



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, St Mary's TR21 0LW
Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2015

PERMISSION FOR DEVELOPMENT

Application No: P/23/025/FUL **Date Application Registered:** 17th October 2023

Applicant: Mr N Wolstenhome
C/o Hoplands Estate
Kings Somborne
Stockbridge
Hants
SO20 6QH

Agent: Mrs Lisa Jackson
Sanderling
Swannaton Road
Dartmouth
TQ6 9RL

Site address: Tregarthen's Hotel Garrison Hill Hugh Town St Mary's Isles of Scilly
Proposal: Installation of pedestrian safety lighting, comprising five number fixed wall lamps at 1.2 m height and five number wall lamps to rear elevations of Micro Lodges at 1.8 m height.

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions:

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- C2 The development hereby permitted shall be carried out in accordance with the approved details only including:**
- **Plan 1 Location and Block Plan**
 - **Plan 2 Layout and Horizontal Luminance Plan, dated 13 October 2023**
 - **Plan 3 Light Specification, Ligan LEEDS 2 (LEE-30001)**
 - **Lighting Strategy, DFL-UK, P02 Dated 13/10/2023**
 - **Design and Access Statement, Jackson Planning Ltd, date stamped 17 October 2023**
- These are stamped as APPROVED**
Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy OE1 and OE7 of the Isles of Scilly Local Plan (2015-2030).
- C3 No construction plant and/or machinery shall be operated on the premises, as part of the implementation of this permission, before 0800 hours on Mondays through to Saturdays nor after 1800 hours. There shall be no works involving construction plant**

and/or machinery on a Sunday or Public or Bank Holiday.

Reason: In the interests of protecting the residential amenities of the islands.

C4 The external lighting, hereby approved, shall only be installed following the removal of lights numbered 34, 35, 36, 37, 38, 39, 40, 41 and 42 in Plan 1, shown on Appendix 2 of the DFL Lighting Strategy Report and set out in the accompanying schedule. The replacement lighting shall be installed in accordance with the specifications and at the locations set out in the plans and documents listed in condition C2, and these shall be maintained thereafter in accordance with the design agreed under this condition. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. All new lighting shall be switched off between midnight and 7am only, with Passive Infrared (PIR) sensors used for safety purposes after midnight or before 7am.

Reason: In the interests of the character and appearance of the landscape and local amenity, and in the interests of the tranquility and dark sky experience of the Islands in accordance with Policy OE4 of the Isles of Scilly Islands Local Plan 2015-2030.

Further Information

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 the National Planning Policy Framework 2021.
2. In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building, you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer. There is a fee to apply for a non-material amendment and the most up to date fee will be charged which can be checked here: https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf

Signed: 
Chief Planning Officer

Duly Authorised Officer of the Council to make and issue Planning Decisions on behalf of the Council of the Isles of Scilly.

DATE OF ISSUE: 12th December 2023



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
☎0300 1234 105
✉planning@scilly.gov.uk

Dear Mr N Wolstenhome

Please sign and complete this certificate.

This is to certify that decision notice: P/23/025/FUL and the accompanying conditions have been read and understood by the applicant: Mr N Wolstenhome.

1. **I/we intend to commence the development as approved:** Installation of pedestrian safety lighting, comprising five number fixed wall lamps at 1.2 m height and five number wall lamps to rear elevations of Micro Lodges at 1.8 m height at: Tregarthen's Hotel Garrison Hill Hugh Town St Mary's Isles Of Scilly **on:**.....
2. I am/we are aware of any conditions that need to be discharged before works commence.
3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

Name: _____ **Contact Telephone Number:** _____
And/Or Email: _____

Print Name: _____

Signed: _____

Date:.....

Please sign and return to the **above address** as soon as possible.



COUNCIL OF THE ISLES OF SCILLY

Planning Department

Town Hall, St Mary's, Isles of Scilly, TR21 0LW

☎01720 424455

✉planning@scilly.gov.uk

**THIS LETTER CONTAINS IMPORTANT INFORMATION
REGARDING YOUR PERMISSION – PLEASE READ
IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE
APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW
OF ANY PRE-COMMENCEMENT CONDITIONS**

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

Carrying out the Development in Accordance with the Approved Plans

You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any un-authorised work carried out may have to be amended or removed from the site.

Discharging Conditions

Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £43 per application
- Other permissions - £145 per application

Amendments

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). NMA can only be made to planning permissions and not a listed building consent. They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £43 for householder type applications and £293 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non-material if necessary.

Appealing Against the Decision

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Planning Application – 6 months
- Listed Building Consent – 6 months
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Lawful Development Certificate – None (unless for LBC – 6 months)
- Other Types - 6 months

Note that these periods can change so you should check with the Planning Inspectorate for the most up to date list. You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

You find more information on appeal types including how to submit an appeal to the Planning Inspectorate by visiting <https://www.gov.uk/topic/planning-development/planning-permission-appeals> or you can obtain hard copy appeal forms by calling 0303 444 5000.

Current appeal handling times can be found at: [Appeals: How long they take page](#).

Building Regulations

With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link [Cornwall Council](#). This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792 (Option 1), via email buildingcontrol@cornwall.gov.uk or by post at:

Building Control
Cornwall Council
Pydar House
Pydar Street
Truro
Cornwall
TR1 1XU

Inspection Requests can also be made online: <https://www.cornwall.gov.uk/planning-and-building-control/building-control/book-an-inspection/>

