

CARRICKMINES PARK LED LIGHTING PROJECT

A new LED lighting installation at our retail and office park reduces energy use by 65%, demonstrating our commitment to environmental best practice.

Carrickmines Park

We bought Carrickmines Park, a 37,660 sq m retail and office park in Country Dublin in 2014, and in April 2019 we secured planning permission for an 83,996 sq m extension.

It is regarded as one of Ireland's premier retail destinations, with a footfall of 5.67 million and 2.98 million cars visiting during 2017. Tenants include IKEA, TK Maxx, Boots, Next Home, Harvey Norman, Smyths Toys, Sports Direct, Mothercare, PC World and McDonalds.

Sustainability Commitment

In 2016, we began to implement a dedicated sustainability strategy as part of our active portfolio management of the project, supported by our managing agent JLL. This included the upgrade to the LED lighting.

LED Lighting Installation

Clarus, a leading property services company, was awarded the contract to replace all the landlord area lighting, including the mall areas, driveways, underground parking and office blocks.

Advanced modelling showed that LUX levels were significantly below minimum requirements. The new fittings deliver around 114% higher output, improve safety and the shopping experience. The installation required 2,110 lighting fixtures from nine leading global manufacturers to achieve the optimum specification, performance and cost.

The project cost €311,840 with Clarus securing a Carbon Credit Grant of €18,900, which contributed to the overall costs. The installation is eligible for 100% capital allowances in year one with Clarus providing a five-year fully guaranteed Lighting-as-a-Service Agreement, and a financing option with no up-front capital payments.

Financial Savings

The installation will result in cost savings of around 78%, which adds up to €647,404 over five years. The LED lighting also delivers a 15% reduction in lighting maintenance costs. The cost of not implementing was calculated at €10,790 per month. The payback period will be two years.

Energy Savings and Sustainability Impact

Over five years the new installation will reduce energy use by 65%. This equates to 2,282 million kW hours of energy saved, which is the equivalent of 6,642 tonnes of carbon Savings (Kg CO₂/kWh = 0.325). The overall sustainability impact sees the new LED Lighting installation saving 5,706 million kW hours of primary energy, which is the equivalent of 16,605 tonnes of carbon savings.

65%

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over 5 years

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Pictured right:
LED lighting installation at
Carrickmines Park, Dublin 18

