

Discharge of Condition 10 – External Lighting Scheme

Planning Ref: P/23/0133

Site: Former Ynysgau Chapel, Wyndham Street, Troedyrhiw, Merthyr Tydfil, CF48 4JY

Condition 10 Wording

No external lighting shall be installed on site until a lighting scheme which avoids adverse impacts upon bat activity, particularly along the dark flight path identified in the approved Bat Survey Report (received 11th April 2024), has been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and retained as approved thereafter.

Lighting Scheme Statement

To satisfy Condition 10, the following sensitive external lighting scheme is proposed for each of the two dwellings:

- 1 x wall-mounted external PIR sensor light will be installed above the main entrance door to each dwelling. These lights are designed to provide safe access for residents and visitors in compliance with Part M4(1) of the Building Regulations.
- 1 x wall-mounted external PIR sensor light will be installed at the rear of each dwelling, positioned to serve the back garden. This will ensure minimal light spill while providing practical illumination when required.

Lighting Specification

Each light fitting will conform to the following specification:

- Fully shielded downlight design
- 3000K colour temperature (warm white, bat-friendly)
- Maximum output of 500 lumens
- PIR sensor with 60-second timer and dusk-to-dawn override disabled
- Mounted no higher than 2.2m above ground level

The rear gardens of the proposed dwellings face west, in the direction of the identified bat foraging and commuting corridor described in the approved Bat Survey Report (Wildwood Ecology, September 2023).

- Rear PIR sensor lights will be mounted on the rear elevation of each dwelling, positioned close to the side (flank) walls and angled inward toward the rear doors, avoiding direct illumination of the western boundary and adjacent habitat.
- All fittings will be low-lumen (max 500 lumens) and emit a warm white light (3000K) to minimise ecological disruption.
- PIR sensors will activate only when motion is detected and will switch off after 60 seconds, with dusk-to-dawn functionality disabled.
- The fittings will be fully shielded, ensuring no upward or outward light spill into the surrounding habitat.

The floor plan shows a two-room apartment with the following details:

- Overall Dimensions:** 8600 (mm) by 4662 (mm).
- Rooms:**
 - Living Room:** Features a TV/SAT and TEL outlet, a fireplace, and a window with a view.
 - Kitchen:** Includes a cooker, sink, and storage units.
- Entrance:** A small entrance area with a door and a coat closet.
- Bathroom:** Located between the living room and kitchen, featuring a toilet and a shower area.
- Bedroom:** Located at the rear of the apartment, featuring a bed and a window.
- Technical Specifications:**
 - Room numbers: 4662, 9560, 4634.
 - Room area: 12.17, 19.04, 19.51, 29.51, 16.78.
 - Room volume: 11.1, 11.1, 11.1, 11.1, 11.1.
 - Room type: 11.1, 11.1, 11.1, 11.1, 11.1.
 - Room use: 11.1, 11.1, 11.1, 11.1, 11.1.
- Furniture:** Includes a sofa, armchair, coffee table, dining table, chairs, bed, and kitchen appliances.
- Windows:** Large windows in the living room and bedroom, and smaller windows in the kitchen and bathroom.
- Doors:** Entrance door, living room door, kitchen door, and bedroom door.
- Storage:** Coat closet, wardrobe, and kitchen storage.

Figure 1 - Showing PIR sensor light locations on rear elevation