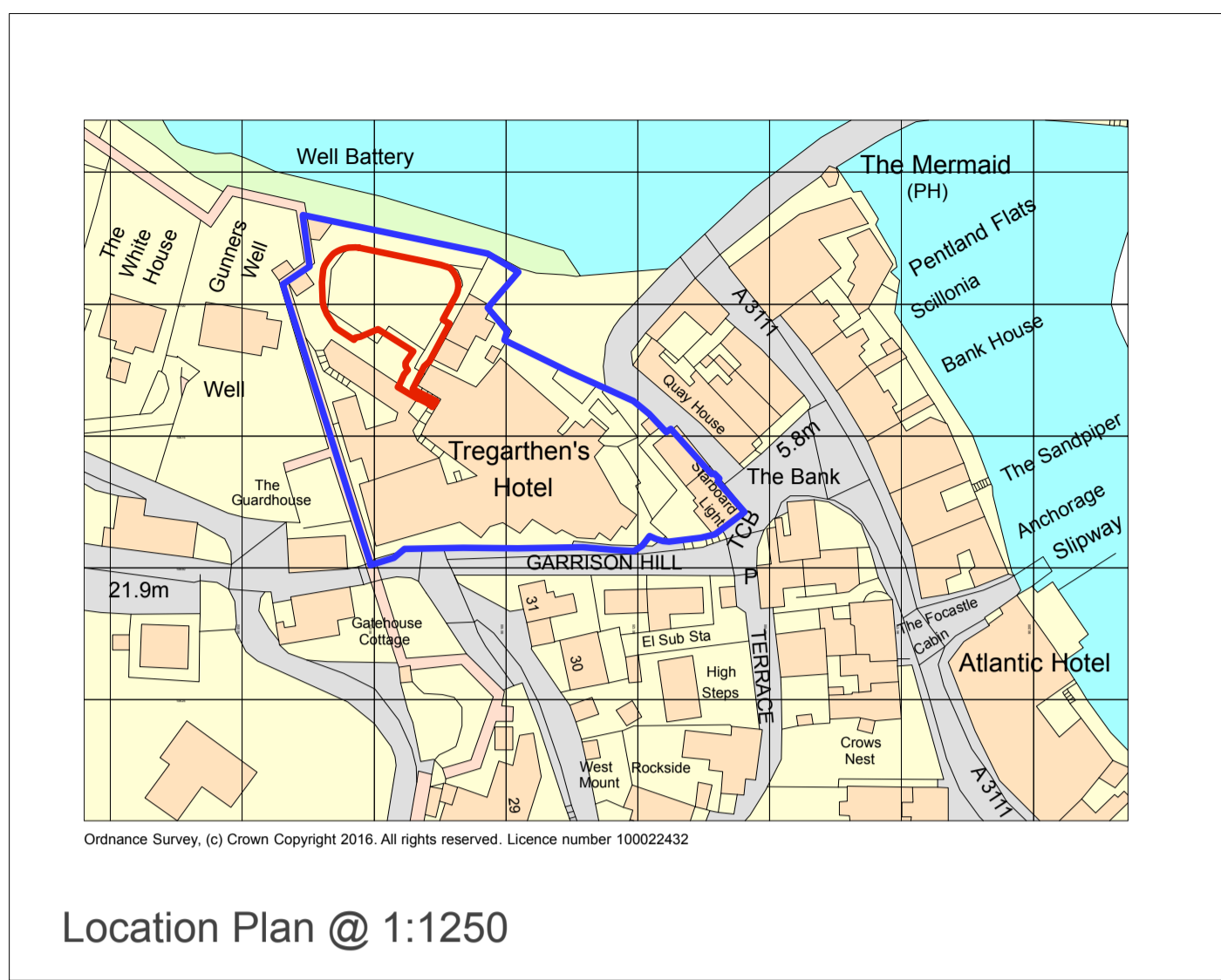
Registering/Altering Addresses

If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

Connections to Utilities

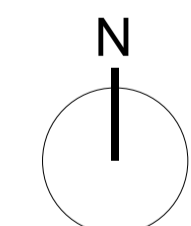
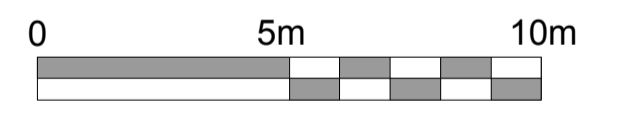
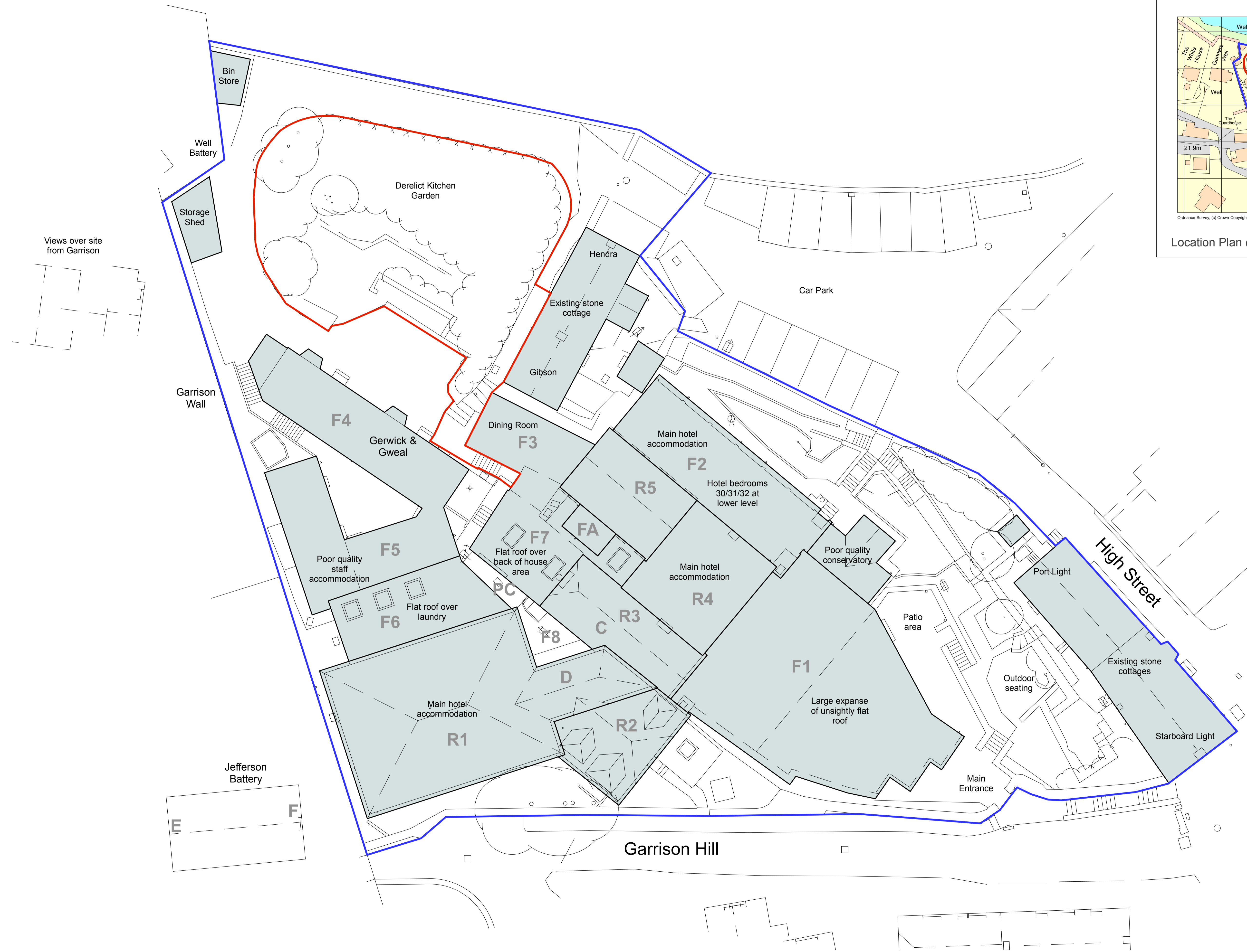
If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.



RECEIVED
By Lisa Walton at 6:43 pm, Apr 11, 2023

APPROVED
By Lisa Walton at 1:00 pm, Dec 12, 2023



PLANNING

Tregarthen Hotel
Isles of Scilly


Existing Site Location &
Block Plan

Scale: 1:125 & 1:1250 @ A1

Drawing No: 1542 / PLO1 Rev /

The Boat Shed, Michael Browning Way
Exeter EX2 8DD
01392 438051 mail@g-a.uk.com

grainge architects


	 Luminaire B
Supplier	Ligman
Type	LEE-30001-T4-W30
Lamp(s)	4 LED 3000K
Lamp Flux (klm)	0.61
Maintenance Factor	1.00
No. in Project	10

Grid 1 Horizontal Illuminance (lux)

RECEIVED
By A King at 8:17 am, Oct 17, 2023

APPROVED
By Lisa Walton at 1:01 pm, Dec 12, 2023



	
PROJECT NAME: Tregarthans Hotel	
PROJECT No: 2957-DFL-ELG-XX-LD-EO-13001	
SCALE: 1:200	DATE: 13 October 2023
CALCULATION: Horizontal Illuminance (lux)	
DESIGNER: DFL-UK (AJB)	
<p>> Indicative light spill diagram. > Not for construction. > Initial light levels shown. > Light spill diagram does not consider blocking or shading effects of light limiting objects and represents worst-case horizontal light spill at ground floor level. > Light spill diagram to be read in conjunction with Lighting Strategy: 2957-DFL-ELG-XX-RP-EO-13001-S3 > This diagram excludes existing luminaires, however cumulative impact has been taken into consideration during the design process.</p> <p>Isolux contours shown: 5 Lux: pink 0.2 Lux: yellow 0.1 Lux: black</p> <p>Page Size: A2 Scale: 1:250</p>	
CHECKED BY: AL	APPROVED BY: AL
REVISION: P02	SUITABILITY: S3
PREPARED BY: DFL-UK +44 (0)1962 855080 17/18 City Business Centre, Winchester Hants, SO23 7TA. e-mail: info@df-uk.com website: www.dfl-uk.com	



APPROVED
By Lisa Walton at 1:01 pm, Dec 12, 2023



Product description

Down - Square



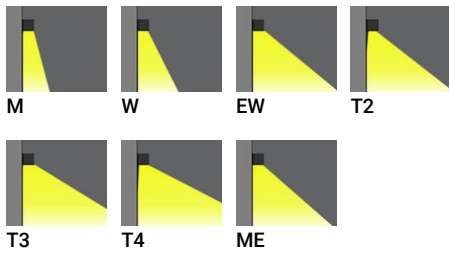
Luminaire Structure

- Die-cast aluminium housing and frame
- Pre-treated before powder coating ensuring high corrosion resistance
- Single cable entry
- Stainless steel fasteners in grade 304 with zinc flake coating (ZFC)

