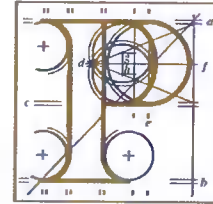


Our Case Number: ABP-313136-22

Planning Authority Reference Number: SD21A/0161



**An
Bord
Pleanála**

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Date: 06 May 2022

Re: Two-storey commercial building providing two units and ancillary accommodation, all associated site works.
Lucan Shopping Centre, Newcastle Road, Co. Dublin.

Dear Sir / Madam,

I have been asked by An Bord Pleanála to refer to the above mentioned appeal.

The Board is of the opinion that, in the particular circumstances of this appeal, it is appropriate in the interests of justice to request you to make submissions or observations in relation to the enclosed submission dated 25th April, 2022 received from Savills on behalf of ERF Lucan Invest DAC.

In accordance with section 131 of the Planning and Development Act, 2000, (as amended), you are requested to make any submissions or observations that you may have in relation to this enclosure **on or before 26th May 2022**. The Board cannot consider comments that are outside the scope of the matter in question. Your submission in response to this notice must be received by the Board not later than **5:30pm on the date specified above**.

If no submission or observation is received before the end of the specified period, the Board will proceed to determine the appeal without further notice to you, in accordance with section 133 of the 2000 Act.

Please quote the above appeal reference number in any further correspondence.

Yours faithfully,

Mary Tucker
Executive Officer
Direct Line: 01-8737132

BP70 Registered Post

Land Use Planning & Transportation

05 MAY 2022

South Dublin County Council

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AN BORD
LDG- _____
ABP- _____
25 APR 2022
Fee: € _____ Type: _____
Time: 12:45 By: hand



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Liam Halpin
An Bord Pleanála
64 Marlborough Street
Dublin 1
D01 V902

25 April 2022

Dear Liam

Response to Third-Party Appeal (Ref: ABP-313136-22)
Lucan Shopping Centre, Newcastle Road, Co. Dublin

ERF Lucan Investment DAC

We write on behalf of our client, ERF Lucan Investment DAC, in respect of the Lucan Shopping Centre, Newcastle Road, Co. Dublin. It provides the applicant's response to the third-party appeal against South Dublin County Council's notification to grant planning application reference SD21A/0161.

Accordingly please find enclosed:

- Appeal Statement – Response by Applicant, prepared by Savills Planning
- External Lighting Design Statement, prepared by M and E Consulting Engineers (Document Number: LUSC-MAE-00-ZZ-RP-E-6000 – Issue PL3)

We trust that the enclosed documents provide sufficient information to assist An Bord Pleanála's determination of the third-party appeal.

Should you require any additional information or clarification, please do not hesitate to contact Raymond Tutty or Louise Stafford at these offices.

Yours faithfully

Savills

Savills Commercial (Ireland) Ltd

Directors and Leadership Group: Mark Reynolds (Managing), Sobel O'Regan (Chairperson), Peter Callender (Company Secretary), Tom Barrett, Larry Brennan, David Browne, Gavin Butler, Darragh Cronin, Andrew Cunningham, Roy Deller, Shane Duffy, Niall Guerin, Ray Hanley, Michael Healy, Brian Kirwan, Jarlath Lynn, Catherine McAuliffe, Gerry McCarthy, Neal Morrison, Clarie Neary, Roland O'Connell, Fergus O'Farrell, Peter O'Meara, Donnall O'Sullivan, David Potter, John Ring, Andrew Smyth, Kevin Sweeney, John Swarbrick, Ben Turtle, Paul Wilson

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and Middle East
Savills Commercial (Ireland) Limited registered in Dublin No. 119887
Registered Office: 33 Molesworth Street, Dublin 2
Savills Commercial (Ireland) Limited is a subsidiary of Savills plc
PSRA Registration No. 002233



Appeal Statement Response by Applicant

Lucan Shopping Centre, Newcastle Rd, Dublin

Dublin City Council Ref: SD21A/0161

An Bord Pleanála Ref: 313136-22



Appeal Statement – Response by Applicant to Third Party Appeal

Lucan Shopping Centre, Newcastle Rd, Dublin

SDCC Ref: SD21A/0161 – ABP Ref: 313136-22



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Appeal Statement – Response by Applicant to Third Party Appeal

Lucan Shopping Centre, Newcastle Rd, Dublin

SDCC Ref: SD21A/0161 – ABP Ref: 313136-22



1.0 Introduction

1.1 This Appeal Statement has been prepared by Savills Commercial (Ireland) Ltd on behalf of ERF Lucan Investment DAC in respect of the Lucan Shopping Centre, Newcastle Road, Co. Dublin. It provides the applicant's response to the third-party appeal against South Dublin County Council's (SDCC) notification to grant planning application reference SD21A/0161.

1.2 The application sought planning permission for a 'two-storey commercial building providing two new units and ancillary accommodation (1,574 sq.m gross floor area); Unit 1 will be used as a shop (1,057sq.m), Unit 2 will be used for professional services or health centre or office or gymnasium (517sq.m); the development will also consist of roof plant and PV panels; Lucan advertising signage (50sq.m) and other indicative illuminated signage zones; extended service yard and new access gates; new pedestrian linkage to adjoining Somerton site; reconfigured customer car park and new vehicle charging infrastructure; standalone substation/switch room (30sq.m); hard and soft landscaping, and pedestrian canopy; connection to services; all associated site and development works'.

1.3 The notification of decision to grant permission stated that:

It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the condition(s) set out hereunder is thereby in accordance with the proper planning and sustainable development of the area.'

1.4 The decision notice included 14 planning conditions that control the construction, operation, and final design of the proposed development.

1.5 A third-party appeal against SDCC's decision was lodged with An Bord Pleanála on 25 March 2022. The third-party grounds of appeal are as follows (summary):

1. Devaluation of Property Prices Due to Noise and Pollution of the Loading Bay Area
2. Negative Effect of Light Pollution to Hillcrest Grove
3. Negative Effect of the Enjoyment of the Green Area of Hillcrest Grove
4. Negative Effect on Wildlife
5. Anti-Social Behaviour
6. Construction Site Management
7. Roads / Traffic Concerns

1.6 This Appeal Statement provides the applicant's response on each of these grounds of appeal. It outlines the extensive assessments of each matter undertaken during the determination of the application by both the applicant and SDCC. In addition, it highlights the planning conditions included in the SDCC to control any adverse impact on residents from several of the grounds of appeal.

Appeal Statement – Response by Applicant to Third Party Appeal

Lucan Shopping Centre, Newcastle Rd, Dublin

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- 1.7 This Appeal Statement also highlights the significant benefits the proposal will bring to the local area. This includes:
- Enhanced retail choice and diversity and facilitate private investment within the Lucan District Centre;
 - Creation economic benefits to the economy by creating jobs and other positive spin off benefits in the local area; and
 - Demonstrate investor and operator confidence in the local area.
- 1.8 The Appeal Statement also confirms that private sector investment in existing town and district centres is strongly supported in national, regional, and local planning policy.
- 1.9 Accordingly, we respectfully request that An Bord Pleanála grants planning permission to facilitate the construction and operation of the proposed development.

Appeal Statement – Response by Applicant to Third Party Appeal

Lucan Shopping Centre, Newcastle Rd, Dublin

SDCC Ref: SD21A/0161 – ABP Ref: 313136-22



2.0 Ground of Appeal 1 – Devaluation of Property Prices from Acoustic Impact

2.1 The appellants submit that (extract):

'Attached location of 15 Hillcrest Grove on page 11 and 12 of Acoustic Designs. This shows how noise will clearly devalue the property and enjoyment of 15 Hillcrest Grove.

I attach reasons and conditions Record of Executive Business and Chief Executive's Order Pg. 53 and page 54.

I quote the environmental health department below, stating it will cause distress to residents of Hillcrest grove.'

2.2 As detailed in the applicant's response¹ the Further Information Request², the intended occupier for Unit 1 will only require deliveries four times a week. While this operator will sell food and drink, this comprises ambient food and drink that has an extended shelf life (i.e. confectionary, snacks, cereals, tinned food, baking and spreads, tea / coffee, etc). The operator does not sell fresh food or drink therefore, it does not require daily deliveries of fresh food and drink.

2.3 An operator for Unit 2 (517 sq m) has not been agreed therefore, the applicant sought flexibility for the proposed use of the floorspace. We anticipate it will be used for professional services or health centre or office or gymnasium. None of these occupiers require deliveries by heavy goods vehicles.

2.4 The Noise Impact Assessment calculates that the noise level at the closest houses during vehicle deliveries is 58.9dB LAeq. This is approximately 11dB above the measured daytime background noise level and 25dB above the night time measured background noise level. The short duration of deliveries and their infrequent occurrence (4 times per week) mean that it is not appropriate to assess the noise impact in the same way as the continuous noise from the HVAC plant. Deliveries are a practical necessity for a retail unit and although the noise levels are above the background sound level, they are not frequent and of short duration minimising the noise impact. In addition a row of trees has been proposed on the western site boundary to provide visual screening to the rear of the proposed building.

2.5 SDCC considered the impact of the temporary noise created by deliveries. Two planning were included in relation to deliveries. Condition 5(b) states that:

5. Operational Noise.

(b) Noise levels from the proposed development, or associated deliveries, shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any residence, adjoining premises or public place in the vicinity.

¹ Dated 9 February 2022

² Dated 16 August 2021

Appeal Statement – Response by Applicant to Third Party Appeal

Lucan Shopping Centre, Newcastle Rd, Dublin

SDCC Ref: SD21A/0161 – ABP Ref: 313136-22



2.6 Furthermore, the maximum number of daily deliveries has been limited by SDCC through Condition 9, which states:

'9. Restrictions on Deliveries.

Unless otherwise agreed in writing with the Planning Authority, the development hereby approved shall receive a maximum of two deliveries per day.

REASON: In order to limit disturbance of the proposed pedestrian route and in the interests of orderly development and the amenities of the area.'

