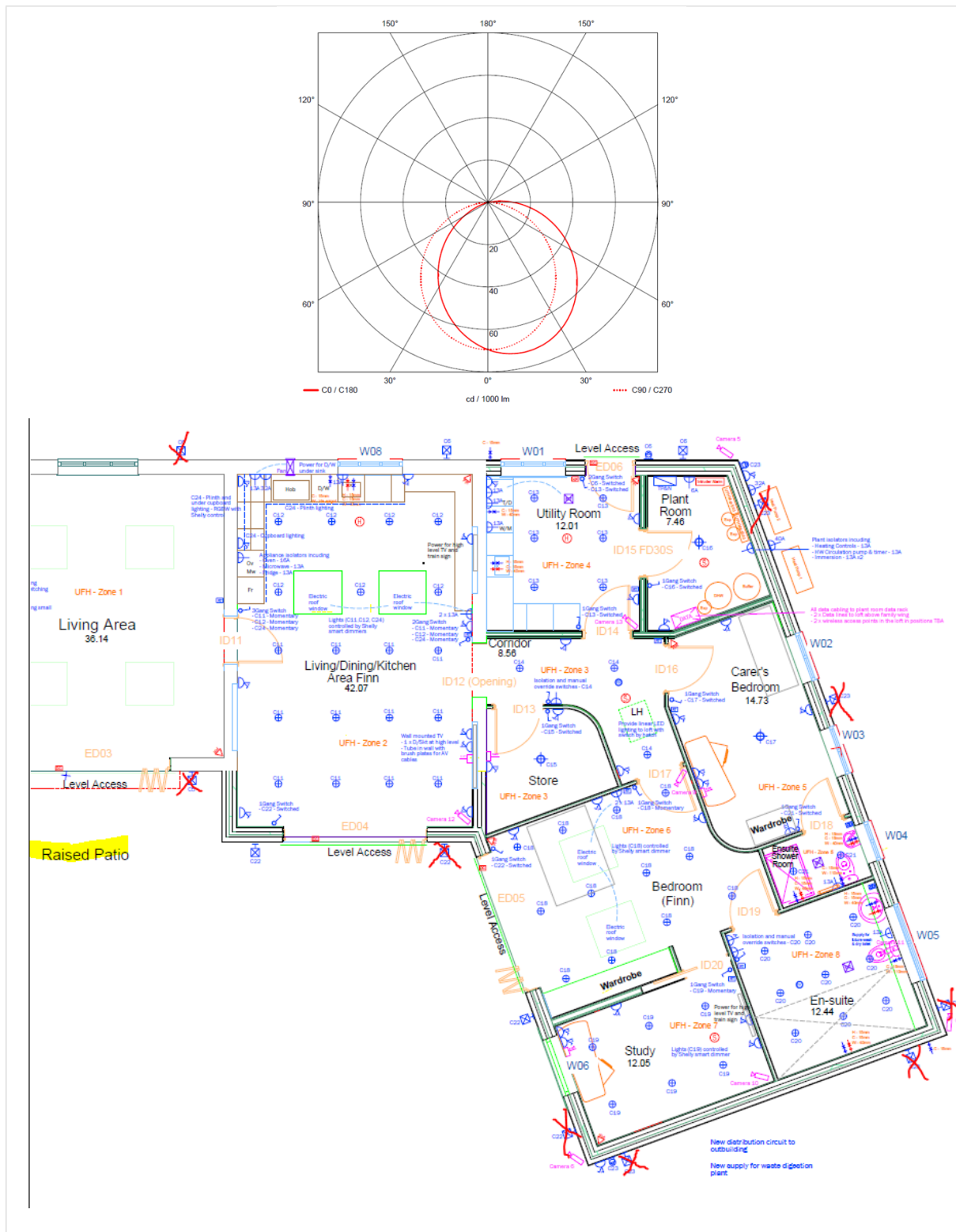
I have reviewed the additional information submitted to discharge condition 8.

I am not satisfied that the 320 lumen OD-YOK high output has been justified. The luminaires are brighter than is necessary and do not adequately conform with recommendations of the Ecologist for 3 lux or lower. There are significantly more wall and ceiling lights than are necessary including lighting in pairs sited close together and luminaries in corners and the end of the buildings. The lighting scheme fails to protect dark corridors around the bat roosts and the southern boundary vegetation.

I request that luminaries with narrower light spill are considered, and the units marked in red which are unnecessary and that will cause excessive light spill and contrast are omitted.

Summary

Awaiting amended details on controls and circuits, lighting contours and measures to control lighting and removal of additional luminaries on the southern, northern and eastern elevations which are not needed for health and safety and lighting of the patio.



Conditions & Reasons (if required)