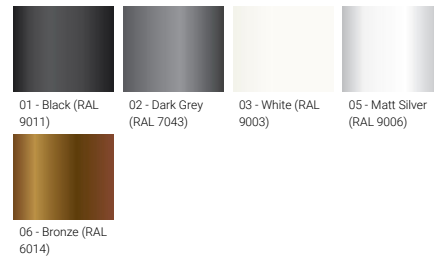
- Durable silicone rubber gasket
- Clear toughened glass
- High-efficiency PMMA lens
- Integral control gear

- Optional surface mounting box for easy wiring or conduit connection when wiring from behind is not possible

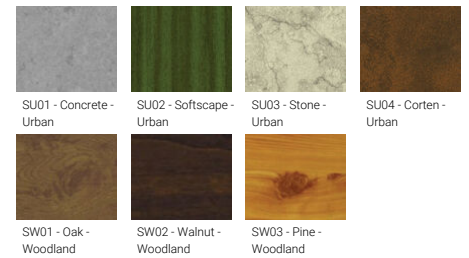
Optic



Product colour



Special finishes upon request

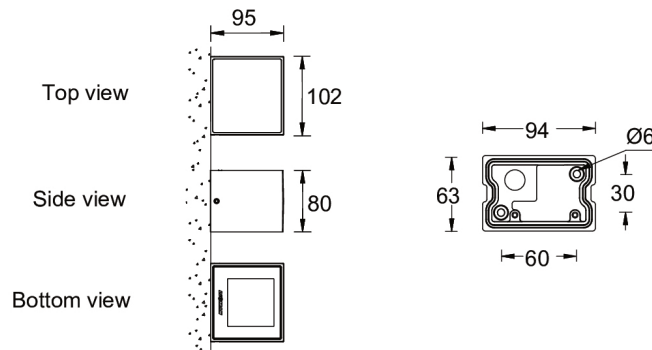


LEEDS 2 (LEE-30001)

Technical information

Material	Aluminium	Optic value	30°, 56°, 99°x102°, 129°x49°, 112°x80°, 89°x60°, 122°x50°	Operating temperature	-20 °C to 50 °C
Light source	4 LED	CCT / CRI	3000K CRI80, 4000K CRI80	Through wiring	Single cable entry
Power (Luminaire)	8 W	Bug	B0-U0-G0, B1-U0-G0	Lens / Reflector / Optic	Clear toughened glass, High-efficiency PMMA lens
Lumen (Luminaire)	576 - 795 lm	ULR	0%	MacAdam Ellipse	3 SDCM
Luminaire luminous efficacy	72 - 99 lm/W	ULOR	0%	Lifetime L90B10 (hours)	> 90,000
Driver option	Integral control gear	CIE flux code n°3	100, 99	Lifetime L80B10 (hours)	> 90,000
Driver	Constant current (CC)	Dimming type	On/Off	Lifetime L80B50 (hours)	> 90,000
Input voltage	220-240 V 50/60 Hz	Product colours	Black, Dark Grey, White, Matt Silver, Bronze, Concrete - Urban, Softscape - Urban, Stone - Urban, Corten - Urban, Oak - Woodland, Walnut - Woodland, Pine - Woodland	Variants (On/Off)	Compatible with EN/ IEC 60598-2-22: Suitable for emergency installations as central supply, non-maintained (Z0)
Optic	M, W, EW, T2, T3, T4, ME		Weight		0.8 kg

LEE-30001



Accessories



Surface mounting box for easy cabling (LEEDS 2)
SCE-LEEDS-2

APPROVED

By Lisa Walton at 1:02 pm, Dec 12, 2023

RECEIVED

By A King at 8:08 am, Oct 17, 2023

Design and Access Statement
Essential Pedestrian Lighting
Micro Lodges
October 2023

Tregarthen's Hotel

JACKSON PLANNING 

I. Introduction

I.1 This proposal is for the erection of essential pedestrian safety lighting for the micro lodges that are now under construction in the former kitchen garden of Tregarthen's Hotel. following permission P/20/090/FUL (as amended).

I.2 The application is necessary following imposition of condition C4 which prohibits external lighting. The condition is as follows:

NO ADDITIONAL EXTERNAL Illumination

C4 Notwithstanding the information submitted with the application submission, no additional artificial external lighting shall be installed within the application site. Reason: In the interests of the character and appearance of the landscape and local amenity, and in the interests of the tranquillity and dark sky experience of the Islands in accordance with Policies 1 and 2 of the adopted Isles of Scilly Islands Local Plan 2005 and emerging draft Policy OE4 of the emerging Isles of Scilly Local Plan 2015-2030.

I.3 The planning and design statement set out the considerations for this proposal which has arisen following the need for express consent for external illumination.

I.4 The applicant is Tregarthen's Hotel Ltd.

The Proposal

I.5 The proposal is for essential lighting for safety purposes, it comprises 5 walkway lights at 1.2 metres high and five number fixed wall lights on the rear elevations at 1.8m all with directional lighting where the cowl is integral to the light fitting and cannot be removed.

I.6 The lighting will emit a warm white colour temperature light (3000 Kelvin or less) to reduce the potential for adverse effects onto potentially sensitive receptors.

I.1 The Proposed Luminaires have Dark Sky Approval.

I.2 The choice of fittings has been carefully selected to minimise light spill and direct lighting to the paths and steps to provide essential pedestrian safety.

I.3 The new lights will include replacements for the fixed lights on the rear wall of Hendra and Gibson which have given rise to complaints. These are low level, directional and face away from the neighbouring property and the Garrison wall.

I.4 The fixed wall lights are located at the rear entrance doors of the micro lodges. These are also directional and have an inbuilt cowl.

Tregarthen's Hotel

Lighting Considerations

- 1.5 The details of the light fittings are set out in the manufacturer's specification sheets submitted in support of the application.
- 1.6 Specific luminaires have been chosen for the purpose of ensuring light is thrown downwards and away from the sensitive receptors.
- 1.7 Motion detection PIR sensors, where applicable, will ensure the lights are only operational at the time it is needed keeping the area predominantly dark when not in use.
- 1.8 Providing safety lighting for pedestrians will help to discourage use of internal lights in the main room being left on to otherwise create a lit atmosphere and light spread outside the lodges for guests returning in the hours of darkness. The controlled safety lighting should therefore have less impact than not providing any exterior lighting.

Rationale

- 1.9 The proposal is principally for safety and is considered the minimum necessary for essential safety of guests and staff.

Planning Assessment

- I.10 The assessment of the planning application is a balance of all the considerations associated with the proposal, the site and the local environment. Whilst planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act (1990) they must also pay regard to the guidance provided by the NPPF as a material consideration.
- I.11 The proposal for the micro lodges was considered consistent with the adopted policy WC5 of the Isles of Scilly Local Plan which supports new visitor accommodation where it improves the quality and choice of existing tourism and responds to the changing needs and expectations of visitors.
- I.12 The key local plan Policy OE4 seeks to reduce light pollution by only permitting essential and appropriate lighting proposals that incorporate good lighting management and design, in order to remove unacceptable adverse impacts on the visual character of the landscape, seascape and historic built environment; on wildlife and habitats; and on local visual amenity and safety.

Policy OE4 Protecting Scilly's Dark Skies

1) Development proposals that include external lighting will only be permitted where it can be demonstrated that the lights are essential for safety, security or community reasons, and where details are provided of attempts to minimise light pollution, including:

- a) **costs to the environment (including the unnecessary use of electricity);**
 - b) **skyglow (visible glow caused by scattering and reflection from clouds and the atmosphere);**
 - c) **light nuisance (creating amenity nuisance, highway hazards and restricted views of the night sky);**
 - d) **and glare (over-bright and poorly directed lights that dazzle or discomfort those who need to see, by concealing rather than revealing)**
- I.13 The dark sky is important to the islands as an Area of Outstanding Natural Beauty, with Dark Sky Discovery Sites identified for each inhabited islands.
- I.14 Whilst the Isles of Scilly is the darkest district in the UK the imagery of the archipelago shows that Hugh Town is the one bright and lit settlement amongst the islands. Notwithstanding this the design has been carefully considered to meet the policy requirements.
- I.15 In terms of the criteria of the policy the lighting chosen is compliant as explained below:

Tregarthen's Hotel

- a) The light fittings are lit by LED bulbs with very high energy efficiency, and the micro lodges are being fitted with PV panels to generate renewable electricity.
- b) Given the inbuilt cowls the units will not contribute to skyglow
- c) The proposed lights will not give rise to nuisance as they are direct towards the ground
- d) The lighting colour and illumination will not give rise to unacceptable glare

1.16 Overall the lights chosen are appropriate to the policy constraints.

Amenity Impacts

1.17 The lights have been chosen for the directional lamps and integral cowls that spread light downwards towards the path. The light fittings cannot be adapted to remove the cowls.