2.7 It follows that there will be limited instances each day when servicing will be undertaken of the new floorspace. This will limit the potential for disturbance for nearby residents while meeting the operational needs of the new tenants.

2.8 The intended occupier for Unit 1 is a national multiple retailer with established protocols to manage servicing movements. The retailer operates many stores across Ireland where it balances its servicing requirements and the nearby residential amenity. Furthermore, on-site management the Shopping Centre are also available to discuss any concerns of local residents in respect of the service yard. The Shopping Centre has operated successfully in conjunction with adjoining residential properties for many years.

2.9 We respectfully submit that the combination of the retailer's management team and servicing protocols, on-site Shopping Centre management, and the limits on delivery visits and noise in the planning conditions will ensure that the amenity of residents is protected.

Appeal Statement – Response by Applicant to Third Party Appeal

Lucan Shopping Centre, Newcastle Rd, Dublin

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3.0 Ground of Appeal 2 – Negative Effect of Light Pollution to Hillcrest Grove

3.1 The appellant submits that:

'I note the lighting of the development. The rear of the service yard will be illuminated by the service yard and delivery trucks. This is unacceptable and would be detriment to the residents of Hillcrest grove to enjoy ones property. I believe this would devalue property prices.'

3.2 The development will be undertaken principally on an existing area of customer car parking. The existing customer car park is illuminated for the security and comfort of customers.

3.3 In response to SDCC's request for Further Information, the applicant submitted an External Lighting Design Statement, prepared by M and E Consulting Engineers³. This includes a scaled drawing showing the local of each new external lighting source for the proposed building and the product specifications.

3.4 The External Lighting Design Report confirms that the isolines generated by the wall mounted flood lights will reduce to 5 lux within 10-15 metres of the light source. At the western boundary, this reduces to approximately 1 lux.

3.5 We also note that additional screening from artificial lighting will be provided by the extensive boundary landscaping at the application site.

Suggested Amendment to the Proposal

3.6 In the approved Lighting Plan, the closest light source on the new building would be a wall mounted flood light. Isoline projections from these flood lights would reduce to 1 lux or less, 20 metres from the source.

3.7 Number 15 Hillcrest Grove is located approximately 30 metres from the closest proposed artificial light source. Accordingly, there would be no perceptible impact from the new light sources at No.15.

3.8 Irrespective of this, to further allay the appellant's concerns, we would be happy to amend this light source from a wall mounted flood light to a smaller bi-directional wall light. The latter produces a smaller isoline, with lux levels reducing to below 1 lux, just 10 metres from the light source.

3.9 This Appeal Statement is supported by an updated External Lighting Design Statement, dated 19 April 2022⁴. This provides all relevant technical calculations and product specifications for the proposed lighting. In addition, it includes a colour 3D render of the closest elevation to No. 15 Hillcrest Grove. This confirms that the isolines will be modest and will not give rise to any adverse impacts on No. 15 or any other residential property.

³ Document Number: LUSC-MAE-00-ZZ-RP-E-6000 – Issue PL2

⁴ Document Number: LUSC-MAE-00-ZZ-RP-E-6000 – Issue PL3

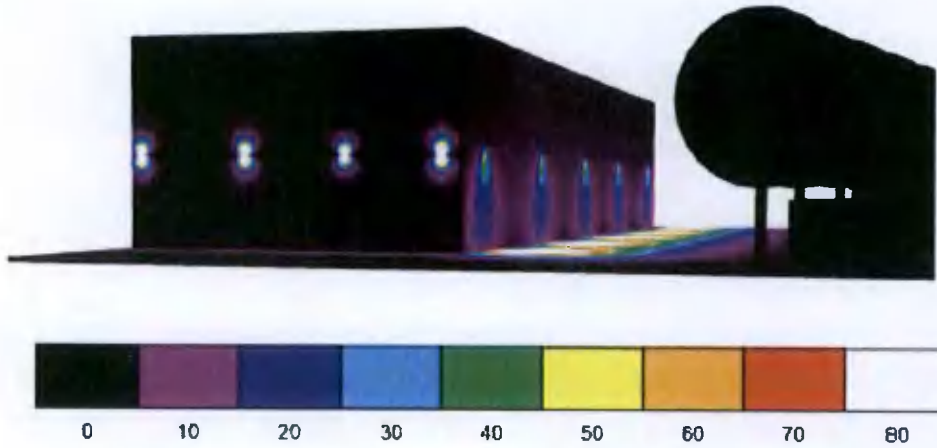
Appeal Statement – Response by Applicant to Third Party Appeal

Lucan Shopping Centre, Newcastle Rd, Dublin

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Figure 1: Updated 3D Render (View from the North)



3.10 We conclude that the proposed artificial lighting has been carefully considered and will not give rise to any adverse amenity impacts on nearby residents.

Appeal Statement – Response by Applicant to Third Party Appeal

Lucan Shopping Centre, Newcastle Rd, Dublin

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4.0 Ground of Appeal 3 – Negative Effect of the Enjoyment of the Green Area of Hillcrest Grove

4.1 The appellant submits that:

Currently Hillcrest Grove is one of the last green areas of Hillcrest estate. I believe that due to the size of building loading bay area the felling of trees this will have a substantial negative effect of the enjoyment of the green area of Hillcrest Grove.

4.2 Below we address both the issues of landscaping screening and the use of the new service yard.

Landscape Screening

4.3 The planning application was supported by a report and accompanying drawings from CMK Horticulture and Arboriculture Ltd. These documents were submitted in response to SDCC's request for Further Information and comprised:

- Arboricultural Assessment / Tree Survey
- Arboricultural Impact Assessment
- Tree Protection Strategy Report
- Arboricultural Method Statement

4.4 The report from report from CMK Horticulture and Arboriculture Ltd recommends the removal of three trees affected by the proposed development works. Additional trees were recommended for removal due to their potential to undermine the boundary wall and poor health in the long term. The latter are self-seeded sycamores that have not matured and have formed poorly due to neighbouring competition.

4.5 To mitigate this loss of trees and existing visual screening, it was proposed to plant additional trees along the boundary. These trees will work in conjunction with the retained trees on either side of the boundary to provide visual screening to Hilcrest residents.

4.6 The Chief Executive Report provides an assessment of the proposed mitigation planting, and it was determined to be acceptable. Condition 1 of the decision notice requires that the *'development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the application, and as amended by Further Information received on 09/02/2022, save as may be required by the other conditions attached hereto'*.

4.7 It follows that the mitigation planting must form part of the completed development to ensure adequate visual screening is maintained.

Appeal Statement – Response by Applicant to Third Party Appeal

Lucan Shopping Centre, Newcastle Rd, Dublin

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Service Yard Operation

- 4.8 As detailed in the applicant's response to the Further Information Request, the intended occupier for Unit 1 will only require deliveries four times a week. While this operator will sell food and drink, this comprises ambient food and drink that has an extended shelf life (i.e. confectionary, snacks, cereals, tinned food, baking and spreads, tea / coffee, etc). The operator does not sell fresh food or drink therefore, it does not require daily deliveries of fresh food and drink.
- 4.9 An operator for Unit 2 (517 sq m) has not been agreed therefore, the applicant sought flexibility for the proposed use of the floorspace. We anticipate it will be used for professional services or health centre or office or gymnasium. None of these occupiers require deliveries by heavy goods vehicles.
- 4.10 Furthermore, the maximum number of daily deliveries has been limited by SDCC through Condition 9, which states:
- '9. Restrictions on Deliveries. Unless otherwise agreed in writing with the Planning Authority, the development hereby approved shall receive a maximum of two deliveries per day.
REASON: In order to limit disturbance of the proposed pedestrian route and in the interests of orderly development and the amenities of the area.'*
- 4.11 It follows that there will be limited instances each day when servicing will be undertaken of the new floorspace. This will limit the potential for disturbance for nearby residents while meeting the operational needs of the new tenants.
- 4.12 The intended occupier for Unit 1 is a national multiple retailer with established protocols to manage servicing movements. The retailer operates many stores across Ireland where it balances its servicing requirements and the nearby residential amenity. Furthermore, on-site management the Shopping Centre are also available to discuss any concerns of local residents in respect of the service yard. The Shopping Centre has operated successfully in conjunction with adjoining residential properties for many years.
- 4.13 We respectfully submit that the combination of the retailer's management team and servicing protocols, on-site Shopping Centre management, and the delivery limits contained Condition 9 will ensure that the amenity of residents is protected.
- 4.14 We also note that the proposed service yard has been designed to provide an attractive environment for staff. As detailed on the application drawings and Computer-Generated Images, new planting and high-quality seating will be provided for staff. Control of noise and vehicle movements will also be required to ensure staff maximise the use of the space lunch or breakout discussions.

