

Addendum No. 1

Environmental Impact Assessment Report

**In respect of SHD Application
ABP Reference-311540-21**

**Lands at St. Joseph's House,
and adjacent properties at
Brewery Road and
Leopardstown Road, Dublin 18**

**On behalf of
Homeland Silverpines Limited**



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1.1 Introduction and Terms of Reference

This Environmental Impact Assessment Report (EIAR) addendum Report has been prepared in response to An Bord Pleanála's decision to hold an Oral Hearing in respect of the Strategic Housing Development (SHD) Ref ABP 311540-21 for a development consisting of a residential and mixed use scheme to include 463 no. apartments, residential amenity space, a café and a childcare facility.

This Addendum Report supplements the information in the EIAR which accompanies the SHD application submitted to An Bord Pleanála on 30th September 2021.

The subject site is a prime underutilised suburban site located proximate to key public transport nodes (600m and 700m from the Central Park and Sandford Green Luas lines) and major areas of employment Sandyford Industrial Estate, South County Business Park, Central Park. The site is therefore optimally located to provide for a higher residential density and additional height in compliance with the national policy mandate.

The addendum has been prepared in response to An Bord Pleanála's correspondence dated 01 February 2022 and addresses potential modifications for consideration to the residential development, as submitted.

This EIAR Addendum is structured to present the following information:

- **Section 2** is an addendum to Chapter 3 of the submitted EIAR - Description of Development, which sets out the proposed modifications for consideration for the proposed development.
- **Section 3** is an addendum to Chapter 12 of the submitted EIAR -Landscape and Visual Impact Assessment. Photomontages have been prepared for 12 no. new viewpoints in the receiving environment. Combined with the 18 no. viewpoints originally addressed, a total of 30 no. viewpoints are now assessed. It is considered that the increased number of viewpoints should provide sufficient information for ABP to make its decision with a good understanding of the proposal's potential visual effects.
- **Section 4** is an addendum to Chapter 13 of the submitted EIAR – Material Assets, Traffic and Transport. Any traffic impacts as a result of the considered changes to the proposed development would be very marginally positive overall, principally due to the reduced traffic impact of the proposed development.
- **Section 5** is an addendum to Chapter 18 of the submitted EIAR – Daylight and Sunlight. This addendum assesses the impact of the proposed modifications for consideration on sunlight and daylight access to lands outside the application site as part of the revised Environmental Impact Assessment Report.

2 DESCRIPTION OF PROPOSED MODIFICATIONS FOR CONSIDERATION

The proposed modification for consideration to the development as submitted and assessed in the amended EIAR chapters include the following:

Block B Design Modifications:

- The removal of the 4 storey return to the Southeast of block B to improve separation distances between Blocks B and C, while enhancing the communal open space provision with an added play space.
- In addition, the top floor level of Block B has been amended with a setback penthouse arrangement to articulate the roof scape in line with similar setback provided on Block A and D.

Block D Design Modifications:

- Reduction in height by one storey on the primary building of Block D from 8 storeys to 7 storeys (6 storey + penthouse) with 9 storey popup on the corner. This reduces the density, height and scale which results in a reduction in the visual impact with existing adjoining residential properties while also improving sunlight access to the communal open spaces.

Block F Design Modifications:

- Proposed setback of Block F to Northeast Boundary providing a distance of 11m to the boundary at the main gable and 12.4m to no. 25 Silver Pines. Resulting in an increased separation distance to the boundary and a reduction in overshadowing to the existing residential dwellings at No. 22-25 Silver Pines.
- Retention of the Mature Austrian Pine and Sycamore Trees with an increase open space provision as a buffer landscape area.
- Enhanced quality of communal open space at centre of Block F courtyard by the rotation and repositioning of stair core.

The overall modification for consideration to the proposed development shall now provide for the following:

- 72 no. studios, 107 no. 1-bed units, 239 no. 2-bed units and 10 no. 3-bed units providing a total of 428 no. units which is a reduction of 35 no. units from the original application.

The impacts of the proposed modifications have been scoped against the context of the EIAR and it was concluded that likely impacts as a result of these amendments arise in respect of the Chapters relating to Landscape and Visual Impact Assessment, Traffic and Transportation and Sunlight and Daylight.



Figure 2-1 Proposed Modifications for Consideration Site Layout

Density

The proposed modification of consideration at this site is now set out as **428 units on a 2.58 ha site** (net). This equates to a density of 166 units per ha and is considered a reasonable approach to the site and its context located proximate to the Green Luas Line. The subject site is a prime underutilised suburban site located proximate to key public transport nodes such as the N11 bus priority route and the Green Luas line, also located within a 500m radius of Sandyford Urban Core with associated shops and services and the Beacon South Quarter Urban Centre further southwest as can be seen in Figure 2 below.

The site is therefore optimally located to provide for a higher residential density and additional height in compliance with the national policy mandate.



Figure 2-2 -Map showing public transport stops and proximity to Business Parks in relation to the subject site

Land Use Requirements

A total of 428 residential units are now proposed in 6 Blocks (Blocks A - F). Residential Mix consists as follows:

- 72 no. studio apartment units,
- 107 no. 1 bed apartment units,
- 239 no. 2 bed apartment units;
- 10 no. 3 bed apartment units;

A total of 214 of the 428 units proposed have the benefit of dual aspect equating to 50% of the units. Heights of up to 9 storeys are proposed and these heights are considered appropriate to the site and surrounding context, having regard to proximity of the site to a public transport corridor; the prominence of the site along Leopardstown Road; and current national planning policy direction.

The site is identified by the relevant statutory context as being capable of accommodating residential development, by way of the residential zoning governing the site. We are of the opinion that the proposal will not have any significant effect on the surrounding uses and that the proposed development has been well designed internally to ensure that residential amenities within the development are protected.

Open space and Landscaping

The delivery of a quality open space proposal and an exceptional landscape masterplan for the site has been a key objective for this proposal and planning application. The current proposal delivers generous and central open space areas with a permeable landscape layout, which will be accessible to all users. The quality of the open space now proposed has ensured the delivery of a superior landscape masterplan.

Open Space (approx. 10,008 sq m) is proposed in the form of :

- Public Open Space (approx. 6,750 sq m) including a public plaza/court area, a play area, and woodland trail; and
- Communal Open Space (approx. 3,258 sq m) including courtyard, play areas and roof terraces at fifth floor level of Block D.

In addition, the Visual Amenity Open Space offering is now approx. 1,175 sq m.



