

DETAILS OF APPLICATION TO WHICH APPROVAL OF DETAILS REQUIRED BY
CONDITION RELATES:-

App. Number:	<u>P2026/0268</u>
Development:	Proposed development of Waterfall Country Pontneddfechan Visitor Infrastructure Scheme to include retail shop, welfare facilities, tourist accommodation, ancillary plant room, lighting, car parking facilities, demolition of outbuildings adjoining Sgwd Gwladys and existing toilet block, and creation of farm track access, play park/ courtyard, with associated infrastructure works.

DETAILS OF CONDITIONS TO BE AGREED

This application relates to the approval of details in respect of the following conditions of the above planning permission: -

Condition 18 - Prior to the first beneficial use of the development hereby approved, **excluding the farm access track**, replacement highway replacement lighting scheme shall be submitted to and approved in writing by the Local Planning Authority, the replacement lighting scheme shall include the proposed siting of the lighting columns and lux levels and shall be constructed on site prior to the first beneficial use of the development.

Reason: In the interest of visual, residential amenity and to prevent any unacceptable light spillage, and in the interest of biodiversity and protected species and to ensure the proposal complies with Policies EN8 and BE1 of the Local Development Plan.

BRIEF DESCRIPTION OF SUBMITTED DETAILS

The application has been supported by a site location plan, proposed lighting plan and cover letter.

ASSESSMENT

The proposed lighting plan conveys that the applicant seeks to install a new 6m hockey stick column to be installed on the pedestrian footpath outside the Angel Inn.

The cover letter explains that a survey has been undertaken by the Authority's Public Lighting Team which has recommended that an additional lighting column is recommended. The lumen output of the new lantern would be 3080lm and the average level for the junction is 6.8 lux.

The proposed lighting column is considered to be appropriately located and would be in completed to highway standards.

CONCLUSION

The proposed installation of a new lighting column is considered to be acceptable.