Appeal Statement – Response by Applicant to Third Party Appeal

Lucan Shopping Centre, Newcastle Rd, Dublin

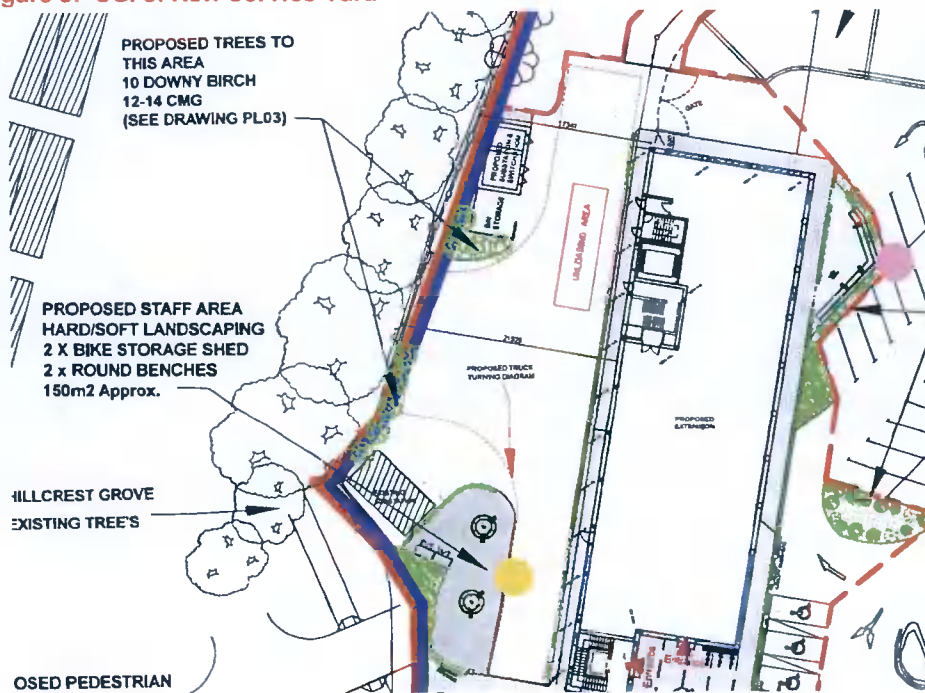
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Figure 2: CGI of New Service Yard



Figure 3: CGI of New Service Yard



Appeal Statement – Response by Applicant to Third Party Appeal

Lucan Shopping Centre, Newcastle Rd, Dublin

SDCC Ref: SD21A/0161 – ABP Ref: 313136-22



5.0 Ground of Appeal 4 – Negative Effect on Wildlife

5.1 The appellant submits that:

'Hillcrest Grove is one of the few roads within Hillcrest estate that has a length of mature trees which are occupied by wildlife. Due to the felling of mature trees this will have a negative effect on wildlife. As already stated noise in excess of 58.9db will also be detrimental to wildlife namely birds.'

5.2 As noted previously, the report from report from CMK Horticulture and Arboriculture Ltd recommends the removal of three trees affected by the proposed development works. Additional trees were recommended for removal due to their potential to undermine the boundary wall and poor health in the long term. The latter are self-seeded sycamores that have not matured and have formed poorly due to neighbouring competition. To mitigate this loss, it is proposed to plant additional trees along the boundary. Post-development, therefore, the site boundary will maintain planting to encourage local wildlife.

5.3 Furthermore, the development will result in a net additional provision of landscape features. In addition to the replacement boundary landscaping, the proposal will include:

- Planting boxes along east and west building elevations
- Landscape beds at Somerton entrance
- New trees within the Groene Cirkel Benches in the customer plaza and staff external seating area
- New 'cliffhanger' shrub system at the proposed seating area adjoining the building's north-east elevation
- Additional landscaping adjoining customer car park outside east elevation

5.4 The construction works will be undertaken carefully to ensure no inadvertent damage to the boundary landscaping. The Construction Management Plan and Tree Protection Strategy will be in place to this end. A Site Arborist will be appointed prior to the commencement of site construction works and will be responsible for the setting up and monitoring of tree protection, liaising with local authority tree/planning officers and providing feedback and advice to the design construction teams on issues relevant to trees. The Site Arborist will be retained for the duration of construction works and should be appointed to carry out a post-construction tree survey/assessment.

5.5 Prior to the commencement of works, an onsite meeting will be held with the design team, contractor, Site Arborist, and shopping centre management to discuss the tree protection measures. Tree protection fencing to be erected under the supervision of the Site Arborist. During the construction works, the Site Arborist will monitor tree protection and specify any remedial works needed. Post-construction, a new tree survey will be undertaken and any additional remedial works necessary will be completed. It follows that the boundary landscaping and new landscape features will ensure that there is no detrimental impact on any wildlife utilising the site.

Appeal Statement – Response by Applicant to Third Party Appeal

Lucan Shopping Centre, Newcastle Rd, Dublin

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- 5.6 The maximum acoustic levels from the operational development have been strictly controlled by Conditions 5 and 6 of the SDCC decision notice. This includes:
- Noise from the normal operation of the development during both daytime and evening / night-time
 - Noise from delivery movements
 - All mechanical plant and ventilation inlets / outlets
 - Requirement for sound insulation of equipment to ensure they do not breach the acoustic limits set
- 5.7 Condition 7 also considers the impact from new lighting on landscape features. It requires submission and agreement of a Public Lighting Scheme for the development as approved, designed to provide for high quality public lighting throughout the public realm of the site, prepared by competent public lighting design consultants to BS5489: European Lighting Standard EN13201 2013 or the latest NSAI (National Standards Authority of Ireland) versions approved, and the SDCC Specification for Public Lighting Installations in Residential and Industrial Developments: Revision 2 dated 14/10/2016.
- 5.8 Condition 7 also requires that the applicant's lighting design consultant consult with the Council's Parks section in respect of tree canopies and light spill to landscape features.
- 5.9 We conclude that the landscape protection measures, replacement and new planting features, and controls in respect of acoustic and light spill will ensure that the proposed development respects the local environment.

Appeal Statement – Response by Applicant to Third Party Appeal

Lucan Shopping Centre, Newcastle Rd, Dublin

SDCC Ref: SD21A/0161 – ABP Ref: 313136-22



6.0 Ground of Appeal 5 – Anti-Social Behaviour

6.1 The appellant states that there is existing anti-social behaviour within Hillcrest Grove. It is concerned that the proposed seating areas, new pedestrian / cycle link, and 24/7 access between the Shopping Centre and the Somerton development will encourage additional anti-social behaviour. It also highlights concern with the tenure type of the Somerton development.

6.2 The requirement for the provision of the pedestrian link was made clear by SDCC during pre-planning meetings. The requirement for the pedestrian / cycle link is also set out in adopted planning policy documents. Lands located to the south-west of the subject site are zoned 'SDZ' 'To provide for Strategic Development in accordance with the approved Adamstown Planning Scheme' under the South Dublin County Council Development Plan 2016-2022. Connection between the Adamstown Planning Scheme lands at Somerton and the Lucan Shopping Centre forms part of this Scheme (Section 2.3.5 and 2.3.15).

6.3 Section 2.3.5 of the Planning Scheme states:

'major barriers to pedestrian/cyclist movement such as gated or fenced off compounds around individual developments will generally not be permitted'. Section 2.4.17 states future development proposals are required to maximise pedestrian and cyclist access to services and facilities, in particular the local strategic public transport network. This is to be achieved through the provision of a network of direct, safe, secure and pleasant pedestrian and cycle routes in the form of a permeable grid at regular intervals.'

6.4 Section 2.3.15 of the Planning Scheme also states:

'an extension to the existing Lucan District Centre is permissible in order to facilitate direct vehicular and pedestrian access from within Adamstown.'

6.5 Furthermore, during the determination of the Somerton planning application (Ref: SDZ19A/0004), SDCC required that the Somerton developer seek agreement from the Shopping Centre's owner to discuss the provision of the pedestrian / cycle link.

6.6 It follows that the creation of a link between the Somerton and Shopping Centre are one of the key requirements to facilitate the grant of planning permission for each development. The proposed pedestrian and cycle link will deliver significant permeability benefits for local residents. It will encourage more active travel patterns and is in line with national, regional and local planning policy.

6.7 The proposed development was amended in response to SDCC's request for Further Information to enhanced overlooking during the trading hours of the Shopping Centre. Four new double height windows were added to the stair and lift core on the south and west elevation adjoining the pedestrian / cycle link. These are in addition to the proposed first-floor windows along the west elevation.

Appeal Statement – Response by Applicant to Third Party Appeal

Lucan Shopping Centre, Newcastle Rd, Dublin

SDCC Ref: SD21A/0161 – ABP Ref: 313136-22



6.8 Furthermore, the customer plaza will be overlooked by the new retail unit and existing Units 31 (McDonalds) and 34 (Currently Vacant). As detailed in Figure 4 below, the pedestrian / cycle link will be well overlooked during trading hours of the Shopping Centre and present a welcoming environment for customers.

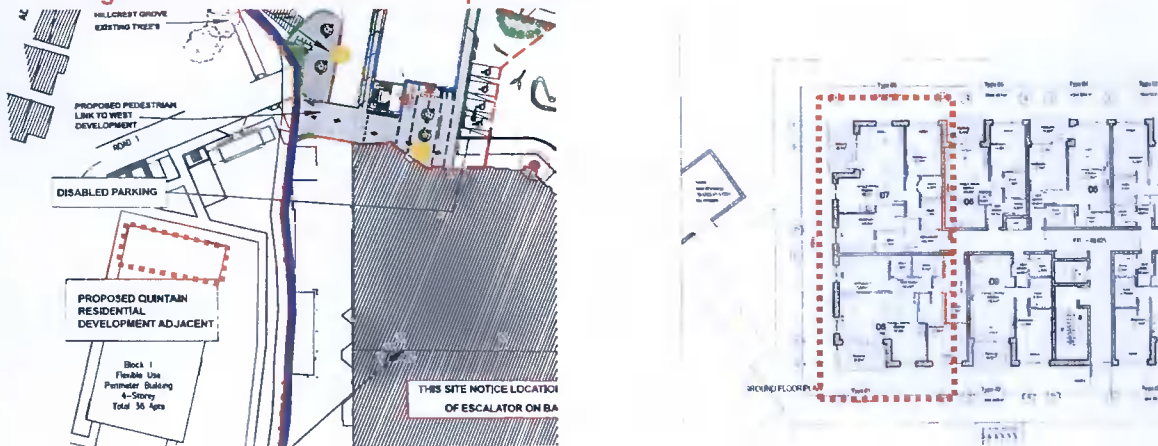
Figure 4: Proposed Elevation CGIs (West Elevation from Somerton)



6.9 We also note that the proposed link will benefit from passive surveillance from Block 1 of the Somerton development. This will comprise four storeys of balconies and windows from kitchen / living spaces and bedrooms.

6.10 The link will also benefit from the formal security arrangements of the Shopping Centre during trading hours. This includes on-site management staff, security, and extensive CCTV coverage. The combination of passive and active surveillance during trading hours will ensure that any anti-social behaviour is discouraged.