Figure 2-3 - Communal and Public Open Space

Table 1 - Open Space Provisions

	SHD 311540-21	Modification for Consideration
Public Open Space Provision	6,680 sqm	6,750 sqm
Communal Open Space	3,205 sqm	3,258 sqm
Visual Amenity Open Space	1,000 sqm	1,175 sqm

3 LANDSCAPE AND VISUAL IMPACT ASSESSMENT

3.1.1 Introduction

This addendum to Chapter 12 of the EIAR, the Landscape and Visual Impact Assessment, has been prepared in response to the agenda issued by An Bord Pleanála (ABP) for an Oral Hearing in respect of the proposed St Joseph's House SHD.

The addendum addresses the following specific items contained in the ABP agenda (note, the following are excerpts from the agenda relevant to the Landscape and Visual Impact Assessment):

“(c) assessment of the visual impact of the proposed development from a wider number of viewpoints

(d) the proposed density, scale, height and design of the scheme, specifically to address access to quality public transport and the vision for the area, and roles played by this area and others in the vicinity as outlined below –

(c) Visual Impact While the Board may not necessarily concur with all concerns expressed regarding the height and associated visual impact, The applicant is requested to consider elaborating on its analysis and justification with respect to the height of the proposal in terms of its potential visual impact. The applicant's attention is drawn to the following key points

It is stated (by the Planning Authority and third parties) that the proposed development would result in a visually dominant and overbearing form of development when viewed from Leopardstown Road, Sir Ivor Mall, Minstrel Court, the Anne Sullivan Centre and Leopardstown Lawn and would seriously injure the amenities of the area.

It is noted that the Planning Authority, recommend that Block F be omitted in its entirety; the fourth, sixth, seventh and ninth floors of Block D be omitted; the first floor in Block C be omitted; and the first floor in Block B be omitted so that the maximum permitted height of the entire development would be 6 no. storeys.

While a viewpoint has not been submitted from the perspective of the Anne Sullivan Centre, it is noted that the potential visual impact from this building may be ascertained having regard to 3D aerial images which have been submitted in the Architectural Master planning and Design Statement, and the oblique angle offered of the eight storey section of Block D when viewed from the entrance at Silver Pines in View 14 of the photomontages. The applicant is requested to further elaborate and provide additional CGIs from this viewpoint.

(d) Density, Height & Sustainability The applicant is requested to consider the appropriateness of this in terms of reduced density and design, and to respond accordingly. This may require presentation/submission at the Oral Hearing of further photomontages/ CGIs...”

The addendum seeks to address the points raised in the agenda with the following additional information:

Assessing the visual impact from a wider number of viewpoints

- Photomontages have been prepared for 12 no. new viewpoints in the receiving environment. For one of these locations (11c) two photomontages have been prepared for two directions of view. Combined with the 18 no. viewpoints originally addressed, a total of 30 no. viewpoints are now assessed. The new viewpoints were selected to address the potential impacts on:
 - Silver Pines, particularly the entrance to the estate and the nearest houses to the site;
 - Minstrel Court;
 - The Anne Sullivan Centre;
 - Leopardstown Lawn;
 - Woodford, to the west of Brewery Road;
 - Tudor Lawns, to the east of Leopardstown Road;
 - Leopardstown Link Road;
 - Leopardstown Road west of the Leopardstown junction;
 - Brewery Road.





Figure 3-1a and b Aerial Photograph showing 30 no. Viewpoints

It is considered that the increased number of viewpoints should provide sufficient information for ABP to make its decision with a good understanding of the proposal's potential visual effects – including the 'worst case' impacts on the nearest sensitive receptors (e.g. Sir Ivor Mall, Minstrel Court, Silver Pines, the Anne Sullivan Centre and Leopardstown Lawn). The selection of viewpoints should also allow for an understanding of the proposal's effects in respect of the vision for the area, and the roles played by this area and others in the vicinity.

Consideration of reduced density and design

- The proposed development seeks to make optimal use of a site of strategic scale, located close to the core of an evolving urban district, with c.262m frontage to a major urban thoroughfare, within walking distance of two Luas stations and directly served by a quality bus route, adjacent to a greenway and with direct access to existing public open space.

National planning policy and the County Development Plan encourage compact growth and densification through infill development and increased building height where opportunities such as the site exist. Implementation of the policy will inevitably result in changes to townscape character and the composition of views. Where an area is characterised by low density, low rise development, densification will unavoidably introduce new, taller buildings into views from both the public realm and private properties. The proposed development is a manifestation of this policy.

It is however recognised that there are sensitive receptors in the receiving environment, particularly to the west and south west of the site, which would experience significant visual effects. In response to the ABP agenda, an adjusted proposal has been prepared to consider the effects of a development of reduced density on the site.

For each of the 30 no. viewpoints photomontages have been prepared showing (a) the proposed development and (b) the adjusted scheme. The visual effects of the proposed development and the adjusted scheme are assessed in Table 12.9 below.

3.1.2 The Adjusted Scheme

The adjustments made to the proposal to allow for consideration of a reduced density scheme are explained and illustrated in detail in the documents prepared by the project architect, O'Mahony Pike. With regard to the scheme's potential townscape and visual impacts the key adjustments are as follows:

- Reductions to Block B: The top floor of Block B has been changed from a full storey to a setback penthouse storey to slightly lower and soften its profile. Additionally, a four storey projection from the main block (into the courtyard between Blocks B and C) has been removed.

- Reductions to Block D:
 - A full storey has been removed from the main frontage of Block D to Leopardstown Road, so that the building is seven storeys, the same height as Block C which also fronts Leopardstown Road. The reduction would reduce the visual enclosure, and potential for visual 'dominance', along the street. It should be noted that (a) the street width alongside Block D is 20m – comprised of three-four lanes plus dedicated cycle and pedestrian paths on both sides, and (b) it is within view of the main/central Leopardstown junction and the surrounding developments (Central Park, One South County, etc.). It is considered that an urban thoroughfare of this breadth, approaching a main junction in the urban core, can and should accommodate a building of this scale. The reduction would also reduce the visual effect of the building in views from the residential neighbourhood to the west.
 - The accent volume of Block D, set back from Leopardstown Road at the main entrance to the scheme, has been reduced by one storey from 10 no. to nine storeys. This volume is intended to function as a visual marker (in more distant views) and to provide articulation and visual interest to the built form of the development. The reduction in height would slightly reduce the presence of the accent volume in views from the houses and the Anne Sullivan Centre to the west, but it would remain a prominent element, as intended.