1.18 The nearest neighbour is 20m from Unit 5, but the unit is at a much lower level than the neighbouring property and given the integral cowls there will be very little light spill upwards towards the neighbour, and certainly not sufficient to cause any nuisance. This will improve on the historically fitted lighting, which is to be removed, as that has given rise to complaints previously.

Heritage Impacts

1.19 The proposals will have only very minor additional impacts on the historic built environment, than those impacts already deemed as acceptable under the previous approvals for development. Advice from Historic England on earlier schemes was as follows:

1.20 *Historic England therefore considers that it is for your authority to carry out a balancing exercise between the public benefits of the proposal and (as per the previous scheme) any residual low levels of harm (National Planning Policy Framework (NPPF), paragraph 196).*

1.21 In terms of heritage impact in relation to the designated heritage assets including views to the Garrison Wall (SAM) adjacent listed buildings: Portlight and Starboard Light and the conservation area in general the proposal would be considered less than substantial. This residual low-level harm to heritage needs to be considered against the public benefits of pedestrian safety.

1.22 It should be concluded therefore that in relation to the impact upon the historic environment the proposal is considered to be in accordance with Policy OE7 of the Isles of Scilly Local Plan 2015-2030.

Impact on AONB, Conservation Area and Historic Environment

1.23 The previous assessment of the proposal confirmed:

Tregarthen's Hotel

- 1.24 *As per the previously concluded report for application P/20/090/IFUL the construction of the five lodges, as now amended, on the north side of the hotel creates a positive form of development that would enhance the existing under-used north side of the Tregarthen's complex. The structures will partially obscure some of the less sympathetic buildings, which are directly adjacent to the Garrison Walls, without obscuring the wall to any perceptibly greater degree than the previously approved lodges. Although the design breaks from the white render structures of Tregarthen's, I consider that the proposal would result in positive benefits that will enhance the character of this area as a result.*
- 1.25 This additional application for lighting is a necessary part of making the new tourist accommodation function well and remain safe and attractive to visitors. Hugh Town is a lit settlement and already has impacts of artificial lighting as shown in the satellite imagery in the Local Plan on page 156 and explained in the lighting assessment which concludes as follows.
- 1.26 The installation of the Proposed Lighting in accordance with the Lighting Strategy and the removal of the luminaires identified in Section 7 of that strategy will result in a positive effect on the surrounding environment, reducing the upward skyward radiance, and impact on the view of the landscape.
- 1.27 Through careful design and mitigation, this Lighting Strategy ensures the lighting installation at the proposed development will be in accordance with British Standards, Guidance and Local Policy.
- 1.28 The removal of the fittings identified in the lighting report, the mounting heights significantly lower than that of the lights surrounding the Application Site, and the installation of IDA approved luminaires will result in a positive effect on the surround environment, comparatively to the current baseline levels of light.

Conclusion - The Planning Balance and Recommendation

- 1.29 In coming to a conclusion on the proposal the planning authority must consider whether the proposal constitutes sustainable development and consider the balance of harms and benefits of the proposal given legislation, the development plan policy framework and guidance in the NPPF as a material consideration.
- 1.30 The proposal as described and assessed in this statement has shown no harm to the amenity of adjacent residents and only minor impacts that will occur from this essential scheme of lighting, indeed the scheme shows a positive benefit on the surrounding environment. The scheme has overall compliance with National and Local Policy and with no demonstrable harms that outweigh the benefits, assessed against the policies of the Framework as a whole, the applicant respectfully requests that planning permission should be granted without delay.

APPROVED

By Lisa Walton at 1:02 pm, Dec 12, 2023

RECEIVED

By A King at 8:14 am, Oct 17, 2023



· LIGHTING DESIGN · ELECTRICAL · SMART CITIES ·
ENERGY REDUCTION · LIGHTING IMPACT

TREGARTHEN'S HOTEL

TECHNICAL REPORT

DFL-UK

17 City Business Centre, Hyde Street, Winchester, SO23 7TA

+44(0)1962 855080 | info@df-uk.com | www.df-uk.com



PROJECT NUMBER: 2957		DOCUMENT REF: 2957-DFL-ELG-XX-RP-EO-13001			
P02	Second issue	AJB	AL	AL	13/10/2023
P01	First issue	AJB	AL	AL	09/10/2023
Revision	Purpose Description	Originated	Checked	Approved	Date

Designs for Lighting (DFL) are a business built on the successfully collaborating with our clients. We have over 20 years proven experience in our industry, listening to the challenges our clients face, developing the best solutions and being innovators in our specialism. Our role is to find the most effective and sustainable outcome to enhance and support your projects. We proudly work with recognised industry bodies to promote and shape the future of the industry and ensure our staff are trained to exceed the required competency levels of our industries. Above all, we ensure each project delivers against our values.



Quality



Knowledgeable



Dependable



Clear Advice

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1. INTRODUCTION

1.1. Executive Summary

1.1.1. This Lighting Strategy has been written by DFL (Designs for Lighting Ltd), a lighting design consultancy specialising in Lighting Impact Assessments, obtrusive light mitigation, and detailed lighting design.

1.1.2. The Lighting Strategy proposes good practice and address the concerns outlined within condition C4 implemented by the Council of the Isle of Scilly.

“C4 Notwithstanding the information submitted with the application submission, no additional artificial external lighting shall be installed within the application site. Reason: In the interests of the character and appearance of the landscape and local amenity, and in the interests of the tranquillity and dark sky experience of the Islands in accordance with Policies 1 and 2 of the adopted Isles of Scilly Islands Local Plan 2005 and emerging draft Policy OE4 of the emerging Isles of Scilly Local Plan 2015-2030.”

1.1.3. A suitable approach for the proposed lighting will be presented with an aim to set out a minimally obtrusive approach to the lighting, whilst ensuring it is necessary and considers the sensitivity of nearby human, environmental and ecological receptors.

1.1.4. Lighting associated with the Proposed Development will comply with relevant British Standards and Institution of Lighting Professionals (ILP) guidance to ensure obtrusive light is minimised in accordance with best practice.

1.1.5. This report outlines the following:

- Relevant obtrusive light policies in direct relation to the Proposed Development.
- Relevant National and Local Policies.
- Why the Proposed Development requires artificial lighting; and
- Technical Assessment of the Application Site.
- Details as to how lighting will be implemented for the Proposed Development.

1.1.6. This Technical Report will demonstrate how the removal and replacement of several existing light fittings with new Dark Skies Approved luminaires, will improve the tranquillity and experience of the islands in accordance with policies, whilst providing a more useful level of light to its users.

1.1.7. Through careful design and mitigation, this Lighting Strategy ensures the lighting installation at the proposed development will be in accordance with British Standards, Guidance and Local Policy.

