

REPLY TO PLANNING CONSULTATION – CONDITION DISCHARGE REQUEST

FROM: Street Lighting

APPLICATION NO: 26/01212/DISC

LOCATION: Site Of Former Showcase Cinema Foresters Park Centre Sinfin Lane
Derby DE23 8AG

PROPOSAL: Discharge of conditions 6 (remediation strategy) and 11 (street lighting) of planning permission 25/00294/FUL - Erection of a three storey building to form a 66 bedroom care home (Use Class C2), parking, landscaping and associated ground works

RELEVANT CONDITION: Condition 11 – Street Lighting

CASE OFFICER: Laura Neale

COMMENTS DATE: 13 September 2026

Proposed Lighting Design

1. Is this land proposed to become adopted highway, or will it remain private?
2. The Applicant fails to provide information around any Tree Preservation Orders in this vicinity.

Any light source in such proximity to the tree canopy will have an adverse effect on the health of these trees.

The drawing shows that the column replacements will be 3 metre in height, so under most if the tree canopy. However, I cannot see how effective light will be distributed (uniformity in particular) without significant Arboricultural works.



Existing Lighting Columns, Foresters Way Stub

3. The Applicant has provided a datasheet for the VIVA-CITY Pro luminaire. However, they have failed to provide information around colour temperature.
4. The Applicant has failed to demonstrate lighting levels achieved and rationale.
4. Applicant fails to show compliance, especially around Upward Light Ratio (R_{UL})
5. Applicant fails to demonstrate method of lighting controls to be applied.

Conclusions and Recommendations

5. I feel that overall, the report lacks clarity over lighting responsibility, design and functionality and suitability.
6. **I am therefore not in a position to recommend discharge Condition 11 (partial or otherwise) at this time.**

Michala Medcalf
Street Lighting Manager