- Reductions to Block F:
 - One 'bay' of the three storey duplex terrace of Block F, inside the western site boundary has been removed, i.e. the terrace has been shortened. This would increase the separation distance of the block's gable wall from the nearest neighbouring house (no. 25 Silver Pines). The adjustment also allows for the retention of an existing mature tree inside that boundary, to provide visual screening/softening of the development.
 - The corner/accent volume of Block F, where the building fronts Leopardstown Road and projects past the neighbouring terrace of houses on Sir Ivor Mall (i.e. the portion of the building outside of the direct line of sight from the rear windows of these houses), has been reduced from six to five storeys. The cladding of the building has also been changed from light to dark grey brick. This would soften the transition from the Sir Ivor Mall houses to the higher density development on the site and reduce the building's presence while still responding (in typology, scale and architecture) to Leopardstown Road and the site's proximity to the urban core.

3.1.3 Comparative Assessment of the Visual Effects of the Proposed Development and the Adjusted Scheme


The visual effects of the two scenarios are assessed in Table 12.9 below. The methodology and terms used in the assessment are as described in Section 12.2.2 of the main EIAR.

No	Viewpoint Location	Baseline View	Sensitivity	Proposed Change	Magnitude of Change	Significance of Effects
01	Leopardstown Road north east of site – 110m from site	<p>As Leopardstown Road approaches the site it widens to four lanes. In the foreground beside the Leopardstown Lawn junction there is a terrace of business premises, and in the distance the cluster of large, modern buildings gives indication of the road's approach to an urban centre.</p> <p>The trees in the north east corner of the site, and along the north boundary (to the right, marking the alignment of the greenway to Sandyford), are a valuable feature of the view.</p>	Medium	<p>Proposed Development</p> <p>The buildings would protrude marginally above the retained trees in the corner of the site and along the north east boundary fronting the greenway. Along Leopardstown Road the buildings would add form and enclosure to the streetscape, shifting its character from mixed/suburban to urban, complementing the cluster of buildings ahead at the Leopardstown junction. To the right along the site interface with the greenway and Leopardstown Lawn, the gaps between the buildings' north facades makes for a permeable edge to the built form. The development would signify a transition in townscape character, appropriate to the location, and there would be no loss or compromise of any valued feature or characteristic of the view.</p>	Low	Slight positive
				<p>Adjusted Proposal</p> <p>The replacement of the top floor of Block B with a setback penthouse level would very slightly reduce the presence of that building in the view. The development's overall effect would remain the same. One notable aspect of the view is the wide street's capacity to accommodate the 7 storey height of Block C.</p>	Low	Slight positive

No	Viewpoint Location	Baseline View	Sensitivity	Proposed Change	Magnitude of Change	Significance of Effects
02	Leopardstown Road near north east corner of site – 35m from site	As the road crosses the alignment of the historic railway line the greenway connecting to Sandyford is visible to the right. The trees in the site's north east corner and extending along the north boundary are a key feature of the view. The other main elements of the composition are (a) the wide, distinctly urban road corridor, and (b) the cluster of large, modern buildings, Luas bridge and signage 400m ahead. These elements indicate the road's approach to an urban centre. However, there is an absence of built form along the road, with the existing houses set back and defended from the road by a high wall.	Medium	<p>Proposed Development</p> <p>The copse of trees in the corner of the site would be retained behind a section of the boundary wall. Beyond these trees Blocks C, D and F would stand prominently along the road-front, behind a line of trees in a wide green verge. The capacity of the wide street to accommodate buildings of the proposed height is evident in this view; there is no sense of excessive enclosure. The steps in height, variations in façade treatment and materials, and the high degree of articulation of the facades add visual interest to the view. From this proximity the design and material quality of the buildings and landscaping would be appreciable. The composition and character of the view would be transformed, positively, from mixed/suburban to urban, and no valued feature or characteristic of the townscape would be lost or compromised.</p>	High	Significant positive
				<p>Adjusted Proposal</p> <p>The reduction in height (by one storey) of Blocks D and F in the middle distance would be barely noticeable. The change in material of Block F would add some visual interest to the street elevation but the development's overall effect would remain the same.</p>	High	Significant positive

No	Viewpoint Location	Baseline View	Sensitivity	Proposed Change	Magnitude of Change	Significance of Effects
03	Leopardstown Road at site entrance	The existing view at the proposed site entrance comprises the road in the foreground, the tall boundary walls and gateways of the roadside properties, one of the houses and in the distance the pine trees around St Joseph's House. The previously permitted development would transform this view (see Figure 8 in main EIAR chapter). The high stone wall would be retained except for a wide entrance through which the internal access road would lead to St Joseph's in the distance, framed by the new apartment blocks to the right and a terrace of houses to the left (the terrace presenting its gable wall to Leopardstown Road).	Low	Proposed Development A key change to the view would be the removal of the boundary wall, so that the buildings address the street from behind a wide green verge with street trees. Without other buildings in view the development can establish its own character, and the character and width of Leopardstown Road are such that the increased height of the buildings and their more direct interface with the street, are appropriate. There would be no loss of visual amenity and the composition of built form, materials, streetscape and landscaping would be pleasing.	High	Significant positive
				Adjusted Proposal The reduction in height of Block B by one storey (apart from the five storey volume most prominent in this view, to the left of the entrance) would be discernible but the development's overall effect would remain the same.	High	Significant positive

No	Viewpoint Location	Baseline View	Sensitivity	Proposed Change	Magnitude of Change	Significance of Effects
04	Leopardstown Road opposite site – View along road to north east	Travelling north east from the Leopardstown junction the character of the street changes suddenly (having passed by Central Park and One South County), with a notable absence of buildings fronting the wide road, on either side. The numerous mature trees on the site (two groups of trees in particular) lend the composition some visual amenity, but for an urban area the character is unclear – the houses hidden behind high walls and vegetation contrasting with the urban scale and character of the road.	Medium	<p>Proposed Development</p> <p>The streetscape would be transformed, with Blocks C and D prominent along the road behind a line of trees in a wide green verge. <u>The capacity of the wide street to accommodate buildings of the height proposed is evident in this view.</u> The steps in height, folded elevations, variations in façade design and materials and the high degree of articulation all add visual interest to the composition. It is also significant that the two most valuable groups of trees would be retained, lending character and maturity to the development. Overall, the design is successful from this perspective. The change would be dramatic but in the context (Leopardstown Road near a major junction/node in the urban structure) it is appropriate.</p>	High	Significant positive
				<p>Adjusted Proposal</p> <p>The reduction in height (by one storey) of the main volume of Block D would make a subtle difference to the view, reducing the degree of built enclosure of the street – and the relative prominence (or dominance) of Block D in the new street elevation. The development's overall effect would remain the same however.</p>	High	Significant positive