2. LEGISLATIVE FRAMEWORKS AND LOCAL POLICIES

2.1. National Policies

Environmental Protection Act 1990 / Clean Neighbourhoods and Environment Act 2005

- 2.1.1. Since 2005, artificial light has been incorporated as a potential statutory nuisance. An amendment to section 79 of the Environmental Protection Act 1990, contained within the Clean Neighbourhoods and Environment Act 2005 states:

“Artificial light emitted from premises so as to be prejudicial to health and nuisance constitutes a ‘Statutory Nuisance’ and it shall be the duty of every local authority to cause its area to be inspected from time to time to detect any statutory nuisances which ought to be dealt with under section 80 and, where a complaint of a statutory nuisance is made to it by a person living within its area, to take such steps as are reasonably practicable to investigate the complaint”

National Planning Policy Framework 2023

- 2.1.2. The National Planning Policy Framework (NPPF) sets out the government’s planning policies for England and how they are expected to be applied and provides a framework for local plans. With regard to light pollution, the NPPF was updated in July 2021 and states that the following elements are to be considered:

“Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- *mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;*
- *identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and*
- *limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”*

Planning Practice Guidance

- 2.1.3. Guidance for assessing the effects of proposed artificial lighting is outlined in the planning practice guidance (PPG). The guidance states:

“Does an existing lighting installation make the proposed location for a development unsuitable, or suitable only with appropriate mitigation? For example, this might be because:

- › the artificial light has a significant effect on the locality; and/or*
- › users of the Proposed Development (e.g., a hospital) may be particularly sensitive to light intrusion from the existing light source.*

Where necessary, development proposed in the vicinity of existing activities may need to put suitable mitigation measures in place to avoid those activities having a significant adverse effect on residents or users of the proposed scheme, reflecting the agent of change principle. Additional guidance on applying this principle is set out in the planning practice guidance on noise.

- › Will a new development, or a proposed change to an existing site, be likely to materially alter light levels in the environment around the site and/or have the potential to adversely affect the use or enjoyment of nearby buildings or open spaces?*
- › Will the impact of new lighting conflict with the needs of specialist facilities requiring low levels of surrounding light (such as observatories, airports and general aviation facilities)? Impacts on other activities that rely on low levels of light such as astronomy may also be a consideration but will need to be considered in terms of both their severity and alongside the wider benefits of the development.*
- › Is the development in or near a protected area of dark sky or an intrinsically dark landscape where new lighting would be conspicuously out of keeping with local nocturnal light levels, making it desirable to minimise or avoid new lighting?*
- › Would new lighting have any safety impacts, for example in creating a hazard for road users?*
- › Is a proposal likely to have a significant impact on a protected site or species? This could be a particular concern where forms of artificial light with a potentially high impact on wildlife and ecosystems (e.g. white or ultraviolet light) are being proposed close to protected sites, sensitive wildlife receptors or areas, including where the light is likely to shine on water where bats feed.*
- › Does the Proposed Development include smooth, reflective building materials, including large horizontal expanses of glass, particularly near water bodies? (As it may change natural light, creating polarised light pollution that can affect wildlife behaviour.)”*

2.2. Relevant Local policies

- 2.2.1. The relevant Local Planning Authority (LPA) for the Proposed Development is the Council of the Isle of Scilly, with policies detailed within the Condition C4 applying to the lighting associated with the Proposed Development.

The Condition C4 States the following.

“C4 Notwithstanding the information submitted with the application submission, no additional artificial external lighting shall be installed within the application site. Reason: In the interests of the character and appearance of the landscape and local amenity, and in the interests of the tranquillity and dark sky experience of the Islands in accordance with Policies 1 and 2 of the adopted Isles of Scilly Islands Local Plan 2005 and emerging draft Policy OE4 of the emerging Isles of Scilly Local Plan 2015-2030.”

The applicable policies are:

Isles of Scilly Islands Local Plan 2005

Policy 1: Environmental Protection

This policy covers the overall protection of the local environment and landscape, however, does not directly address the impacts of lighting.

Policy 2: Sustainable Development

This Policy covers the future sustainability of proposed developments for construction, however, does not directly address the impacts of lighting.

Isles of Scilly Local Plan 2015-2030

Policy OE4: Protecting Scilly's Dark Skies

“ 1) Development proposals that include external lighting will only be permitted where it can be demonstrated that the lights are essential for safety, security or community reasons, and where details are provided of attempts to minimise light pollution, including:

a) costs to the environment (including the unnecessary use of electricity);

b) skyglow (visible glow caused by scattering and reflection from clouds and the atmosphere);

c) light nuisance (creating amenity nuisance, highway hazards and restricted views of the night sky); and

d) glare (over-bright and poorly directed lights that dazzle or discomfort those who need to see, by concealing rather than revealing).”

3. BRITISH STANDARDS AND GUIDANCE

3.1. British Standards

3.1.1. The most applicable British Standards for lighting that relate to the development are:

BS 5489-1:2020 – Lighting of Roads and Public Amenity Areas - Code of practice.

BS EN 13201-2:2015 - Road lighting. Performance requirements.

3.2. Guidance

3.2.1. **Guidance Notes for the Reduction of Obtrusive Light (Institution of Lighting Professionals GN01:2021)**

The Lighting Strategy is informed by industry guidance notes which aim to reduce the potential for obtrusive light to occur, which is typically caused by poorly designed and installed exterior artificial lighting. The Lighting Strategy is informed by the most relevant sections of GN01/21 that has recently been published to reduce the potential for obtrusive light from a wide range of exterior lighting applications.

3.2.2. **IDA Outdoor Lighting Basics**

IDA-UK recognizes that need for good outdoor lighting at night, but any required lighting should be used and install in a thoughtfully fashion. To minimize the harmful effects of light pollution the IDA-UK Website outlines the following best practise.

“Only be on when needed; Only light the area that needs it; Be no brighter than necessary, Minimize blue light emissions; Eliminate upward-directed light”¹

¹ <https://darksky.uk/outdoor-lighting-basics/>

4. DESKTOP STUDY

4.1. Site Description and Context

- 4.1.1. The Application Site is Tregarthen Hotel in Hugh town on the Isle of Scilly. The Application Site is looking for permission to apply lighting to the area surrounding the construction of 5 additional structures to the already existing development. An indicative boundary of the site and proposed layout can be seen in **Figure 1**. The Site Layout Plan is shown in **Figure 2**.
- 4.1.2. A desktop assessment was completed to understand its position within the current lit environment.
- 4.1.3. The Isles of Scilly comprise over 200 granite islands scattered across 200 km², namely the islands of St Mary's, St Agnes, St Martin's, Tresco and Bryher. The occupied islands cover a total area of just over 14 km². The Application Site is located on St Mary's Island. The islands contain 26 Sites of Special Scientific Interest and one Special Area of Conservation (SAC), designated for a range of geological and biological features.



Figure 1: The Application Site location and indicative boundary (extent outlined in red)

4.2. Environmental Zone Classification

4.2.1. The Environmental Zone criteria detailed within **Table 1** and **Table 2** informs the basis of the Lighting Strategy. The Application Site is considered to be located on the border of an E1 and E2 Environmental Zone based on the description outlined within **Table 1**. However, as the location is bounding an astronomically observable dark sky, the area becomes a E0 protected environmental zone.

Zone	Surrounding	Lighting Environment	Examples
E0	Protected	Dark (SQM 20.5+)	Astronomical Observable dark skies, UNESCO starlight reserves, IDA Dark Sky Parks.
E1	Natural	Intrinsically dark (SQM 20 to 20.5)	Relatively uninhabited rural areas, National Parks, Areas of Outstanding Natural Beauty, etc.
E2	Rural	Low district brightness (SQM ~ 15 to 20)	Sparsely inhabited rural areas, Village or relatively dark outer suburban locations.
E3	Suburban	Medium district brightness	Well inhabited rural and urban settlements, small town centres or suburban locations.
E4	Urban	High district brightness	Town / City centres with high levels of night-time activity.

Table 1 – Environmental Zone Descriptions

Notes:

1. Where an area to be lit lies on the boundary of two zones the obtrusive light limitation values used should be those applicable to the most rigorous zone.
2. Rural zones under protected designations should use a higher standard of policy.
3. Zone E0 must always be surrounded by an E1 Zone.
4. Zoning should be agreed with the local planning authority and due to local requirements a more stringent zone classification may be applied to protect special/specific areas.
5. SQM (Sky Quality Measurements) referenced by the International Dark-Sky Association (IDA), the criteria for E0 being revised in mid-2019 but not retrospective.
6. Astronomical observable dark skies will offer clearer views of the Milky Way and of other objects such as the Andromeda galaxy and the Orion Nebula.
7. Although values of SQM 20 to 20.5 may not offer clear views of astronomical dark sky objects such as the Milky Way, these skies will have their own relative intrinsic value in the UK.