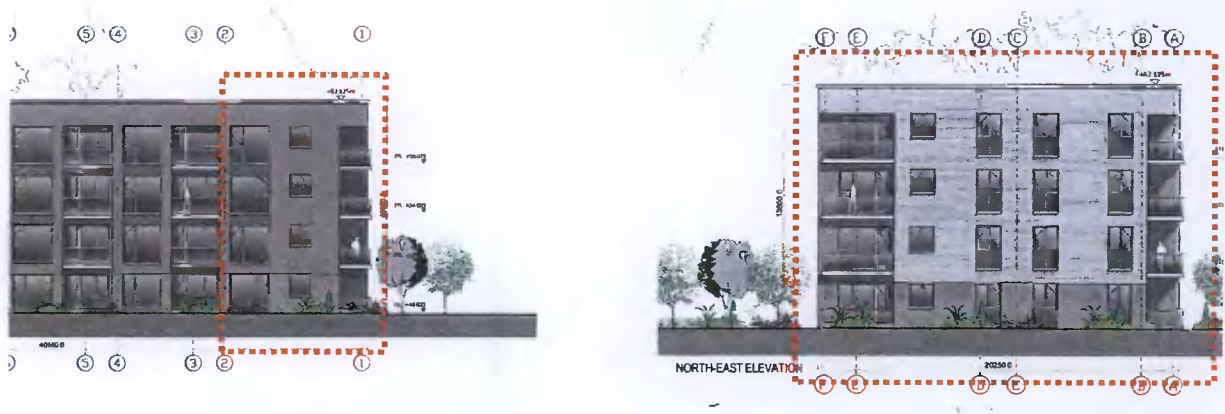
Figure 5: Block 1 Somerton & Proposed Link



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6.11 The requirement for 24-hour access to the pedestrian / cycle link has been sought by SDCC and set out in Condition 2. We confirm that the applicant will comply with this requirement and all other requirements of the planning conditions.

Appeal Statement – Response by Applicant to Third Party Appeal

Lucan Shopping Centre, Newcastle Rd, Dublin

SDCC Ref: SD21A/0161 – ABP Ref: 313136-22



7.0 Ground of Appeal 6 – Construction Site Management

7.1 The appellant states that:

'I note the construction management plan. It is unacceptable that construction shall start at 8am inclusive of Saturdays and the possibilities of Sundays.

Management plan notes when noise exceeds 85 DB personal safety measures shall be implemented. It is totally egregious that no mention of Hillcrest Grove residents is mentioned in this construction plan or to noise levels. This will cause distress to residents of Hillcrest Grove, wildlife enjoyment of one's property and devalue property prices.'

7.2 The original planning application was supported by a Preliminary Construction Management Plan, prepared by McKenna Pearce Engineers. It was prepared in accordance with SDCC Development Plan (2016-2022) Paragraphs 11.6.1 'Water Management', 11.6.3 'Environmental Hazard Management', and 11.6.5 'Waste Management'. The CMP will be updated by the Main Contractor once appointed however, the construction hours are anticipated to be:

- 0800 to 1900 Mondays to Fridays inclusive
- 0800 to 1400 hours on Saturdays
- not at all on Sundays and public holidays (unless with written approval by the local authority)

7.3 We note that the proposed working hours are in accordance with the 'Dublin Agglomeration Action Plan Relating to The Assessment and Management of Environmental Noise December 2018 – November 2023 (Noise Action Plan)' for development sites adjoining residential properties⁵.

7.4 Condition 12(g) of the SDCC decision requires active engagement with sensitive noise locations during the construction works. It states:

(g) Prior to Commencement of construction activity on site, the applicant shall also engage in local consultation in respect of any noise sensitive location around the development, such noise sensitive locations should be provided with following.

- Schedule of works to include approximate timeframes.
- Name and contact details of contractor responsible for managing noise complaints.
- Hours of operation-including any schedule times for use of equipment likely to be the source of significant noise.

REASON: In the interest of public safety and the proper planning and sustainable development of the area.

7.5 Furthermore, Condition 1 of the decision notice requires that the 'development shall be carried out and completed in its entirety in accordance with the plans, particulars and specifications lodged with the

⁵ See Paragraph 7.4.1 General Principals for deciding on action in relation to Planning & Development Planning Policy and Noise Mitigation

Appeal Statement – Response by Applicant to Third Party Appeal

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SDCC Ref: SD21A/0161 – ABP Ref: 313136-22



application, and as amended by Further Information received on 09/02/2022, save as may be required by the other conditions attached hereto'.

- 7.6 It follows that the measures contained in the Preliminary Construction Management Plan regarding construction hours cannot be deviated from without SDCC's permission. This ensures that the temporary impact on nearby residents from the construction works will be minimised.
- 7.7 We also note that on-site management the Shopping Centre are also available to discuss any concerns of local residents during the construction works. The Shopping Centre has operated successfully in conjunction with adjoining residential properties for many years. On-site Shopping Centre management will provide an additional conduit for customers or neighbours to address any issues that may arise.

Appeal Statement – Response by Applicant to Third Party Appeal

Lucan Shopping Centre, Newcastle Rd, Dublin

SDCC Ref: SD21A/0161 – ABP Ref: 313136-22



8.0 Ground of Appeal 7 – Roads / Traffic Concerns

8.1 The appellant states that:

‘Currently residents in Hillcrest Grove cannot get vehicles out of the estate due to traffic on Adamstown Road, this will be exacerbated by the development and proposal at Supervalu’.

8.2 The planning application was the subject of pre-planning engagement with SDCC's Roads officers, which allowed the technical reports and surveys to be scoped prior to submission. The original planning application was supported by a Traffic and Transport Assessment (TTA) and a Mobility Management Plan (MMP). The TTA was informed by traffic survey data collection & analysis, and a traffic impact assessment. The MMP incorporated measures to encourage sustainable transport modes and reduce the reliance on private car use among staff and customers of the new floorspace.

8.3 Following SDCC's request for Further Information, an updated TTA and a detailed response to the transport matters raised in the Further Information request was prepared by Transport Insights⁶. Updated transport modelling confirmed that the majority of arms on the Newcastle Road roundabout experience congestion during the do-nothing scenario, even before the impact of any traffic generated by the proposed development is modelled. The addition of development traffic (do-minimum scenario) is forecast to have a slightly negative impact on the performance of the four-arm roundabout.

8.4 Due to this slightly negative impact, mitigation measures were proposed to improve traffic flow through the roundabout. The updated assessment indicates modelling of the do-something scenario (background traffic growth, additional traffic generated by the development, plus proposed mitigation measures) demonstrate that said mitigation works improve the traffic flow at the roundabout such that the do-something Ratio of Flow to Capacity (RFC) values are similar to (and in some cases less than) the equivalent do-nothing (background traffic growth only) RFC values. Essentially the measures proposed mitigate the potential impact of the additional development traffic at the roundabout, such that it would operate at a similar capacity where no additional development traffic added.

8.5 The updated assessments and proposed mitigation measures were considered in detail by SDCC Roads, as outlined in the Record of Executive Business and Chief Executive's Order. The Roads Department's Assessment of the updated assessment was as follows:

‘The applicant has submitted a drawing detailing mitigation measures for the roundabout junction on the Newcastle Road. These are acceptable to the roads department; the applicant must apply for a road opening licence from SDCC before works commence. A revised TTA has been submitted with background values calibrated by a traffic survey. The roundabout has an RFC above 0.8 in

⁶ Document Title: Traffic and Transport Response Note to Additional Information Request (AIR) for proposed development at Lucan Shopping Centre (SDCC Reg. Ref. SD21A/0161)

Appeal Statement – Response by Applicant to Third Party Appeal

Lucan Shopping Centre, Newcastle Rd, Dublin

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most directions meaning it is congested before the development has begun. Roads are satisfied with the response.'

- 8.6 We also note that the Lucan Shopping Centre is a defined 'District Centre' in the Regional and Local Retail Hierarchy. Planning policy confirms that new retail floorspace should be directed to existing defined and accessible town centres like Lucan.
- 8.7 The proposed development is at a scale suitable to the Lucan's position in the established Retail Hierarchy. The Retail Strategy for the GDA states that District Centres should provide between 10,000 sq m net and 20,000 sq m net of floorspace. The existing Lucan District Centre provides 12,192 sq m of retail, leisure, and other floorspace. Accordingly, there is ample scope to increase its offering while not altering its position within the Retail Hierarchy.
- 8.8 We conclude that the traffic impact of the proposed development has been extensively assessed the applicant and validated by the SDCC Roads Department. The additional traffic impact of the proposal will be adequately mitigated to ensure existing congestion is not exacerbated. Accordingly, we believe that the planned investment in an existing district centre can continue.

Appeal Statement – Response by Applicant to Third Party Appeal

Lucan Shopping Centre, Newcastle Rd, Dublin

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9.0 Benefits and Policy Support for the Proposed Development

9.1 This preceding sections of this Appeal Statement has provided a response to each Ground of Appeal. It is important however, to also consider the positive impacts of the proposed development. It will:

- Enhance retail choice and diversity and facilitate private investment within the Lucan District Centre;
- Create economic benefits to the economy by creating jobs and other positive spin off benefits in the local area; and
- Demonstrate investor and operator confidence in the local area.

9.2 Continued private sector investment in existing town and district centres is supported in national, regional, and local planning policy. Some of these supporting policies and objectives are outlined below for ease of reference

National Planning Policy

9.3 The National Planning Framework (February 2018) (NPF) is the Government's high-level strategic plan for shaping growth and development of the country in the period to 2040. It is situated at the highest point of the Irish planning hierarchy and informs the preparation of regional and local planning policies

9.4 The NPF has an aim to make urban places stronger. The National Strategic Outcomes (Chapter 1) and National Policy Objectives in Chapter 2 set out a framework for making places more attractive for more people as places to choose to live and visit by 2040.