No	Viewpoint Location	Baseline View	Sensitivity	Proposed Change	Magnitude of Change	Significance of Effects
04b	Tudor Lawns	<p><u>This is a new viewpoint included in the assessment for the oral hearing.</u></p> <p>Tudor Lawns is an estate to the south east of Leopardstown Road, set well back from the road behind the Laura Lynn Hospice complex, and accessed through a wide green corridor featuring mature trees. The estate is comprised of semi-detached and terraced two storey houses typical of the low density suburbs surrounding Leopardstown and Sandyford. The view is taken from the estate road beside an open space fringed by trees. A row of houses is visible to the left across the estate road from the open space. The low rise complex of Laura Lynn buildings is visible beyond the green. The scene is suburban in character despite the proximity to the emerging urban core.</p>	Medium	<p>Proposed Development</p> <p>The character of the view would be changed by the row of new buildings of urban typology and scale in the middle distance beyond the estate open space and the Laura Lynn complex. While clearly visible, the buildings' presence would be softened by the screening or filtering effect (depending on season) of the trees in the intervening landscape.</p> <p>The character of the view would change, but none of the factors that contribute to the estate's residential amenities would be affected.</p> <p><u>There are many examples of views in the area which have been similarly changed by the urban transformation of Leopardstown and Sandyford</u> (see a view from the nearby Woodford estate below). The change is not inappropriate.</p> 	Medium	Moderate neutral
				<p>Adjusted Proposal</p> <p>From this distance the reductions in height would make no difference to the development's visual effect.</p>	Medium	Moderate neutral

No	Viewpoint Location	Baseline View	Sensitivity	Proposed Change	Magnitude of Change	Significance of Effects
05	Leopardstown Road south west of site – View along road to north east	The view is taken from the footpath outside the public open space beside One South County. The extensive road junction, the Luas bridge and the tall buildings of Central Park are behind the viewer. Ahead to the right is the entrance to Leopardstown Racecourse and business park. To the left of the road there is a two storey house in the foreground (a house on Sir Ivor Mall) presenting its gable to the road, and beyond that is the site, with a high wall and trees fronting the road. The absence of built form along the main thoroughfare close to a key junction/ node in an urban district is notable.	Medium	<p>Proposed Development</p> <p>The streetscape would be transformed, with Blocks F, D and C prominent along the road, set back behind a wide green verge featuring a line of street trees. The capacity of the wide road corridor to accommodate the building height is evident; there would be no sense of excessive enclosure. The steps in height, folded elevations, variations in design and materials and the high degree of articulation in the facades would add visual interest to the composition. In this view the building typology and height of Block F (6 storeys) are emphasised by its position near the neighbouring house. Although pronounced, such juxtapositions are not unusual or inappropriate in this context.</p>	High	Significant positive
				<p>Adjusted Proposal</p> <p>The reduction in height by one floor and the change in material of the street-front volume of Block F would make a subtle but significant difference in this view. <u>The step up in height from the neighbouring house would be less pronounced and the change in colour would further reduce the building's presence. It would also add to the visual interest of the new street elevation, improving the composition overall.</u></p>	High	Significant positive

No	Viewpoint Location	Baseline View	Sensitivity	Proposed Change	Magnitude of Change	Significance of Effects
05b	Leopardstown Link Road at entrance to Leopardstown Racecourse and Business Park	<p>This is a new viewpoint included in the assessment for the oral hearing.</p> <p>The view is taken from the link road leading out of Leopardstown Business Park to Leopardstown Road. The One South County and Two South County buildings are directly behind the viewer (the photograph below is taken from the same position in the opposite direction; this shows the strongly urban character emerging in the area) There is a relative absence of built form/ structure in the view out from the urban core towards Leopardstown Road.</p>	Medium	<p>Proposed Development</p> <p>Although largely screened by the trees in the open space to the right of the link road, the development would result in a shift in character, with the accent volume of Block F prominent across the junction with Leopardstown Road. It would contribute positively to the emerging urban character and the legibility of the townscape. The valued elements in the view, the trees, would be unaffected, and in fact their value would be emphasised by the backdrop of new buildings.</p>	Medium	Moderate positive
				<p>Adjusted Proposal</p> <p>The reduction in height of Blocks F and D and the change in material of Block F would slightly lessen the development's presence in the view. It would still have the effect of strengthening the emerging urban character and contributing to legibility, but that positive effect would be somewhat reduced.</p>	Medium	Moderate positive



No	Viewpoint Location	Baseline View	Sensitivity	Proposed Change	Magnitude of Change	Significance of Effects
o6	Burton Hall Road junction with Leopardstown Road and Brewery Road	Approaching the Leopardstown junction from Sandyford, One South County is prominent beyond the junction. To the right (out of view in the photomontage) is the Luas bridge and the tall buildings of Central Park fronting Leopardstown Road on route to the M50. The townscape in view is an evolving urban hub characterised by buildings of large scale and contemporary architecture.	Low	Proposed Development The development would protrude marginally above the roofline of the houses on Ballymoss Parade in the middle distance. There would be no significant change to the composition or quality of the view, only a minor shift in character, in keeping with the trend of change in the area.	Low	Not significant neutral
				Adjusted Proposal The reduction in height (by one floor) of Block F would remove it from the view. The reduction of Block D (also by one floor) would reduce its presence so that overall the development would be barely discernible.	Negligible	Imperceptible neutral
o6b	Leopardstown Road approaching the junction with Burton Hall Road and Brewery Road	This is a new viewpoint included in the assessment for the oral hearing. Approaching the Leopardstown junction from the M50, there are modern office buildings of large scale on both sides of the very wide road. The Luas bridge can be seen crossing the junction in the middle distance. The tall pine trees of Arkle Square rise behind the junction but there is no built form to give definition to the urban structure. The urban area appears to come to an abrupt end.	Low	Proposed Development The development would protrude above the Luas bridge in the distance, with the accent volume of Block D most prominent, suggesting a place of importance in the townscape. Although a relatively minor element of the composition the development would have the effect if visibly expanding the urban core beyond the junction, strengthening the emerging character and contributing to legibility. (It should be noted that a permitted development to the left of the road ahead of the junction – the vacant plot enclosed by black hoarding – will at least partially screen the site/development once constructed.)	Low	Slight positive
				Adjusted Proposal The reduction in height (by one floor) of Blocks D and F would slightly lessen the development's presence in the view. It would still have the effect of strengthening the emerging urban character and contributing to legibility, but that positive effect would be somewhat reduced.	Low	Slight positive

