

NYMNP
14/05/2024



On behalf of our clients, we are pleased to submit materials in support of an application to discharge planning conditions in relation to the following permissions:

North Yorkshire Council

Decision No ZF23/02116/FL

condition 2:

No external lighting shall be installed in the development hereby permitted until details of lighting (including replacement lighting columns in the parking area) have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be Dark Skies compliant, and no other lighting shall be installed on the site. The lighting shall be installed prior to the proposed parking areas being brought into use, in accordance with the details so approved and shall be retained for the lifetime of the development.

Reason : In the interest of visual amenity, and to ensure that the development does not have a detrimental impact on the environment in terms of noise pollution, in accordance with Local Plan Policies DEC1 and ENV6.

North York Moors National Park Authority

Decision No NYM/2023/0876

condition 3:

No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be Dark Skies compliant, and no other lighting shall be installed on the site. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.

Strategic Approach

The proposal is focused solely on the new development within respective application boundaries. Within these boundaries, the strategic approach to external lighting to ensure Dark Skies compliance is set out by considering the following:

• Lighting Need

Minimising lighting installations only to where it is necessary, either for:

- Safety: adequate illumination of pedestrian and vehicular interfaces and potential hazards such as steps and changes in direction on paths.
- Amenity: adequate wayfinding lighting on paths between buildings, and a sense of arrival at key venues within the site.

• Lighting Direction

Where possible, the use of light fittings in which the light source is shielded from view above the horizontal plane, and in any case avoiding the installation of any lighting which directs light upwards towards the sky.

• Lighting colour temperature

Avoiding the introduction of artificial 'blue' light emissions through the use of low Kelvin colour temperatures where possible, though accepting the need to provide a balanced light quality with an appropriate colour rendering to achieve a sense of safety and security.

Existing Lighting

Within the application extents, the existing external lighting installation features a range of lighting types.

The scheme proposes to omit or replace the following fittings within the existing lighting scheme which do not comply with Dark Skies requirements:



Courtyard

Lighting standards with a visible light source above the horizontal, and no discernible directional control the light spread.

Recessed lights and bollards with visible light sources, and little directional control

Car Park

In order to accommodate the new parking spaces, a single existing lighting standard of the type shown above will be removed.



Rear Terrace

Bollards with a bright unshielded light source, and no discernible directional control the light spread.

Proposed Lighting Design

The landscape areas around the hotel and parking are looked at from first principles in terms of need for lighting.

Entrance Courtyard

For the entrance courtyard, the functional need of vehicle manoeuvring will dictate illumination of the driveway, though this will give a low level of general lighting across the drive way by way of dark sky compliant low-level bollards placed strategically to highlight the edges of driveways.

These same low-level bollard fittings will also provide appropriate illumination to the pedestrian footways forming part of the drop-off area, focussing in particular on areas of level changes such as kerbs and steps. This will be supplemented where appropriate by replacement of existing non-compliant recessed fittings with a dark-skies compliant version.

Bar Terrace

The Bar terrace to the South will have its bollards removed, and it is not proposed to replace these. No fixed lighting is proposed in its place, with reliance instead on low-output rechargeable temporary table-top ambient light fittings whilst the terrace is in use.

Emergency Escape Lighting

The only exception to these fittings is the provision of emergency lighting, which due to the large areas involved will be provided through flood lighting to areas that are statutorily required to have appropriate illumination.

These however will be activated only either through activation of a fire alarm within the building, or in the event of failure of the power supply to the building, and will target only the required minimum emergency lux levels.

New Parking Spaces

Lighting to replace an existing standard will be through the introduction of new illuminated bollards. The remainder of the car park will retain its current lighting for this phase.

Drawings have been provided outlining the locations and type of each new fitting as follows:

- 900903 - Courtyard
- 900906 - New Parking Spaces

Illuminated Bollard

Thorn Urba



Recessed Wall Light

Thorn Linn