Environmental Zones	Sky Glow ULR (Max %)	Light Trespass (Into Windows) E_v (lux)		Building Luminance Average, Pre-curfew
		Pre- Curfew	Post-Curfew	Average L (cd/m^2)
E0	0	0	0	0
E1	0	2	0 (1*)	0
E2	2.5	5	1	5
E3	5	10	2	10
E4	15	25	5	25

Table 2 - Obtrusive Light Criteria

- > ULR (Upward Light Ratio) is the maximum permitted percentage of luminaire flux that goes directly into the sky.
- > E_v is Vertical Illuminance in Lux.
- > L is Luminance in Candelas per square metre; and
- > Curfew refers to a time when the local planning authority has agreed that the lighting installation should be switched off; this typically refers to 23h00 – 07h00.
- > (*) Permitted only from public road lighting installations up to a maximum of 1.0 lux.

4.3. CPRE Night Blight Mapping

4.3.1. To further confirm the Environmental Zone classification, the CPRE Night Blight Mapping confirms the skyward radiance within the vicinity of the Application Site is between 1 - 2 Nano Watts/cm²/sr. As shown in **Figure 3**, the likely levels of skyglow within the vicinity of the Application Site are similar to those expected within an E2 zone. However, The Council within the jurisdiction of the Isle of Scilly is pushing towards a darker sky environment, as such the environment will be treated as an E0 environment.

The area surrounding the Application Site is a sparsely inhabited environment. further afield to the west and southwest of the Application Site is a relatively uninhabited environment consisting of mainly Greenland. To the north and northeast of the Application Site is predominantly sand and pebble beach.

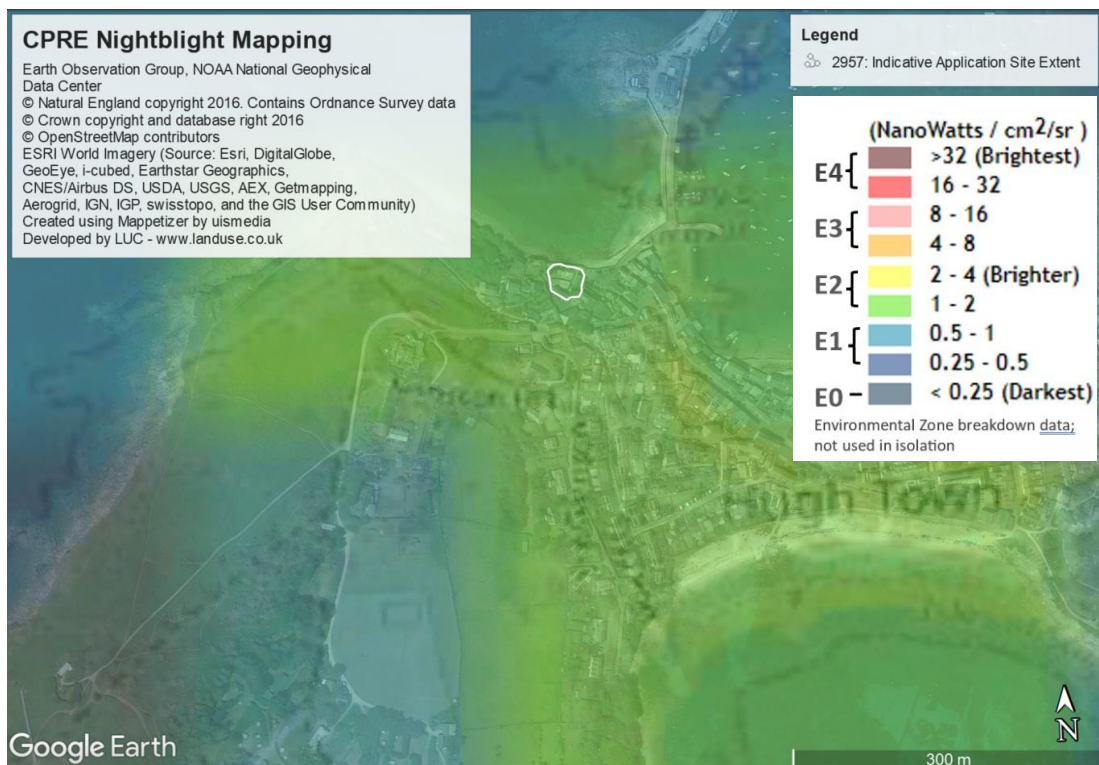


Figure 3: Surrounding areas/roads CPRE Data

Notes for Figure 3

- The CPRE Mapping data is satellite-based information and indicates upward light spill based on sky glow.
- The NightBlight Map is a visual representation of light pollution as a view from above the earth's atmosphere.
- CPRE Mapping data is **not** used in isolation and is only used to assist in concluding the environmental zone.

5. IDENTIFIED RECEPTORS

5.1. Landscape and Dark skies

5.1.1. As outlined within the planning condition, the key receptor in focus for this technical report is the outlook on the landscape and the dark skies environment. As such these areas have been identified and reviewed as the applicable sensitive receptors.

Receptor Type	Description	Sensitivity
Landscape	The outlook of the landscape within post code TR21	High
Dark skies	The Skies above the Application Site	High

Table 3 - Potentially Sensitive Receptors

6. LIGHTING STRATEGY

6.1. Summary

- 6.1.1. The Proposed Lighting will consist of 5 of the luminaries outlined in equipment specification below at a mounting height no greater than 1.2 meters and 5 luminaires mounted at no greater than 1.8 metres in height, facing inward to the Application Site, mounted to the Proposed Developments.
- 6.1.2. The Proposed Development will require lighting for safety at limited times during the hours of darkness. Lighting will be fit for purpose.
- 6.1.3. Lighting will be of an appropriate specification and designed in accordance with British Standards.
- 6.1.4. Lighting for the Proposed Development will be applied sensitively to account for the receptors identified bounding the Application Site and within the Proposed Development.
- 6.1.5. Luminaires will be used with integral LED's and only where the luminaire photometry is available from the manufacturer. This is to ensure the photometric footprint of the luminaires can be modelled to ensure the potential effects of light spill are minimised or mitigated.
- 6.1.6. The following criteria seeks to ensure that the lighting is not outside of the obtrusive light limits for the Environmental Zone in which the Application Site is located, is sensitive to the area, and provides a recognised standard level of lighting for all adoptable areas requiring illumination. Luminaires will distribute light downwards only to reduce the potential for light spill onto the boundaries surrounding the buildings and upwards towards the sky.
- 6.1.7. All lighting unless otherwise stated is to emit a warm white colour temperature light (3000 Kelvin or less) to reduce the potential for adverse effects onto potentially sensitive receptors (outlined in **Section 5**).
- 6.1.8. All Proposed Luminaires will have Dark Sky Approval².
- 6.1.9. Lighting in unadopted areas will be required in the following task areas:
- > Wayfinding pathways
 - > Proposed Development frontages

² <https://darksky.org/>

6.2. Wayfinding pathways -

- 6.2.1. The wayfinding paths within the Application Site will be illuminated in accordance with BS 5489-1:2020 for amenity and safety purposes. The lowest possible lighting levels are proposed within this Lighting Strategy.
- 6.2.2. Lighting will be applied for wayfinding purposes only to highlight changes in ground levels and any potential hazards.
- 6.2.3. The purpose of the wayfinding lighting outlined within the strategy will be to highlight areas for the safe usage of the Application Site during the hours of darkness and will only be active between dusk and midnight.
- 6.2.4. Lighting will be mounted to the pathway wall predominantly inward to the Application Site.
- 6.2.5. Performance requirements are outlined in **Table 4**.


Equipment Specification	Description
Correlated Colour Temperature (Kelvin)	≤ 3000K
Luminaire Manufacturer	Ligman Lighting
Luminaire Model	Leeds
Light Source	LED
Height	≤1.2 meters
Mounting Arrangement	Wall mounted
Luminaire Tilt	0 Degrees from the horizontal
Upward Light Output Ratio	Achieved ULOR 0%
Example Luminaire Image	
Controls	Photocell On at dusk and timeclock (off at midnight)

Table 4 - Equipment specification

6.3. Proposed Development frontages

- 6.3.1. The Frontages to the five proposed micro lodges within the Application Site extent will be sensitively illuminated, this will be predominantly for safety, security and amenity purposes. The lowest possible lighting levels are proposed within this Lighting Strategy.
- 6.3.2. Luminaires are to be mounted to the side of the entrance to the Proposed Micro Lodges.
- 6.3.3. Performance requirements are outlined in **Table 5**.