9.5 Part of this strategy includes supporting future growth and success of Dublin and its surrounding suburban areas. It is important that Dublin's growth is managed as well as suburban areas to ensure it can accommodate an increasing resident population and provide economic development opportunities. The following policy objectives further emphasise the NPF commitment to this:

- National Policy Objective 6 - Regenerate and rejuvenate urban areas that can accommodate changing roles and functions in order to sustainably influence and support their surrounding area;
- National Policy Objective 11 - Presumption in favour of development that creates more jobs and commercial activity in existing urban areas;
- National Policy Objective 13 - In urban areas, planning standards for building height and car parking should be applied flexibly. A more dynamic performance-based approach appropriate to urban locations should be used to assess new development; and
- National Policy Objective 64: Improving air quality through integrated land use and spatial planning that supports public transport, walking and cycling as preferred modes of transport.

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Regional Planning Policy

- 9.6 The Regional Spatial and Economic Strategy for the Eastern and Midland Region came into effect June 2019 and sets out Regional Policy Objectives up to 2031. One of the key principles of this strategy is Economic Opportunity that promotes creating the right conditions and opportunities to realise sustainable economic growth and jobs that ensure a good living standard for all.
- 9.7 Section 6.5 of the RSES confirms that the retail sector is a significant employer and economic contributor to the Region. In addition, retail plays a key role in placemaking and creating liveable environments. Regional Policy Objective 6.11 states that 'future provision of significant retail development within the Region shall be consistent with the Retail Planning Guidelines for Planning Authorities 2012 and the retail hierarchy for the Region'.
- 9.8 Table 6.1 of the RSES sets out the Retail Hierarchy confirms that Lucan is defined as a 'Level 3 District Centre'. This is in addition to other nearby District Centres in South Dublin County Council including Adamstown and Clondalkin. Below these in the retail hierarchy are Level 4 Neighbourhood Centres and Level 5 Corner Shops / Small Villages.
- 9.9 The Dublin Metropolitan Area Strategic Plan (MASP) forms part of the RSES. It is an integrated land use and transportation strategy for the Dublin Metropolitan Area. It identifies several Guiding Principles to assist with the sustainable development of the Dublin, with the following of relevance to the proposal:
- Compact Sustainable Growth: Consolidated growth of the Metropolitan Area, including brownfield and infill development with improved local services
 - Integrated Transport and Land Use: Focus growth along existing and proposed transportation corridors to reduce the reliance on private modes of transport.
 - Increased Employment Densities: Focusing employment growth in sustainable locations along transport corridors.

Retail Strategy for the Greater Dublin Area

- 9.10 The Retail Strategy for the Greater Dublin Area was prepared to guide the activities and policies for retail planning across all councils. It highlights the planning system's key role in facilitating and promoting sustainable patterns of development. This includes the need for vital and viable town centres to service the needs of surrounding developed areas. Vitality and viability of town centres should be promoted by:
- Planning for the growth and development of existing centres
 - Promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in good environments which are accessible to all
 - Enhancing consumer choice by making provision for a range of shopping, leisure, and local services

Appeal Statement – Response by Applicant to Third Party Appeal

Lucan Shopping Centre, Newcastle Rd, Dublin

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- Supporting high quality, well designed efficient, competitive, and innovative retail in town centres
- Ensuring that new development is accessible and well served by a choice of means of transport and where possible within walking distance.

9.11 The Retail Strategy for the GDA identifies Lucan as a Level 3 District Centre. It also states that 'District Centres' usually comprise groups of shops often containing at least one supermarket and a range of non-retail services. Mirroring the Retail Planning Guidelines, the Retail Strategy states that District Centres should provide between 10,000 sq m net and 20,000 sq m net of floorspace.

9.12 In respect of South Dublin County Council specifically, the Retail Strategy seeks to:

'develop and consolidate a hierarchy of high quality, vibrant urban centres, supported by the development of a strong retailing sector that serves to enhance and develop the urban fabric of existing and developing centres in accordance with the principles of good urban design and sustainable development.'

South Dublin Development Plan (2016-2022)

9.13 Table 5.1 of the Development Plan confirms that Lucan Shopping Centre is a District Centre within the retail hierarchy South Dublin. Lucan Village is defined below this in the hierarchy as a Level 4 centre. Urban Centres Policy 4 'District Centres' of the Development Plan states that:

'it is the policy of the Council to encourage the provision of an appropriate mix, range and type of uses in District Centres, including retail, community, recreational, medical and childcare uses, at a scale that caters predominantly for a district level catchment, subject to the protection of the residential amenities of the surrounding area.'

9.14 Other key Development Plan policies and objectives of relevance are as follows:

- UC4 Objective 1: To support the revitalisation of district centres.
- UC4 Objective 2: To support the development of small-scale community facilities within accessible district centres.
- UC4 Objective 3: To encourage a broad range of facilities and services that are appropriate to serve a district catchment and fulfil a district function
- Retail Policy 1 Overarching: Ensure adequate retail provision at suitable locations in the County and protect the vitality and viability of existing centres.
- R1 Objective 3: To direct new retail floorspace in to designated retail centres.
- R1 Objective 4: To support the vitality and viability of existing retail centres.

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- R2 Objective 1: To consolidate the existing retail centres in the County and promote town, village, district centre and local centre vitality and viability through the application of a sequential approach to retail development.
- R2 Objective 2: To direct new major retail floorspace in the County to designated centres of the appropriate level and the identified Retail Opportunity Sites, and to further direct retail development in designated centres into the Core Retail Areas and restrict retail development outside of the Core Retail Area to an appropriate level and form of retail development.
- Retail Policy 6 'District Centres': Maintain and enhance the retailing function of District Centres (Level 3 & Level 4).
- R6 Objective 1: To promote the development of District Centres as sustainable, multifaceted, retail led mixed use centres.
- R6 Objective 2: To ensure that the scale and type of retail offer in District Centres is sufficient to serve a district catchment, without adversely impacting on or drawing trade from higher order retail centres.

9.15 We conclude that the proposed investment at the application site is supported by a range of policies and objectives set out at national, regional and local planning policy. The proposal will have a positive impact on the vitality and viability of Lucan District Centre. In addition, it will provide additional choice and provision of retail and services for local residents.

Appeal Statement – Response by Applicant to Third Party Appeal

Lucan Shopping Centre, Newcastle Rd, Dublin

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10.0 Summary and Conclusions

10.1 This Appeal Statement has been prepared by Savills Commercial (Ireland) Ltd on behalf of on behalf of ERF Lucan Investment DAC in respect of the Lucan Shopping Centre, Newcastle Road, Co. Dublin. It provides the applicant's response to the third-party appeal against SDCC notification to grant planning application reference SD21A/0161.

10.2 The notification of decision to grant permission stated that:

'It is considered that the proposed development accords with the policies and objectives of South Dublin County Council, as set out in the South Dublin County Council Development Plan 2016 - 2022 and subject to the condition(s) set out hereunder is thereby in accordance with the proper planning and sustainable development of the area.'

10.3 The decision notice included 14 planning conditions that control the construction, operation, and final design of the proposed development.

10.4 This Appeal Statement provides the applicant's response on each of these grounds of appeal. It outlines the extensive assessments of each matter undertaken during the determination of the application by both the applicant and SDCC. In addition, it highlights the planning conditions included in the SDCC to control any adverse impact on residents from several of the grounds of appeal.

10.5 This Appeal Statement also highlights the significant benefits the proposal will bring to the local area. This includes:

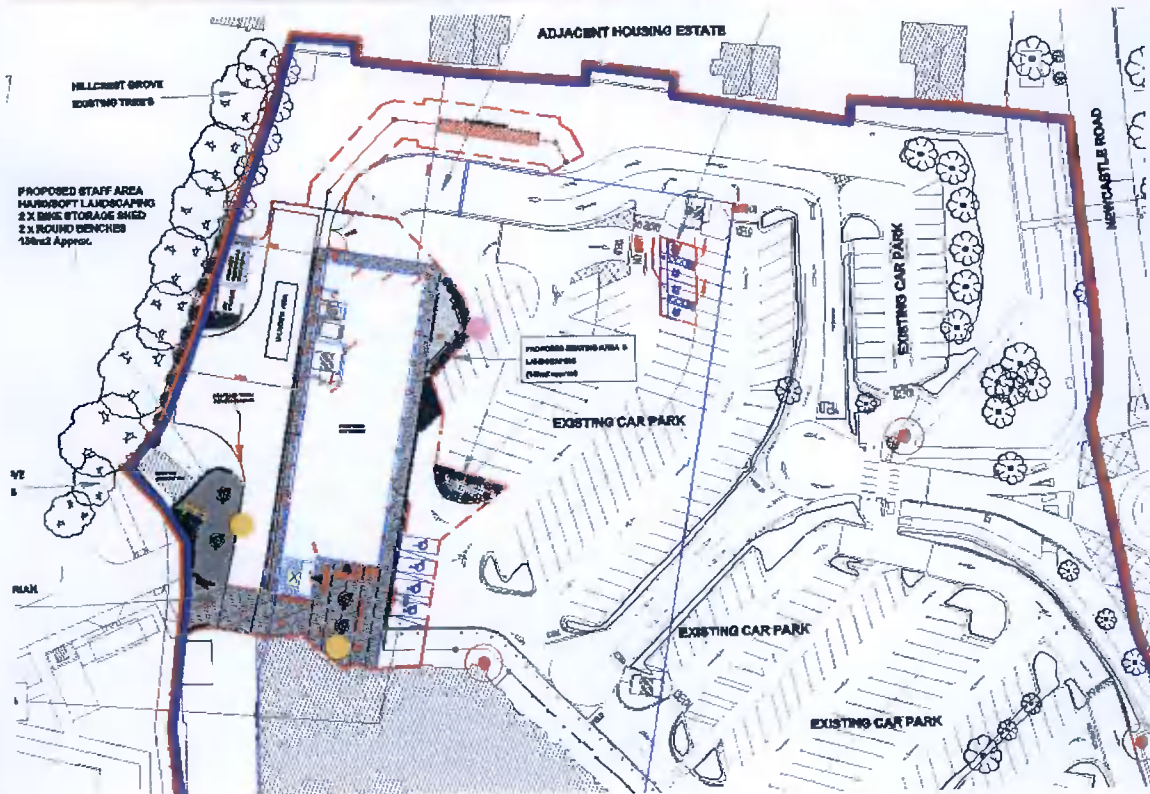
- Enhanced retail choice and diversity and facilitate private investment within the Lucan District Centre;
- Creation economic benefits to the economy by creating jobs and other positive spin off benefits in the local area; and
- Demonstrate investor and operator confidence in the local area.