No	Viewpoint Location	Baseline View	Sensitivity	Proposed Change	Magnitude of Change	Significance of Effects
07	Brewery Road opposite entrance to Silver Pines	n/a	Medium	Proposed Development n/a	None	No effect
				Adjusted Proposal n/a	None	No effect
07b	Woodford estate west of Brewery Road	<p><u>This is a new viewpoint included in the assessment for the oral hearing.</u> This view was included to assess whether the main estate access road in Woodford, which is aligned to provide a view towards the accent tower of Block D, would be affected by the development.</p>	Medium	Proposed Development There would be no change from this position. (From further west along the road the top of the Block D accent tower might protrude slightly over the trees in the distance, but there would be no significant effect on the view.)	None	No effect
				Adjusted Proposal n/a	None	No effect
08	Brewery Road north west of site	n/a	Medium	Proposed Development n/a	None	No effect
				Adjusted Proposal n/a	None	No effect
08b	Brewery Road to the north of the site	<p><u>This is a new viewpoint included in the assessment for the oral hearing.</u> This view was included to assess whether the development would be visible from further north along Brewery Road.</p>	Medium	Proposed Development n/a	None	No effect
				Adjusted Proposal n/a	None	No effect

No	Viewpoint Location	Baseline View	Sensitivity	Proposed Change	Magnitude of Change	Significance of Effects
09	Leopardstown Park open space/playing field	The open space is enclosed to the north, west and east by the houses of the estate and to the south by a belt of mature trees along the greenway (the former railway line) and inside the site's northern boundary. The Austrian pine trees on the site are particularly prominent.	Medium	Proposed Development Blocks A, B and C would protrude above the tree line along the greenway at the edge of the park, with the accent volume of Block D rising above these at the centre of the site. The articulated facades and variations in height would add visual interest to the composition. There would be no sense of excessive enclosure, and no valued feature of the view would be compromised. The character of the view would change, but the change is appropriate in the context, with the development marking the line of transition between the low density suburban area to the north, and the new urban district to the south.	Medium	Moderate positive
				Adjusted Proposal The change of the top floor of Block B to a setback penthouse level would soften the building's profile and slightly reduce its presence in the view. The reduction of Block D by one floor would have a similarly limited effect. The development's overall effect would remain the same (there would be no benefit from the reductions).	Medium	Moderate positive

No	Viewpoint Location	Baseline View	Sensitivity	Proposed Change	Magnitude of Change	Significance of Effects
10	Leopardstown Lawn at Leopardstown Drive junction	There is a row of 11 no. houses to the north of the site across the greenway (the former railway line), backing onto the greenway and presenting their rear facades towards the site. In the view across the street towards the site the trees along the greenway are visible between the houses, while the tall pine trees inside the site's north east boundary protrude well above the houses' roofs, adding character and visual amenity to the view.	High	<p>Proposed Development</p> <p>Blocks B and C (both seven storeys) would protrude above the tree line, some 40m to the rear of the houses (and buffered by the retained trees inside the site boundary and along the greenway), presenting their narrow elevations towards the houses – thus avoiding a substantial increase in visual enclosure. The composition and character of the view would be changed, but in the context the change would not be inappropriate.</p>	Medium	Moderate neutral
				<p>Adjusted Proposal</p> <p>The change of the top floor of Block B to a setback penthouse level would soften the building's profile and reduce its visual presence. In the adjusted scheme the same measure has not been applied to Block C. This is because Block C has frontage to Leopardstown Road and is intended to have a strong, urban character/presence in views. This view illustrates the gradation of scale and character from the west (Block A beside St Joseph's) to east (Block C) across the site. Another factor informing this approach is that the row of houses on Leopardstown Lawn curves away from the site towards the east, so that the houses in front of Block C are further from the development than the houses in front of Block B. Overall, the adjusted scheme would have very similar visual effect to the proposed development.</p>	Medium	Moderate neutral

No	Viewpoint Location	Baseline View	Sensitivity	Proposed Change	Magnitude of Change	Significance of Effects
10b	Junction of Leopardstown Avenue and Leopardstown Lawn	<p><u>This is a new viewpoint included in the assessment for the oral hearing.</u></p> <p>The view complements View 10 in showing the relationship of the proposed development to the houses of Leopardstown Lawn, which back onto the greenway outside the site's north boundary.</p>	High	<p>Proposed Development</p> <p>Blocks B and C (both 7 storeys) would protrude above the tree line, some 40m to the rear of the houses (and buffered by the retained trees inside the site boundary and along the greenway), presenting their narrow elevations towards the houses.</p> <p>The composition and character of the view would be changed, with a shift towards a more urban condition. In the context this is not inappropriate and the view shows that with the separation distance and retained trees between the houses and the new buildings the transition would not be overly abrupt. Such scenarios are an unavoidable result of compact growth.</p>	Medium	Moderate neutral
				<p>Adjusted Proposal</p> <p>The change of the top floor of Block B to a setback penthouse level would soften the building's profile and slightly reduce its visual presence. In the adjusted scheme the same measure has not been applied to Block C. This is because Block C has frontage to Leopardstown Road to the east and is intended to have a strong, urban character/presence in views. This view illustrates the gradation of scale and character from the west (Block A beside St Joseph's) to east (Block C) across the site. Overall, the adjusted scheme would have very similar visual effect to the proposed development.</p>	Medium	Moderate neutral

No	Viewpoint Location	Baseline View	Sensitivity	Proposed Change	Magnitude of Change	Significance of Effects
11	Silver Pines estate road	There is a high degree of visual enclosure on the estate, generated by the large houses and abundant mature street trees and garden vegetation. In this view south east towards the site the pine trees on the site add to the enclosure, and to visual amenity.	High	Proposed Development The proposed buildings are well removed from this part of the Silver Pines estate, beyond St Joseph's House. The development would not be visible.	None	No effect
				Adjusted Proposal The height adjustments would make no difference to this view.	None	No effect
11b	Silver Pines estate entrance	This is a new viewpoint included in the assessment for the oral hearing. The view is taken from the entrance to Silver Pines some 25m back from Viewpoint 11.	High	Proposed Development The top floor of Block D (100m+ beyond the houses in view) would protrude above the roofline of the houses in the foreground. This would cause a slight change to the composition and character of the view, but no loss in visual amenity.	Low	Slight neutral
				Adjusted Proposal The reduction in height of Block D would reduce its presence in the view to negligible. Its effect on the composition and character of the view would be noticeable but very slight.	Negligible	Slight neutral

