

11 Hackford Close,
Bury,
Greater Manchester,
BL8 1XP.

6th August 2026

Ben Taylor,
Ribble Valley Borough Council
Council Offices,
Church Walk,
Clitheroe,
Lancashire,
BB7 2RA.

Rachel Ann Lucy



Dear Ben,

HILLSIDE, MOOR LANE WISWELL BB7 9DG REPLACEMENT DWELLING | APPLICATION NO. 3/2024/0184
APPROVAL OF DETAILS RESERVED BY PLANNING CONDITION 5, 8 & 13

On behalf of our client Mr & Mrs Timothy Smith, we are pleased to enclose an application for 'approval of details reserved by condition'. As part of this application, we are applying for permission to discharge elements of condition 5, 8 & 13 attached to planning permission 3/2024/0184.

This submission relates specifically to the material conditions, as described below for your consideration and to allow for these conditions to be formally discharged. We are eager to progress the discharge of these conditions as soon as possible to enable the progression of construction works.

The numbered conditions of planning permission 3/2024/0184 for which discharge is sought and the information being submitted is set out under the headings below:

Condition 5 – Solar Panels

Condition 5 - Notwithstanding the submitted details, prior to their installation, details of the proposed roof mounted photovoltaic panels, including section details, shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.

Please refer to the referenced documents listed below:

- PV Panel - DataSheet - AIKO 465w Panels
- PV Panel - Installation Booklet
- PV Panels - Proposed Location Roof Plan

Condition 8 – External Lighting

No external lighting shall be installed on the dwelling hereby approved, or elsewhere within the site, until details of a scheme for any external building or ground mounted lighting/illumination have been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the submitted details shall include luminance levels and demonstrate how any proposed external lighting has been designed and located to avoid excessive light spill/pollution and shall include details to demonstrate how artificial illumination of important wildlife habitats is minimised/mitigated.

Please refer to the referenced documents & information listed below:

- MEP_External_Lighting_Design_Statement_EC_Services
- WL430L-ATHENA-WALL-LANTERN-LARGE
- Wrath IP67 Recessed Light

Athena Wall Lantern, Large WL430L:

<https://www.hectorfinch.com/products/athena-wall-lantern-large>

A 33W G9 halogen lamp produces approximately 490 lumens. A traditional lantern enclosure with clear glass panels has a typical transmission efficiency of around 75%, giving an effective output of roughly **370 lumens** at the fixture.

As a wall-mounted lantern it distributes light broadly forward, outward and downward. Using the inverse square law ($E = I/d^2$) with an estimated average intensity of ~120 candela in the principal downward/forward zone:

Distance from fitting	Approximate lux
1 metre	~120 lux
2 metres	~30 lux
3 metres	~13 lux
5 metres	~5 lux
7 metres	~2.5 lux

The lantern shape (solid top, glass sides and bottom) means upward light output is minimal — probably less than 1% of total output, which is well within ILP guidance for rural/suburban zones.

The ILP obtrusive light limits for E2 are:

- Maximum vertical illuminance at neighbouring windows: **5 lux** (pre-curfew)
- Maximum upward light ratio: **2.5%**
- No direct upward light above 90°

These lights at typical mounting height of 2–2.5m on a wall would produce less than 5 lux at any neighbouring boundary at typical distances, and negligible upward spill given the lantern design. These should comfortably satisfy E2 criteria.

Wrath IP67 Recessed Light (WLWRA100BRABRA):

<https://www.pooky.com/products/wrath-recessed-light-in-antique-brass>

- Fitting: MR16 (user-supplied lamp, up to 6W max)
- 12V DC
- Recessed depth: 11.3cm, 10cm diameter opening
- IP67

The fixture takes a standard MR16 LED lamp up to 6W. I've calculated at both 6W (worst case) and 3W (more typical for deck use). A 6W MR16 LED produces ~500 lumens; 3W produces ~300 lumens, both typically at a 38° beam angle.

On-axis lux (directly above the fitting — worst case, straight up in the beam)

Height above deck	6W MR16 (~500lm)	3W MR16 (~300lm)
0.5m	~5,800 lux	~3,500 lux
1m	~1,450 lux	~870 lux
2m	~360 lux	~217 lux
3m	~160 lux	~97 lux

These on-axis numbers look alarming but are directly above the fitting — not relevant to neighbours.

Condition 13 – Site Access

Within three months of the date of this permission, a scheme for the construction of the new site access and the off-site works (clearing of the vegetation located within the sites visibility splays) of highway mitigation has been submitted to and approved in writing by the Local Planning Authority. Works may commence utilising the existing site entrance only until an agreement is in place.

A section 278 agreement was signed on 22nd July 2026.

Ref: LSG4/MN1/894/19628.

Payment for the discharge of planning condition application will be provided by Mr & Mrs Timothy Smith. I trust that this letter and supporting documentation attached provides you with the information that you require to discharge the aforementioned planning conditions, and in this instance specifically related to the site drainage proposed for the project.

Should you have any queries or wish to discuss anything further please do not hesitate to call.

Yours sincerely

Rachel Baldwin
Principal
RALA