10.6 The Appeal Statement also confirms that private sector investment in existing town and district centres is strongly supported in national, regional, and local planning policy.

10.7 Accordingly, we respectfully request that An Bord Pleanála grants planning permission to facilitate the construction and operation of the proposed development.

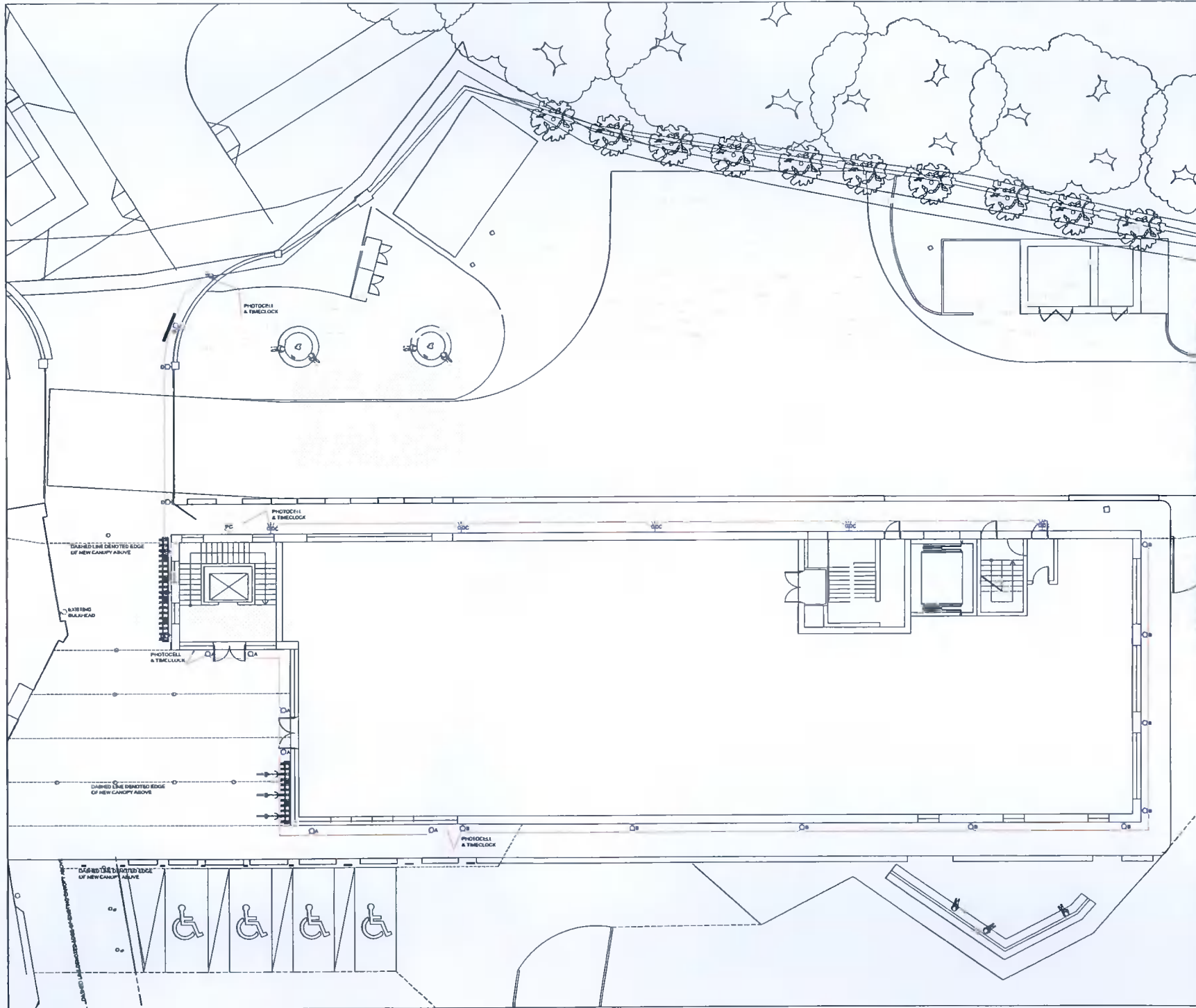


**EXTERNAL LIGHTING DESIGN
PLANNING STAGE SUBMISSION
AT
LUCAN SHOPPING CENTRE, CO. DUBLIN**



Document No: LUSC-MAE-00-ZZ-RP-E-6000
Issue: PL3 – Issued for Planning
Date: 19th April 2022
Prepared By: Keith Phelan
Email: keith@mande.ie
Tel: 01 4508485
Website: www.mande.ie

MandE External Lighting Drawing



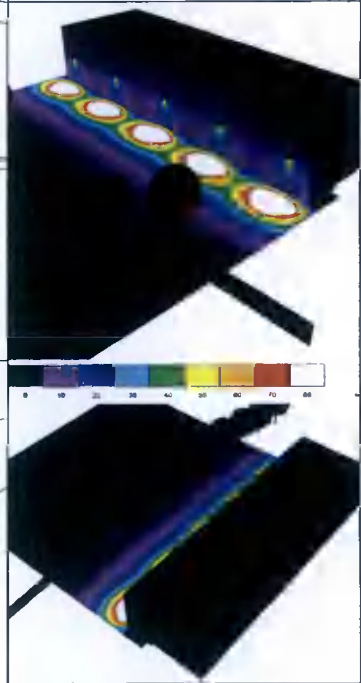
NOTES

1. DO NOT SCALE FROM THIS DRAWING. USE PROVIDED DIMENSIONS ONLY.
2. THIS DRAWING IS TO BE READ IN COLOUR AND IN CONJUNCTION WITH ALL OTHER PLANNING ARCHITECTURAL AND BACKGROUND DRAWINGS.
3. FINAL LOCATIONS OF LIGHT FIXTURES TO BE AGREED WITH ARCHITECT PRIOR TO INSTALLATION.

EXTERNAL LIGHTING LEGEND

- QA IN-GROUND RECESSED LED UPLIGHT FITTING, IP67 AND 85W RATED.
 - IO B WALL MOUNTED EXTERNAL LED UPOORNLIGHT FITTING, IP54 RATED.
 - H WALL MOUNTED LED FLOODLIGHT FITTING MOUNTED AT 8m ABOVE FINISHED GROUND LEVEL, 8 DEGREES TILT TO REDUCE OVERSPLL TO HOUSES ALONG FULLCREST GROVE TO THE NORTH-WEST.
 - D WALL MOUNTED EXTERNAL BULKHEAD LED LAMPPIRE WITH EYECLED ATTACHMENT.
 - H WALL MOUNTED PHOTOCELL TO CONTROL EXTERNAL LIGHTING MOUNTED ON NORTHWESTERN ELEVATION.
- NOTE: DETAILS THAT THE LIGHTING CIRCUIT IS CONTROLLED BY THE ABOVE PHOTOCELL AND DEDICATED TIMECLOCK MOUNTED IN LANDLORDS SWITCHBOARD.

FALSE COLOUR RENDERING OF REAR DELIVERY YARD



REVISION	DESCRIPTION	DRN	CRG	APP	DATE
PL3	ISSUED FOR PLANNING	KP	KP	DC	18/04/2022
PL2	ISSUED FOR PLANNING	KP	KP	DC	11/01/2022
PL1	ISSUED FOR PLANNING	KP	KP	DC	28/05/2021

CLIENT **SAVILLE IM**

MANDE Unit 4 Oak Close T: (01) 4506485
 Western Business Park W www.mande.ie
 CONSTRUCTION Dublin 12, D12 R8C8 E: info@mande.ie

PROJECT **GROUND FLOOR RETAIL EXTENSION
LUCAN SHOPPING CENTRE**

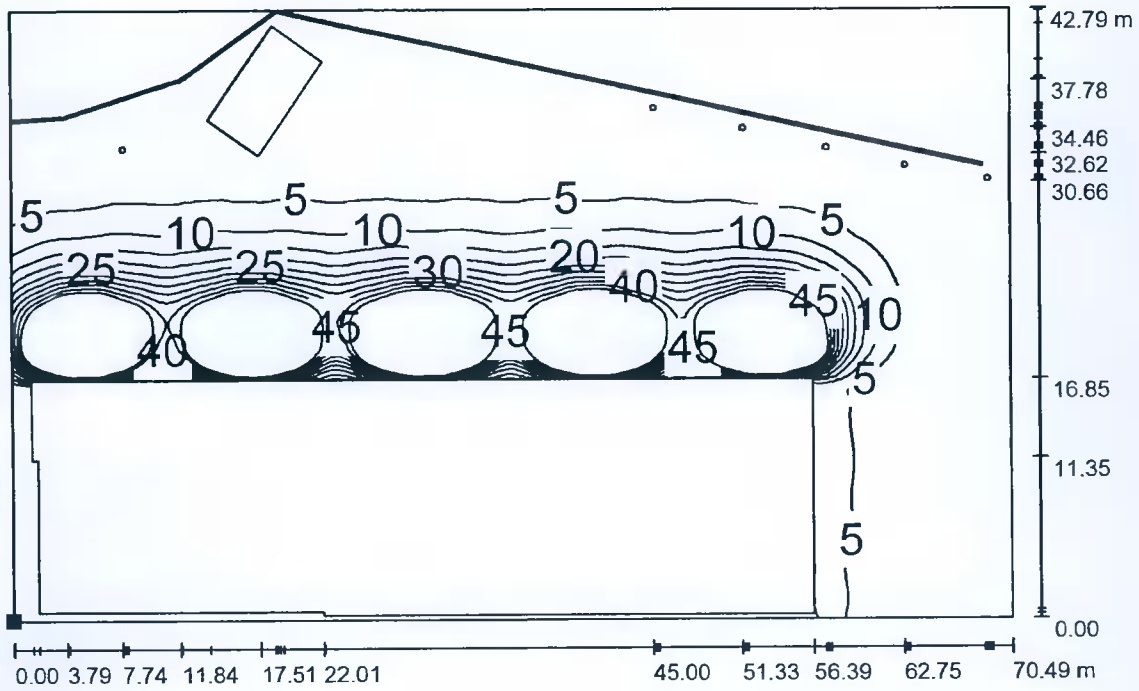
TITLE **SITE PLAN
EXTERNAL LIGHTING LAYOUT**