No	Viewpoint Location	Baseline View	Sensitivity	Proposed Change	Magnitude of Change	Significance of Effects
11c	Silver Pines houses nearest to the site	<p><u>This is a new viewpoint included in the assessment for the oral hearing.</u></p> <p>There is a pocket of seven houses in a cul-de-sac at the eastern edge of Silver Pines, beside the Anne Sullivan Centre. The site wraps around the side of this part of Silver Pines. The four easternmost houses, which back onto the site boundary, are particularly exposed to any development on the site.</p> <p>Two views have been provided from Viewpoint 11c representing this area:</p> <p>11c-1 is the view east. This shows the four houses backing on to the disused site, with several mature trees on the site protruding above the houses' roofline.</p> <p>11c-2 is the view north east. This shows the cluster of single storey Anne Sullivan centre buildings adjacent to the estate, St Joseph's House beyond that, and the mature trees scattered across the site.</p>	High	<p>Proposed Development</p> <p>11c-1: Block D would be prominent behind the houses, protruding well above their roofline - the 8 storey volume 41.5m behind the houses beyond an area of open space inside the site's west boundary. A number of mature trees would be retained along this boundary but the new building would protrude above these. The 10 storey volume rises in the middle distance to the left, further from the houses but prominent due to its height. In the foreground to the right the gable end of the 3 storey duplex element of Block F is visible just behind the wall on the shared boundary.</p> <p>11c-2: Block D is prominent in the view, protruding well above the roofline of the houses. Blocks A and B are visible in the middle distance to the side of St Joseph's – with the retained pine trees forming a buffer between the new buildings and the protected structure.</p> <p>The photomontages show that this small part of Silver Pines would experience very significant visual effects as a result of the development. The new buildings would not be unsightly (the form and facades are well-articulated and the landscape buffer inside the west boundary would soften the transition), but they would change the context dramatically. This localised effect has to be considered against the sustainability gains of a high density development on the large, strategically located site.</p>	High	Very significant neutral
				<p>Adjusted Proposal</p> <p>The reduction in height of Block D by one storey would make a noticeable difference to the extent of protrusion of the building above the houses' roofline. The shortening of Block F (to the right in View 11c-1) would also pull that building further back from the gable wall of no. 25 Silver Pines (and allow for the retention of an existing mature tree on that boundary), contributing to a meaningful overall reduction in the sense of built enclosure.</p>	High	Very significant neutral

No	Viewpoint Location	Baseline View	Sensitivity	Proposed Change	Magnitude of Change	Significance of Effects
11d	Anne Sullivan Centre	<p><u>This is a new viewpoint included in the assessment for the oral hearing.</u></p> <p>The views is taken from the Anne Sullivan Centre adjacent to St Joseph's House. The centre is comprised of a cluster of single storey buildings tighly spaced around a number of small courtyards. In the view east from the main courtyard space there is an absence of buildings on the site and a number of tall trees can be seen along the boundary behind the low buildings.</p>	High	<p>Proposed Development</p> <p>Block D would would rise prominently behind the cluster of low buildings, some 80m from the viewer. Block B is to the left, combining with the accent volume of Block D to frame the access road to the new high density neighbourhood. The development would transform the context of the centre, reflecting the evolved urban environment. While prominent, a sense of dominance would be avoided by the articulation of the massing and facades and the retained and supplemented trees inside the site boundary.</p>	High	Very significant neutral
				<p>Adjusted Proposal</p> <p>The reduction in height of Block D by one storey would make a noticeable difference to the extent of protrusion of the new building above the centre's roofline, with the roofline comfortably below the tree tops.</p>	High	Very significant neutral

No	Viewpoint Location	Baseline View	Sensitivity	Proposed Change	Magnitude of Change	Significance of Effects
12	The Chase/Sheils Houses estate road	The estate road is enclosed by modern houses to the left and ahead, terminating the vista, and by the north elevation of the almshouses to the right (out of view). The mature trees add visual amenity and contribute to an enclosed, intimate suburban setting.	Medium	Proposed Development Block F would protrude above the roofline of the houses at the end of the street. (The reduction in height of Block F for the SHD application, on foot of the ABP Opinion, reduced the extent of protrusion of Block F in this view.) Block D would protrude to similar extent to the left. The minor intrusion would constitute a low magnitude of change, and such compositions are not unusual in the urban context. There would be no negative impact on visual amenity.	Low	Slight neutral
				Adjusted Proposal The reduction in height of the accent volume of Block F would reduce its visibility to negligible, and the reduction of Block D would significantly reduce the extent of its protrusion. The effect of the development on this view would be very limited.	Negligible - Low	Not significant neutral
12b	Minstrel Court	This is a new viewpoint included in the assessment for the oral hearing. The terraced houses of Minstrel Court enclose the street and block the view towards the site. St Joseph's House is visible in the middle distance to the north.	Medium	Proposed Development The majority of the development would be hidden from view behind the houses of Minstrel Court. A small part of Block A would be discernible in the distance to the site of St Joseph's. This would have no effect on the character or quality of the view.	Negligible	Not significant neutral
				Adjusted Proposal The majority of the development would remain hidden from view.	Negligible	Not significant neutral
12c	Minstrel Court – View south to the rear of the houses of Sir Ivor Mall	This is a new viewpoint included in the assessment for the oral hearing. The view is included to show the relationship of the development to the terraces of houses on Minstrel Court and Sir Ivor Mall, both of which back onto the site boundary.	Medium	Proposed Development The majority of the development would be hidden from view behind the houses of Minstrel Court and the retained and supplemented trees inside the site boundary. It should be noted that Block F is three storeys behind both terraces of houses, with an accent volume of six storeys only where the building fronts Leopardstown Road (and projects beyond the end of the Sir Ivor Mall terrace).	Negligible - Low	Slight neutral
				Adjusted Proposal The reduction in height of the Block F accent volume to five storeys would further limit its effect on the view.	Negligible	Not significant neutral