Equipment Specification	Description
Correlated Colour Temperature (Kelvin)	≤ 3000K
Luminaire Manufacturer	Ligman Lighting
Luminaire Model	Leeds
Light Source	LED
Height	≤1.8 meters
Mounting Arrangement	Wall mounted
Luminaire Tilt	0 Degrees from the horizontal
Upward Light Output Ratio E0 < 0%	Achieved ULOR 0%
Example Luminaire Image	
Controls	PIR on when movement is detected for 5 minutes (internally controlled manual override switch in the assigned lodge)

Table 5 - Equipment specification

7. TECHNICAL ASSESSMENT

7.1. Brief

7.1.1. Based on a desktop survey the local environment is predominantly unlit, with surrounding roads to the Application Site having limited street lighting. Where it has been applied, it is mounted at low levels and appears to have a tilt at 0% from the horizontal.



Figure 4: View of Tregarthen's Hotel including streetlight (outlined in red).



Figure 5: View north of The Atlantic Inn including streetlight (outlined in red).

- 7.1.2. The proprietors of the Tregarthen's Hotel (hereafter referred to as the Applicant) undertook a survey of the existing lighting on site (June 2023) which outlines the condition of the lighting and any alterations made to the lighting as of this date. The results of this survey can be seen in **Appendix 2**.
- 7.1.3. The Applicant has identified several luminaires that may be currently having a negative effect on the local surrounding (see figures 6 - 14). These are being removed and replaced by the proposed lighting with the intent to improve the look on the landscape.



Figure 6: fitting marked for removal.



Figure 7: fitting marked for removal.



Figure 8: fitting marked for removal.



Figure 9: fitting marked for removal.



Figure 10: fitting marked for removal.



Figure 11: fitting marked for removal.



Figure 12: fitting marked for removal.

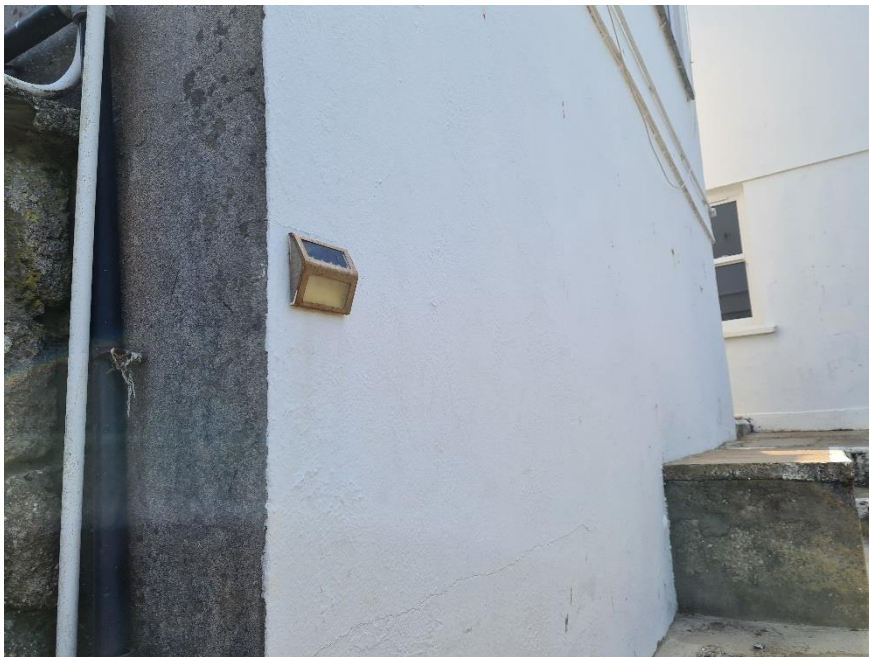


Figure 13: fitting marked for removal.

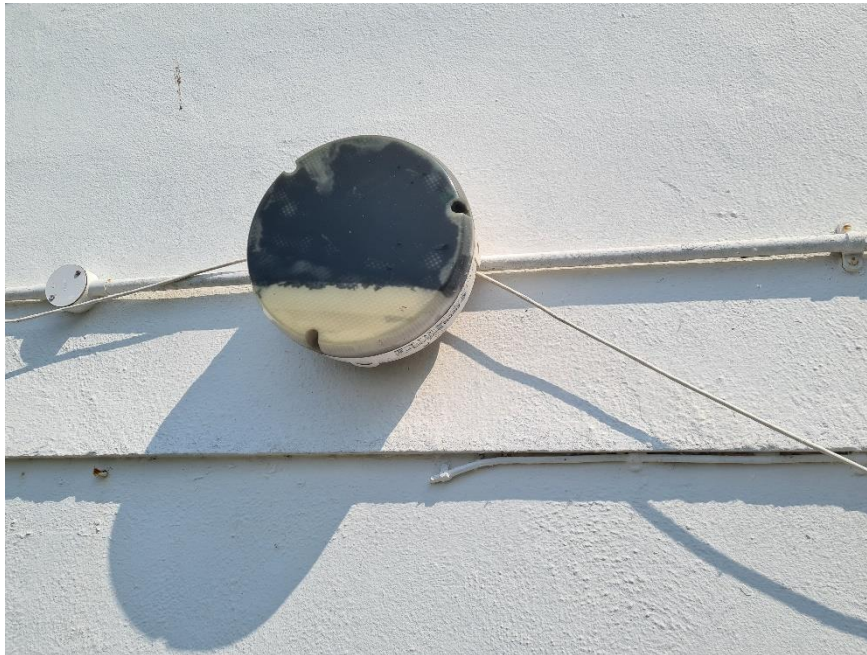


Figure 14: fitting marked for removal.

- 7.1.4. The newly proposed luminaires will be IDA approved Turtle friendly luminaires with an asymmetrical optic, strictly controlling the light source from providing any light spill.
- 7.1.5. Multiple fittings mounted to the development have been altered to try to reduce some of the negative effects of lighting to the landscape and dark skies to the Isle of Scilly. However, this method does not offer the best results for safety of the users or the most efficient/effective solution to the areas of concern.
- 7.1.6. The mitigation undertaken to date to reduce the negative effects of lighting on the environment, whilst offering improvement on the upward light at night, will not effectively mitigate the issue due to degradation of the paint from UV light and the negative effect on the landscape during the day.

8. SUMMARY OF RESULTS

8.1. Overview

- 8.1.1. The Light Spill Diagram shown in **Appendix 1** demonstrates that the Light Spill Levels associated with the proposed lighting would comply with British Standards, local policies and guidance and staying within the boundaries of the Application Site.
- 8.1.2. To ensure the worst-case scenario has been modelled, the highest potential light levels have been modelled / presented in the light spill diagram, with the project maintenance factors set at MF = 1.0. This demonstrates the light levels at their highest (initial light levels at the start of luminaire life).

8.2. Summary of Results

- 8.2.1. The proposed lighting within the task areas would only highlight areas of potential hazard.
- 8.2.2. The Proposed lighting both vertically and horizontally will not achieve light levels greater than 0.02 Lux outside of the boundaries of the Application Site on initial installation, with no blocking factors in place.
- 8.2.3. The proposed lighting within the task area(s) is compliant to the relevant environmental zone classification outlined within GN01.

8.3. Mitigation

- 8.3.1. Careful design ensures the lighting has been minimised onto sensitive receptors in accordance with standards and guidance.
- 8.3.2. Specific luminaires have been chosen for the purpose of ensuring light is thrown downwards and away from the sensitive receptors.
- 8.3.3. Motion detection PIR sensors, where applicable, will ensure the lights are only operational at the time it is needed keeping the area predominantly dark when not in use.
- 8.3.4. Where lighting is required throughout the night for safety purposes a remotely mounted photocell³ is to be used, this is to ensure the light is only on during the required hours of use, thus limiting the impact to the visuals of the landscape.

