



PLANNING AND DEVELOPMENT

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Mr David George
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Lancs
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United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	25/00991/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 4 (external lighting) and 5 (site layout plan) on planning permission 22/01193/FUL
Location:	Unit 2, Stakehill Industrial Estate, Stakehill Lane, Middleton, M24 2UG,

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 4 No external lighting shall be installed on the approved B2 and B8 uses, or within the car parking areas of the B2 use, unless and until a detailed scheme of lighting design has first been submitted to and approved in writing by the local planning authority. The scheme shall include the position and height on the building, luminance, angle of installation, hours of luminance and any hoods to be fixed to the lights. The external lighting shall be installed in complete accordance with the approved scheme and shall be retained as such thereafter.

Reason: In the interests of visual and neighbour amenity P3, G9 and DM1 of the Core Strategy, and the National Planning Policy Framework.

Officer Response: The submitted documents 'Lighting Report' dated 17/12/2025 'Drawing/ Document Sheet List' dated 17/12/2025 and 'External Lighting Strategy Report' Revision P03 dated 17/12/2025, are acceptable and approved. The development shall be carried out in accordance with the approved documents.

- 5 The B8 use hereby approved shall not commence until a detailed site layout plan has first been submitted to and approved in writing by the local planning authority. The scheme shall include the positions and heights of the storage, including use and details of access and parking. The open storage shall be carried out in complete accordance with the approved scheme and shall be retained as such thereafter.

Reason: In the interests of visual and neighbour amenity P3 and DM1 of the Core Strategy, and the National Planning Policy Framework.

Officer Response: The submitted Proposed Site Plan received 26/09/2025 is acceptable and approved.

Yours faithfully,

Melanie Hale
Head of Planning Services