No	Viewpoint Location	Baseline View	Sensitivity	Proposed Change	Magnitude of Change	Significance of Effects
13	Sir Ivor Mall adjacent to Arkle Square	The view is taken from the end of Ballymoss Parade, and represents views from the Sir Ivor Mall terrace of houses (to the right) which back onto the site.	High	<p>Proposed Development</p> <p>The 3 storey element of Block F can be seen some 22m to the rear of the first floor of the houses to the right. The step up in height towards Leopardstown Road is also visible. While the new building would be prominent in views from the rear of the Sir Ivor Mall houses, the enclosure would not be excessive. Such arrangements – of 2-3 storey buildings back-to-back – are not unusual in the urban environment. The national policy of compact growth (as expressed in the Building Height Guidelines) encourages building heights of ‘at least three to four storeys, coupled with appropriate density’, even in suburban locations.</p> <p>While the composition and character of the view would change, such change is unavoidable and not inappropriate in certain locations. Additionally, the trees proposed inside the boundary would in time mature to soften the development’s presence in the views.</p>	Medium	Moderate-Significant neutral
				<p>Adjusted Proposal</p> <p>The reduction in height of the Block F accent volume to five storeys would further limit its effect on the view.</p>	Medium	Moderate-significant neutral

No	Viewpoint Location	Baseline View	Sensitivity	Proposed Change	Magnitude of Change	Significance of Effects
14	Site entrance via Silver Pines – View of St Joseph's House	The view is taken from the western road entrance to the site. The west and north facades and the complex roof structure of the building are revealed, framed by majestic pine trees. The building is partly hidden by garden vegetation and insensitive modern extensions. The parking areas, bin store and a shed detract further from the protected structure's setting.	High	Proposed Development The unsightly extensions and garden vegetation would be removed, revealing the refurbished facades of the protected structure and de-cluttering its immediate setting. The apartment buildings in the middle distance would protrude above a part of the roofline and extend to the sides of the building, but due to the contrast in form and materials St Joseph's would remain legible against the changed backdrop. The development would enhance the protected structure itself and add visual interest to the composition, resulting in a net gain in visual amenity. The photomontage shows that one Austrian pine tree is required to be removed to facilitate the development. This would constitute a loss from the landscape, but the other improvements in the view (and the wider landscape proposals including a net increase in the number and quality of trees on the site) compensate for this loss	Medium	Significant positive
				Adjusted Proposal The reduction in height of Block D would reduce the extent of its protrusion above the St Joseph's roofline, slightly increasing the relative prominence of the protected structure in the composition.	Medium	Significant positive
14b	Site entrance via Silver Pines – View of St Joseph's House B	<u>This is a new viewpoint included in the assessment for the oral hearing.</u> The view is taken from a position a short distance back (from Viewpoint 14) to show the relationship of the proposed development with St Joseph's and the Silver Pines houses to the west of St Joseph's.	High	Proposed Development Block D would protrude above the roofline of St Joseph's, forming a new backdrop to the buildings. Such juxtapositions are not unusual nor undesirable in the urban context. The view shows the separation distance between the new building and the Silver Pines houses, as well as the buffering effect of the retained trees inside the site boundary.	Medium	Significant positive
				Adjusted Proposal The reduction in height of Block D would reduce the extent of its protrusion above the St Joseph's roofline, slightly increasing the relative prominence of the protected structure in the composition.	Medium	Significant positive

Viewpoints for Conservation Assessment – The following views were included in the assessment as they are specifically identified for protection in the <i>Arkle Square ACA Character Appraisal and Policy Framework</i> .						
No	Viewpoint Location	Baseline View	Sensitivity	Proposed Change	Magnitude of Change	Significance of Effects
15 H	St Joseph's House	The view is taken from a garden area, across a car park towards the north facade of the protected structure. The pine trees are a key feature of the view, complementing the building.	High	Proposed Development The refurbishment of the building and the de-cluttering of its immediate setting would allow for better appreciation of the protected structure. Block A and the accent element of Block D would be visible to one side of the building, beyond an area of open space in which the existing pine trees would be retained, supplemented by new planting. The development would enhance the protected structure itself and add visual interest to the composition without compromising the appearance or legibility of the historic building.	Medium	Significant positive
				Adjusted Proposal The reduction in height of Block D would be barely discernible due to the screening effect of the retained trees.	Medium	Significant positive
16 H	Arkle Square ACA View 1 – Approach from Brewery Road	n/a	High	Proposed Development n/a	None	No effect
				Adjusted Proposal n/a	None	No effect
17 H	Arkle Square ACA View 2 – The west elevation	n/a	High	Proposed Development No change	None	No effect
				Adjusted Proposal n/a	None	No effect
18 H	Arkle Square ACA View 3 – South elevation	n/a	High	Proposed Development No change	None	No effect
				Adjusted Proposal n/a	None	No effect

Table 3-1 Visual effects assessment

3.2 Summary of Effects

3.2.1 Leopardstown Road

Seven viewpoints have been assessed along Leopardstown Road. These include:

- The view approaching the site from the north (Viewpoint 01);
- A view of the north east corner (02);
- Views along the site frontage to the road (03, 04);
- A view of the site's south west corner (05);
- A view from the Leopardstown junction (06);
- The view approaching the Leopardstown junction and the site from the west (06b).