PROJECT No. **21020** DATE **APRIL 2021**
 A1 SCALE **1:100** DRG No. **LUSC-MAE-XX-DR-E-6000**

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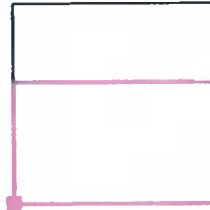
Dialux Calculation Layouts for Delivery Yard

Exterior Scene 1 / Calculation Surface 1 Private Yard / Isolines (E, Perpendicular)



Values in Lux, Scale 1 : 504

Position of surface in external scene:
Marked point:
(154.314 m, 279.108 m, 0.000 m)



Grid: 128 x 128 Points

E_{av} [lx]
16

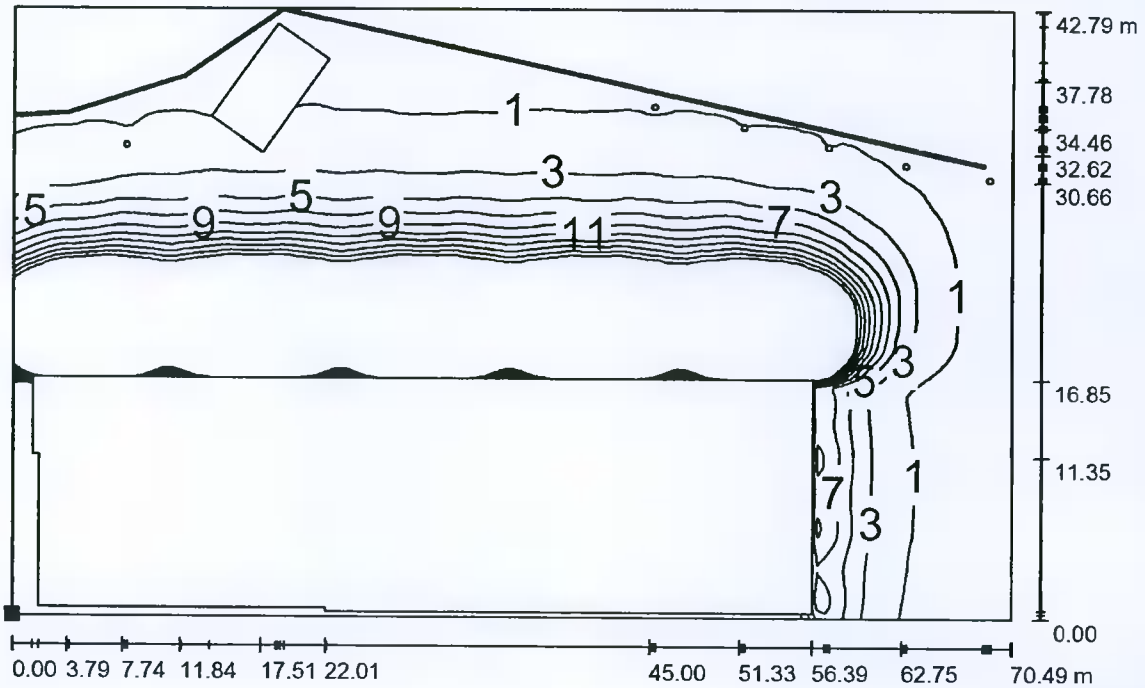
E_{min} [lx]
0.00

E_{max} [lx]
128

$u0$
0.000

E_{min} / E_{max}
0.000

Exterior Scene 1 / Calculation Surface 1 Private Yard / Isolines (E, Perpendicular)



Values in Lux, Scale 1 : 504

Position of surface in external scene:
Marked point:
(154.314 m, 279.108 m, 0.000 m)



Grid: 128 x 128 Points

E_{av} [lx]
16

E_{min} [lx]
0.00

E_{max} [lx]
128

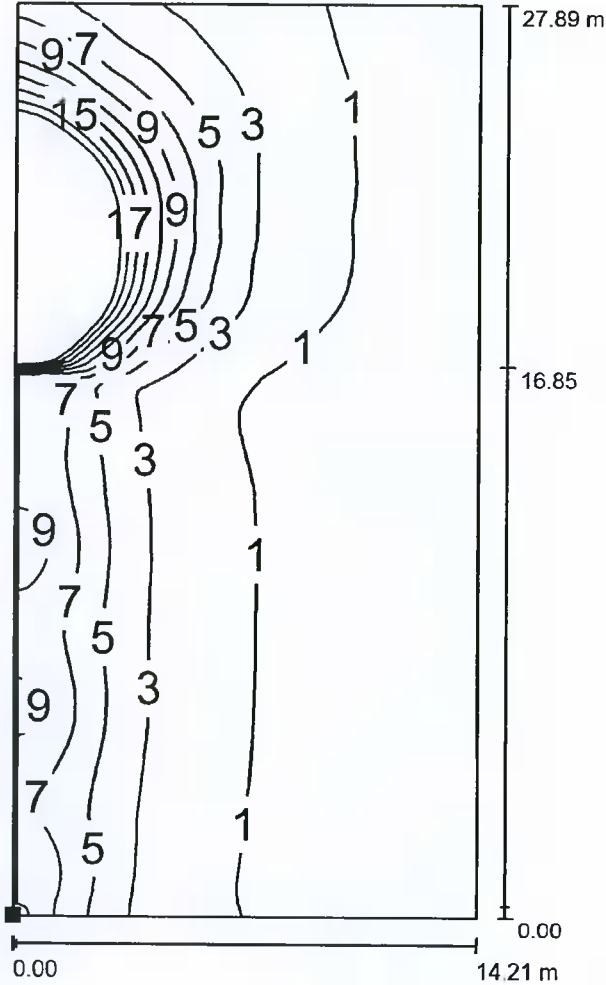
u_0
0.000

E_{min} / E_{max}
0.000

Dialux Calculation Layouts for Public Access



Exterior Scene 1 / Calculation Surface 2 Public Side / Isolines (E, Perpendicular)



Position of surface in external scene:
Marked point:
(210.600 m, 279.108 m, 0.000 m)



Values in Lux, Scale 1 : 219

Grid: 128 x 128 Points

E_{av} [lx]
4.54

E_{min} [lx]
0.25

E_{max} [lx]
78

u_0
0.055

E_{min} / E_{max}
0.003

3D Render of Dialux Calculation from North

Project 1



MandE Consulting Engineers

Unit 4 Oak Close, Western Business Park, Dublin D12 R8C6

Operator Keith Phelan
Telephone +353 (1) 4508485
Fax
e-Mail keith@mande.ie

Exterior Scene 1 / False Color Rendering

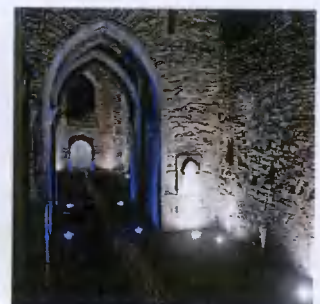


0 10 20 30 40 50 60 70 80 lx

Luminaire Type A Brochure



Compact Groundlite Series



Compact Ground recessed fitting available with 26w Compact Fluorescent lamps or 15-26w LED's.

Construction: Die-cast aluminium housing, IP67, IK10 Impact rating, 2mm Lip above Ground Level. Stainless Steel Trim 316L.

Lens: 15mm tempered glass lens. Acid Etched with CFL, clear with LED versions.

Installation: Ground recessed. Drainage area of 300mm required. Separate Frame required for Installation.

Reflector: Flood beam with CFL. Narrow or wide beam with LED.

Finish: Stainless steel trim.

Lamp: 26w CFL, 15/26w LED.

Gear: Electronic as standard.

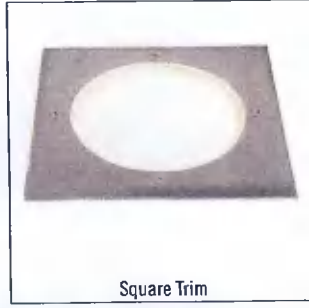
Options: Square or round stainless steel trim, 12w RGB LED.

Ceiling and wall recessed versions also available. See separate Leaflet.

Warning: Groundlights can be a glare, slip, trip or burn hazard. Vandalism or accidental breakage can result in electrical, glass or trip hazard. Locate to avoid or minimise these hazards.