³ <https://www.lucyzodion.com/product/ss4-series-photocell-kits/>

9. CONCLUSION





9.1. General





- 9.1.1. Lighting associated with the Proposed Development shall be designed in accordance with the Lighting Strategy for the Application Site outlined in **Section 6**.
- 9.1.2. Due to the location, height, and direction of the proposed light sources the impact of lighting on the landscape, directly caused by the proposed lighting, is greatly limited.
- 9.1.3. In removing some of the current light sources identified as luminaires with high amounts of upward light, the installation of the Proposed Lighting will result in a safer environment with a reduction in skyward radiance due to the downward direction of the optic beam.
- 9.1.4. Due to the reduction in fittings as outlined in **Appendix 2** and the proposed luminaires in **Section 6**, the negative effects on the landscape and dark skies above the Isle of Scilly will be drastically reduced.
- 9.1.5. Lighting proposed is to compensate for the removal of the luminaires identified as contributors to negative effects on the surround environment.
- 9.1.6. The lighting already installed at the Application Site has not been modelled in **Appendix 1** (document 2957-DLG-ELG-XX-LD-EO-13001), however, it has been taken into consideration during the technical and non-technical assessment, as well as the modelling and lighting proposal within this Technical Report.
- 9.1.7. The installation of the Proposed Lighting in accordance with the Lighting Strategy outlined in **Section 6**, and the removal of the luminaires identified in **Section 7** will result in a positive effect on the surrounding environment, reducing the upward skyward radiance, and impact on the view of the landscape.
- 9.1.8. Through careful design and mitigation, this Lighting Strategy ensures the lighting installation at the proposed development will be in accordance with British Standards, Guidance and Local Policy.
- 9.1.9. The removal of the fittings previously mentioned, the mounting heights significantly lower than that of the lights surrounding the Application Site, and the installation of IDA approved luminaires will result in a positive effect on the surround environment, comparatively to the current baseline levels of light.




APPENDIX 2 – LIGHTING SURVEY INFORMATION







Figure 11 – Fittings Location Map

Luminaire reference	Description of installed luminaire	Working	Notes		To be removed
32	Light over Hendra front door, PIR	Yes			No
33	Light over Gibson front door, PIR	Yes			No
34	Bulkhead light on path behind Hendra, PIR	Yes	Partially blacked out to minimise light pollution		Yes
35	Bulkhead light on path behind Hendra, PIR	Yes	Partially blacked out to minimise light pollution		Yes

36	Solar light on path behind Hendra	No			Yes
37	Solar light on path behind Hendra	No			Yes
38	Solar light on path behind Hendra	No			Yes
39	Solar light on path behind Hendra	No			Yes

40	Solar light on path behind Hendra	No			Yes
41	Solar light on path behind Hendra	No			Yes
42	Bulkhead light on path behind Hendra, PIR	Yes	Partially blacked out to minimise light pollution		Yes
43	Light over Gweal front door, PIR	Yes			No

44	Light over Gerwick front door, PIR	Yes			No
45	Light over Restaurant fire exit, PIR	Yes			No
46	Light over Restaurant fire exit	Yes	New fitting 2023		No
47	Emergency light back of house (new staff studios)	Yes			No

48	Bulkhead light, PIR, outside freezer room	Yes			No
49	Bulkhead light, PIR, bottom of steps behind Gerwick	Yes			No
50	Bulkhead light, PIR, top of steps behind Gerwick	Yes			No
51	Bulkhead light, PIR, yard behind Gweal	Yes			No


52	Bulkhead light, PIR, on garage wall	Yes			No
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Table 6: External lighting survey information

APPENDIX 3 – LIGHTING EQUIPMENT DATASHEET

LIGMAN

Outdoor | Surface facade luminaires | LEEDS

LEEDS 2 (LEE-30001)



Product description

Down - Square



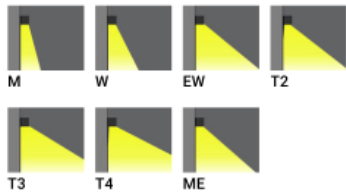
Luminaire Structure

- Die-cast aluminium housing and frame
- Pre-treated before powder coating ensuring high corrosion resistance
- Single cable entry
- Stainless steel fasteners in grade 304 with zinc flake coating (ZFC)

- Durable silicone rubber gasket
- Clear toughened glass
- High-efficiency PMMA lens
- Integral control gear

- Optional surface mounting box for easy wiring or conduit connection when wiring from behind is not possible

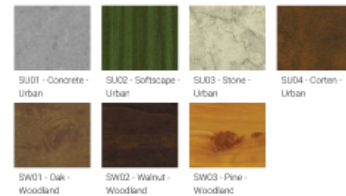
Optic



Product colour



Special finishes upon request



LIGMAN

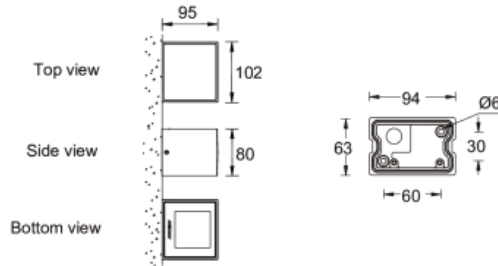
Outdoor | Surface facade luminaires | LEEDS

LEEDS 2 (LEE-30001)

Technical information

Material	Aluminium	Optic value	30°, 56°, 99°x102°, 129°x49°, 112°x80°, 89°x60°, 122°x50°	Operating temperature	-20 °C to 50 °C
Light source	4 LED	CCT / CRI	3000K CRI80, 4000K CRI80	Through wiring	Single cable entry
Power (Luminaire)	8 W	Bug	B0-U0-G0, B1-U0-G0	Lens / Reflector / Optic	Clear toughened glass, High-efficiency PMMA lens
Lumen (Luminaire)	576 - 795 lm	ULR	0%	MacAdam Ellipse	3 SDCM
Luminaire luminous efficacy	72 - 99 lm/W	ULOR	0%	Lifetime L90B10 (hours)	> 90,000
Driver option	Integral control gear	CIE flux code n°3	100, 99	Lifetime L80B10 (hours)	> 90,000
Driver	Constant current (CC)	Dimming type	On/Off	Lifetime L80B50 (hours)	> 90,000
Input voltage	220-240 V 50/60 Hz	Product colours	Black, Dark Grey, White, Matt Silver, Bronze, Concrete - Urban, Softscape - Urban, Stone - Urban, Corten - Urban, Oak - Woodland, Walnut - Woodland, Pine - Woodland	Variants (On/Off)	Compatible with EN/ IEC 60598-2-22: Suitable for emergency installations as central supply, non-maintained (Z0)
Optic	M, W, EW, T2, T3, T4, ME	Weight	0.8 kg		

LEE-30001



Accessories



Surface mounting box for easy cabling (LEEDS 2)
SCE-LEEDS-2

We reserve the right to make technical and design changes.

09.08.08-10-2023

<https://www.ligman.com/leeds-2-lee-30001/>

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 24150 Chachoengsao - Thailand
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This isn't the end...

We don't just have the solution for what you need today. We also have the solutions you might need for the future. We have dedicated teams that deliver.

- **Lighting Impact and Planning** teams that focus on delivering the most effective and sensitive lighting solutions to support planning.
- **Residential** teams that cover all aspects of new development and redevelopment spanning private, section 38 and section 278 design packages.
- **Public Realm** teams that are experts in enhancing night-time public spaces to create inviting spaces and opportunity for local economies to thrive during the hours of darkness.
- **Electrical** teams – we don't just put a light in the ground, we can help you get power to it as well! Additionally, we also offer design services for EV charging. As this market rapidly expands, make sure you have the experts managing the load, otherwise your EV charging solutions might not live up to expectations.
- **Strategic Infrastructure** teams that offer Lighting and Electrical expertise for complex transport networks and interchanges.
- **Consultancy Services** teams that help when you know what you want but you need someone to help you turn the idea into a project.

Finally, as innovators, you might be facing something bespoke or niche. Don't worry – we might have the answer you need. Feel free to get in touch!

THE POWER TO MAKE LIGHT WORK

Alex Brown
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