

1 April 2025
Cover Letter – Batch 4



Director of Planning
Kirklees Council offices
Civic Centre 3
Market Street
Huddersfield
HD1 2EY

Amy Pickering

3 Wellington Place
Leeds LS1 4AP

Planning Portal reference: **PP-13889554**

Dear Sir/Madam,

Discharge of condition 12 of planning application reference 2023/62/93486/E relating to the commercial development at Shaw Cross Business Park Owl Lane, Dewsbury, WF12 7RD.

On behalf of our clients, Crossbay II (UK) Propco 1 Limited, we are seeking to discharge condition 12 in respect of the planning application reference 2023/62/93486/E.

Stocktake and background information

Planning consent was originally granted on the 16th May 2024, under application reference 2023/62/93486/E, for a *'Full Planning Application for building subdivision to create two separate units of General Industrial (B2) and Storage and Distribution (B8) Use, associated re-orientation of car parking and service yards, erection of a noise barrier and the addition of associated ancillary office space.'*

Following the granting of planning consent in May 2024, we are now looking to implement the permission (referenced: 2023/62/93486/E) and therefore want to discharge the outstanding 'prior to occupation' conditions.

As the first step, this discharge of conditions application relates to conditions 4, 5 and 6 of application reference 2023/62/93486/E.

Submission documents

- Photographic Evidence of Lighting (Condition 12)
- External lighting and ducting layout sheet 1 of 2 (Document Reference: 6725-CBC-00-00-DR-U-96002)
- External lighting and ducting layout sheet 2 of 2 (Document Reference: 6725-CBC-00-00-DR-U-96003)

Conditions

The relevant condition to this discharge of condition application has been outlined below. This condition is attached to application reference 2023/62/93486/E.

Condition 12 states:

'Before the installation of external artificial lighting commences, a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme should include the following information:

- a) The proposed hours of operation of the lighting*
- b) The location of all the luminaires*
- c) The proposed design level of maintained average horizontal illuminance for the areas that needs to be illuminated.*
- d) The measures that will be taken to minimise or eliminate glare and stray light arising from the use of the lighting that is caused beyond the boundary of the site*

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*e) The methods of switching and controlling the lighting so that it is only operated at the permitted times and at times when it is required.
No external artificial lighting shall be used unless the lighting has been installed and operated in accordance with the approved scheme.'*

Discharge of Conditions application and next steps

Condition 12

Condition 12 requires the submission and confirmation of the external lighting to be erected at the above property. We therefore provide the following information in line with the condition.

The location of all the lighting

Please find attached to this discharge of condition application, the following drawings which show the location of the lighting to be erected:

- External lighting and ducting layout sheet 1 of 2 (Plan Reference: 6725-CBC-00-00-DR-U-96002)
- External lighting and ducting layout sheet 2 of 2 (Plan Reference: 6725-CBC-00-00-DR-U-96003)
- Lighting design layout and description (Plan Reference: Kingfisher Lighting Design)

The drawings show lighting to be erected externally on all four sides of units one and two. There are to be 6 different LED lighting specifications as follows:

- 120W LED 4000K VIVA-CITY Flood 810mA with FW70 forward throw optic column mounted at 8m
- 120W LED 4000K VIVA-CITY Flood 810mA with FW70 forward throw optic wall mounted at 8m
- 60W LED 4000K VIVA-CITY Flood 610mA with FW70 forward throw optic wall mounted at 6m
- 72W LED 4000K 100mA ITALO 1 (4 module) with S05 optic column mounted at 6m
- 6W LED 4000K 205mA SEMITA Urban Emergency with OC path optic wall mounted at 1.8m
- 24W LED 4000K SEMITA Urban 920mA with FL flood optic wall mounted at 5m

According to the plans submitted, the six different types of lighting are located surrounding all four sides of the units.

Please refer to document titled 'Photographic Evidence of Lighting, which provides photographic evidence of the external lighting erected at the property, as per the above drawings.

The proposed hours of operation of the lighting

The proposed hours of lighting operations will be dusk until dawn.

The proposed design level of maintained average horizontal illuminance for the areas that needs to be illuminated

The proposed design level of maintained average horizontal illuminance can be found in the attached lighting design drawing (Plan Reference: Kingfisher Lighting Design).

The measures that will be taken to minimise or eliminate glare and stray light

The following measures will be undertaken to minimise or eliminate glare and stray light arising from the use of the lighting that is caused beyond the boundary of the site:

- Of the 6 different types of LED lights installed, 4 types operate with a low glare distribution of light

- The three different types of VIVA-CITY Flood lights are high performance lights with a low glare distribution.
- The ITALO light ensures maximised efficiency with a low glare

29 LED VIVA-CITY lights have been positioned around the north, south and east of the site, and 6 ITALO lights have been placed around the east of the site facing the units.

For further information on the layout of the lights please refer to the attached drawing (Plan Reference: Kingfisher Lighting Design) which illustrates the layout of the lights and a description of each different LED lighting.

The methods of switching and controlling the lighting

A dusk till dawn sensor will be used as a measure of switching and controlling the lighting.

The above ensures that the lighting is only operated at the permitted times and at times when it is required.

Therefore we can confirm that information to meet criteria a) to e) has been provided as part of this discharge of condition application. Condition 12 can therefore be discharged.

We can confirm that the required application fee £383 has been paid via the Planning Portal.

I trust the information submitted is sufficient for the application to be validated and for the relevant condition to be discharged. If however you do require any additional information then please do not hesitate to contact myself or my colleague Adam Key at the above address.

Yours sincerely,

Amy Pickering
Graduate Planner