



Planning Dept
Rochdale Council
Smith St
Rochdale
OL16 1XU

Our Ref: UK0041294.2363
Planning Portal Ref: PP-15182911
25 August 2026

Dear Sir/Madam,

Application to Discharge Part of Condition 6 and remainder of Condition 19 of Approved permission at Land South Of Cowm Top Lane , Castleton , Rochdale (Ref. 22/01190/FUL)

We write on behalf of the applicant, Barratt David Wilson (BDW), in relation to planning permission ref: 22/01190/FUL to inform you that an application for approval details reserved by a condition has been submitted via the planning portal (planning portal ref: **PP-15182911**).

WSP have reviewed the below information to ensure that it fulfils the below condition.

Condition 15 (External Lighting)

Condition 15 states the following:

“Prior to first occupation of the development an External Lighting Scheme providing details of the strategy for all external lighting (including lighting on the buildings, within the building’s curtilage, and lighting units within the public realm) shall be submitted to and approved in writing by the Local Planning Authority. The submitted details and design shall be informed by Institute of Light Professionals Guidance Note 1: The Reduction of Obtrusive Light (published 2021) and Guidance Note 8: Bats and Artificial Lighting (published 2023) (or any superseding guidance). The external lighting scheme shall thereafter be implemented and retained in accordance with the approved details.”

In order to fully discharge this condition, the submitted application includes the following:

- Proposed Street Lighting Layout (ref: ARC-176A-DWG-1301-02)
- Street Lighting Layout Sht 1 (ref: H8544-BAH-XX-XX-DR-LE-362001-P01)
- Street Lighting Layout Sht 2 (ref: H8544-BAH-XX-XX-DR-LE-362002-P01)

This submission consists of detailed External Lighting drawings displaying the location, type and materials used as part of the external lighting strategy.

In accordance with the requirements of the condition, the design and layout of the scheme has been informed by the Institute of Lighting Professionals Guidance Note 1: The Reduction of Obtrusive Light (published 2021) and Guidance Note 8: Bats and Artificial Lighting (published 2023).

**Conclusion**

We trust that the information is sufficient to fully discharge condition 15

Please do not hesitate to get in touch if you have any queries or require any further information.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Callum Crow'.

Callum Crow

Graduate Planner