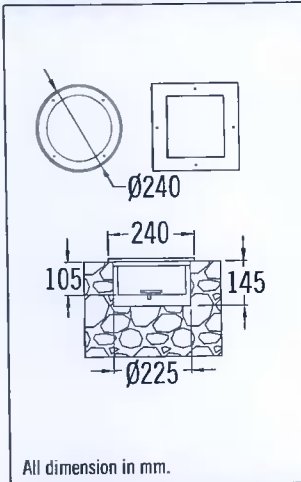
Round Trim



Square Trim



DIMENSIONS



APPLICATION GUIDE

Recessed Groundlite	
26w CFL Flood Beam	
M. Factor = 0.85	
6m High Wall	
Spacings	Average Lux
2m	31
4m	16
6m	11
8m	8

ORDERING CODES

Wattage	Lamp type	Beam	Sckt	Round Trim	Square Trim	Details
26w	TC-T	118°	Gx24q-3	G.5329.92FA	G.5323.92FA	Gear Integral
26w	1 LED	Asym	-	G.5329.CHA.T	G.5323.CHA.T	LED Driver Integral, 4000k
26w	1 LED	24°	-	G.5329.CHM.T	G.5323.CHM.T	LED Driver Integral, 4000k
26w	1 LED	60°	-	G.5329.CHFT	G.5323.CHFT	LED Driver Integral, 4000k
15w	4 LED	13°	-	G.5329.FBP.T	G.5323.FBP.T	LED Driver Integral, 4000k
12w	4 LED	40°	-	G.5329.P3E.T	G.5323.P3E.T	LED Driver 350mA DL Remote, RGB
-	-	-	-	G.017	G.017	Installation Frame

Luminaire Type B Brochure



AREELEDWL



Features

Durable outdoor bi-directional wall light

Only suitable for semi commercial applications

Polycarbonate construction ideal for coastal applications

CCT selectable between 3000K, 4000K and 6000K

Unique lockable installation base plate with push fit loop-in loopout terminals for ease of installation

Discrete PIR option available

LED lifespan L80 54,000 hours

Non-dimmable

General Information

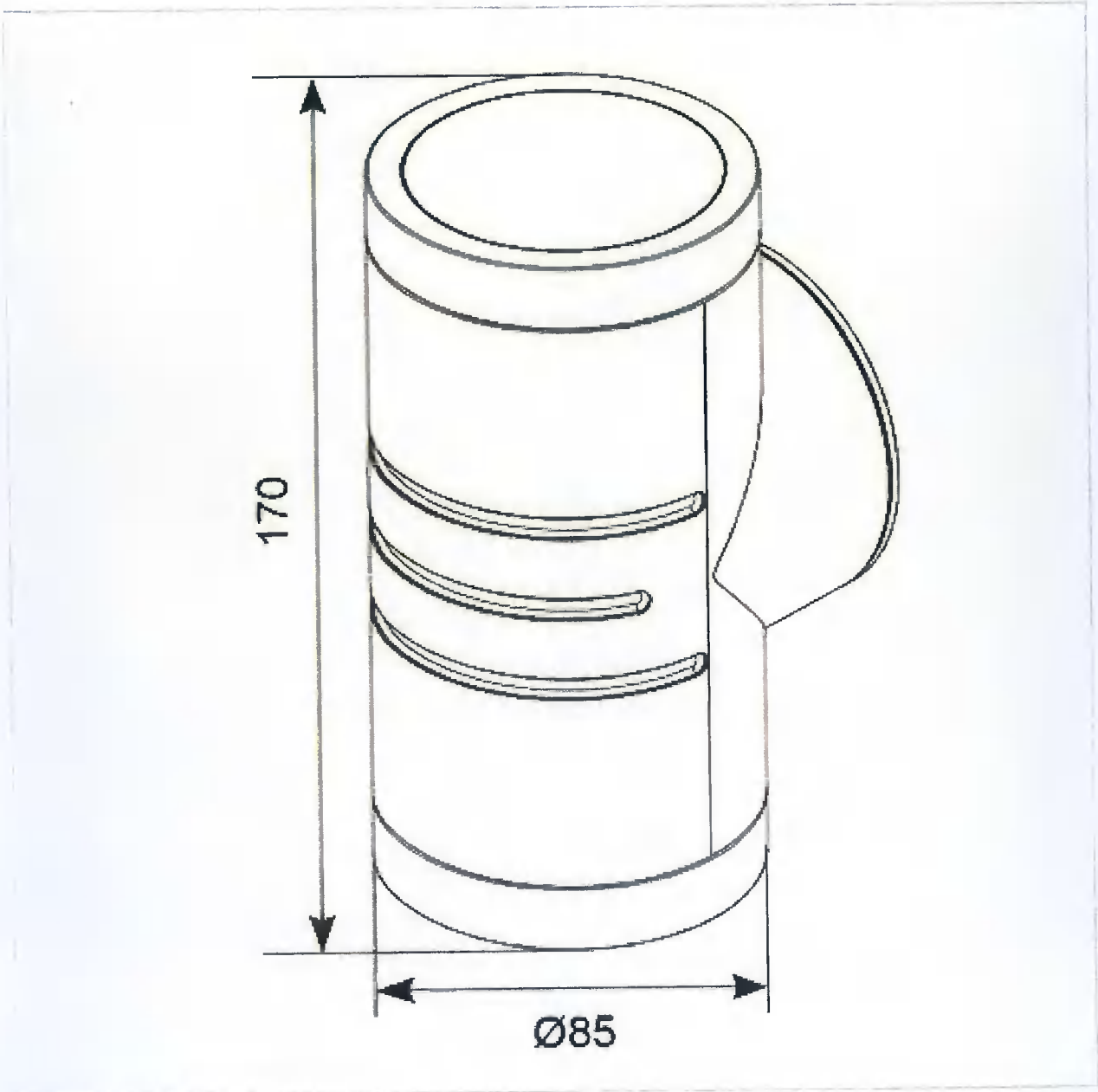
Lamp Type	LED
IP Rating	IP65
Class Protection	2
Internal / External	Internal / External
Surface / Recessed / Suspended	Surface
Warranty (Years)	3
CE Mark	Yes
Diameter (mm)	85
Height (mm)	170

Technical Information

Wattage	10W
Lumens Delivered	815lm (Warm White), 885lm (Cool White), 860lm (Daylight)
Lm/W	82lm (Warm White), 89lm (Cool White), 86lm (Daylight)
Beam Angle	90
CRI	Ra 80
CCT	3000/4000/6000K
Input	230V
Hertz	50Hz
Operating Temp	-20°C to 40°C

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Luminaire Type C Brochure

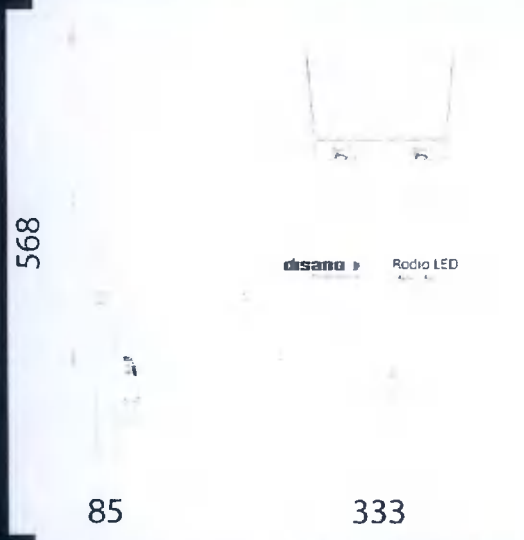
1898 Rodio - COB asymmetric



Housing: in die-cast aluminium with cooling fins.
 Reflector: in high-grade 99,99 aluminium with PVD treatment.
 Diffuser: 5mm thick tempered glass, resistant to thermal shocks and impacts.
 Coating: the standard powder coating consists of a first metal surface pre-treatment stage and of single layer of UV-stabilised, corrosion and salt resistant polyester powder coating.
 On request, coating compliant with UNI EN ISO 9227 Corrosion tests in artificial atmospheres for aggressive environments. 2200K - AMBER (sub-code -73)
 Equipment: external connector for quick installation. Silicone rubber gasket; external screws and bolts in stainless steel; air recirculation valve. Power factor: 0,9.
 Photobiological risk: exempt, pursuant to EN62471.
 Luminous flux maintenance 80%: 50.000h (L80B20). Wind surface: L:390cm² F:1420cm².



- Download**
- DXF 2D
- 1898.dxf
 - 3DS
- disano_1898_rodio 3ds
 - 3DM
- disano_1898_rodio 3dm
 - Montaggi
- rodio 06-20.pdf
 - BIM
- 1898 Rodio - COB asymmetric - 20200528.zip



Code	Gear	Kg	Lumen Output-K-CRI	W tot	Colour
414920-00	CLD	5,50	LED COB-8553lm-4000K-CRI 80	79 W	GRAPHITE
414921-00	CLD	5,42	LED COB-10932lm-4000K-CRI 80	103 W	GRAPHITE
414922-00	CLD	5,34	LED COB-14199lm-4000K-CRI 80	129 W	GRAPHITE
414920-39	CLD	5,41	LED COB-8125lm-3000K-CRI 80	79 W	GRAPHITE
414921-39	CLD	5,45	LED COB-10386lm-3000K-CRI 80	103 W	GRAPHITE
414922-39	CLD	5,57	LED COB-13347lm-3000K-CRI 80	129 W	GRAPHITE
414923-00	CLD	6,40	LED COB-21050lm-4000K-CRI 80	195 W	GRAPHITE

Accessories

- 333 pole mounting diam.60
- 334 pole mounting diam. 76
- 350 protection guard

The reported luminous flux is the flux emitted by the light source with a tolerance of ± 10% compared to the indicated value. The W tot column indicates the total wattage absorbed by the system without exceeding 10% of the indicated

Luminaire Type D Brochure



ALUCLED/G/M3



Features

IP66 rated die-cast aluminium construction with tamper-proof stainless steel allen key screws to retain opal polycarbonate diffuser and frame.

One product with integral switches for multi-wattage and selectable CCT options.

18W exceeds performance of 38W TC-DD.

27W exceeds performance of 2x26W PL-C.

Powered by Tridonic

LED lifespan L70 60,000 hours.

Non-dimmable.

General Information

Lamp Type	LED
Colour / Finish	Graphite
Emergency	Yes
IP Rating	IP66
IK Rating	IK08
Class Protection	1
Internal / External	External
Surface / Recessed / Suspended	Surface
Warranty (Years)	5
CE Mark	Yes
Diameter (mm)	298
Depth (mm)	99

Technical Information

Wattage	18/27W
Lumens Delivered	1149/1622lm(Cool White, 18/27W), 1091/1563lm(Warm White, 18/27W)
Lm/W	64/60lm(Cool White, 18/27W), 61/58lm(Warm White, 18/27W)
CRI	Ra 80
CCT	3000/4000K
Input	220-240V
Hertz	50/60Hz
Operating Temp	-20°C to 25°C

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