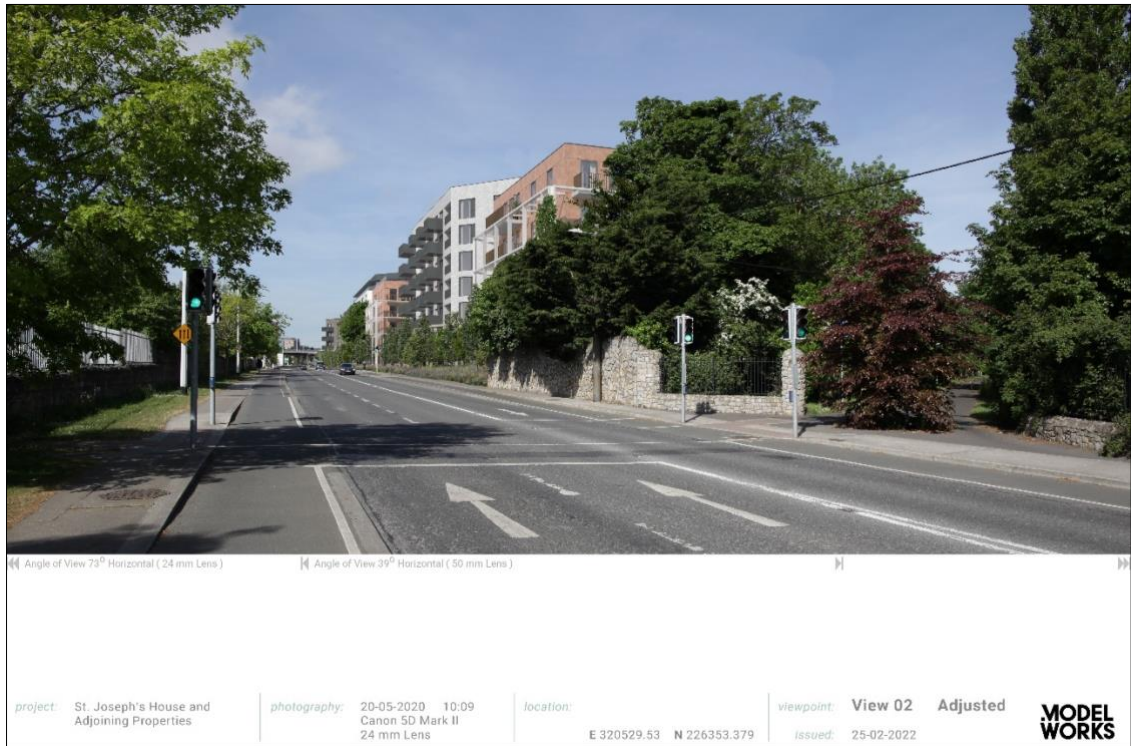


Collectively, the existing/baseline views show that Leopardstown Road is a wide road (3-4 lanes with cycle and pedestrian paths on both sides) with a distinctly urban character where it approaches the central Leopardstown junction (formerly a roundabout, now a 5-point junction with Brewery Road, Burton Hall Road and the access road to South County Business Park, crossed by the Luas overpass).

In contrast, only a short distance from the central junction, where it passes along the 270m frontage of the site, it has a weak, suburban character which is out of sync with both the urban thoroughfare itself and the urban core. There are no buildings fronting the street on either side. The now disused houses on the site and the Laura Lynn hospice complex across the road all defend themselves from the street behind high walls. This is an anti-urban condition and as a result the street has a desolate quality inappropriate to its location in the evolving urban structure.

To either side of the Laura Lynn complex, opposite the site, are open spaces which will not be developed. These include a broad, wooded open space through which the access roads pass to Tudor Lawns and Leopardstown (racecourse and business park), and the Silverpark GAA grounds. It can thus be assumed that no development is likely to take place on the south east side of the road, opposite the site.

The photomontages (e.g. Viewpoints 02 and 05 below) show that the wide road can accommodate the proposed building height without any sense of excessive enclosure or dominance.



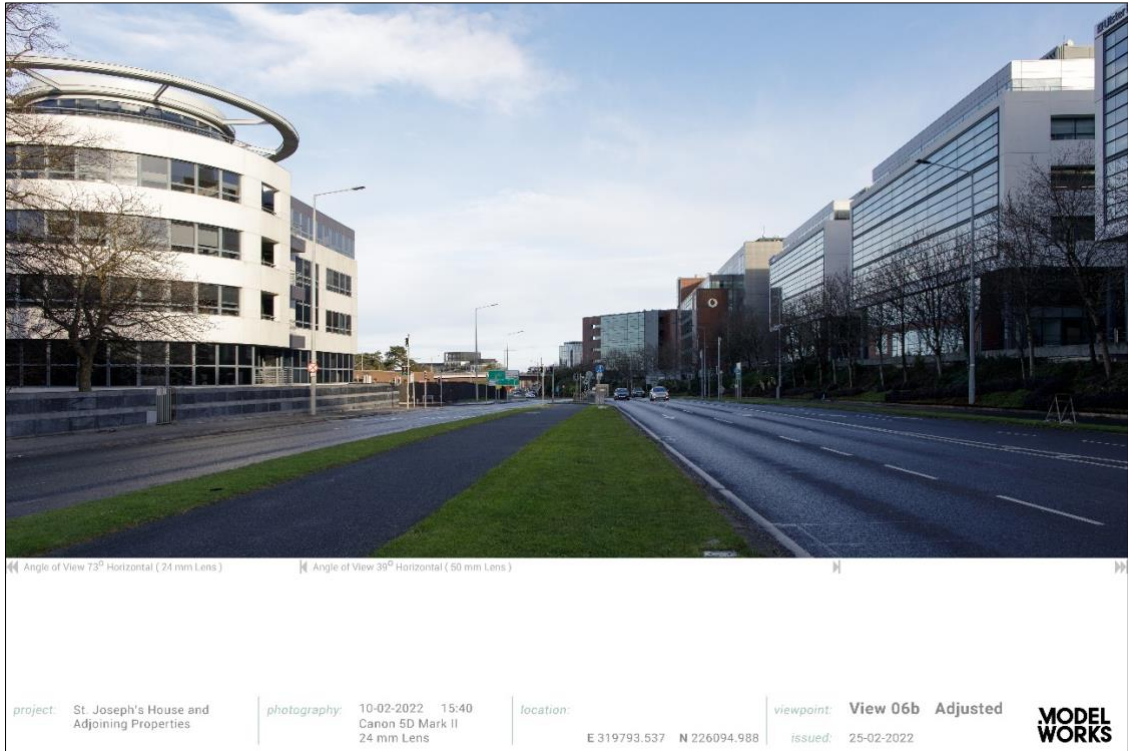
Both views above show the adjusted scheme. The effect of the adjustments on View 05 in particular is notable. The step up in height from the neighbouring house would be less pronounced, and the change in colour would further reduce the building's presence. It would also add to the visual interest of the new street elevation, improving the composition overall.

The design measures taken to avoid an unbroken, monolithic built frontage to Leopardstown Road are successful. These include (a) the folded floorplans of Blocks C and D, (b) the variations in height, façade design and materials on either side of the folds, (c) the gaps between the blocks forming the gateways into the new neighbourhood, and (d) the broad green verge and tree line in front of the buildings, supplementing the two most significant copses of trees, which would be retained.



It is true that the buildings would dramatically change the character of the Leopardstown Road corridor along its 270m frontage. However, such prominence of buildings, and the related streetscape enclosure, do not necessarily constitute 'dominance', 'overbearing', or injury to the area's visual amenities. The location, and the opportunity presented by the site, warrants this approach, and the design is of appreciably high quality.

Viewpoint o6b is further from the central Leopardstown junction than the site is. It shows the character of the townscape approaching Leopardstown from the M50. Currently, there is an absence of built form on the far side of the junction. The photomontage shows that the development would subtly expand the evolving urban core beyond the junction, complementing the developments in the foreground and contributing to the legibility of the urban structure. The taller development as originally proposed would arguably be more successful in this view than the adjusted scheme.

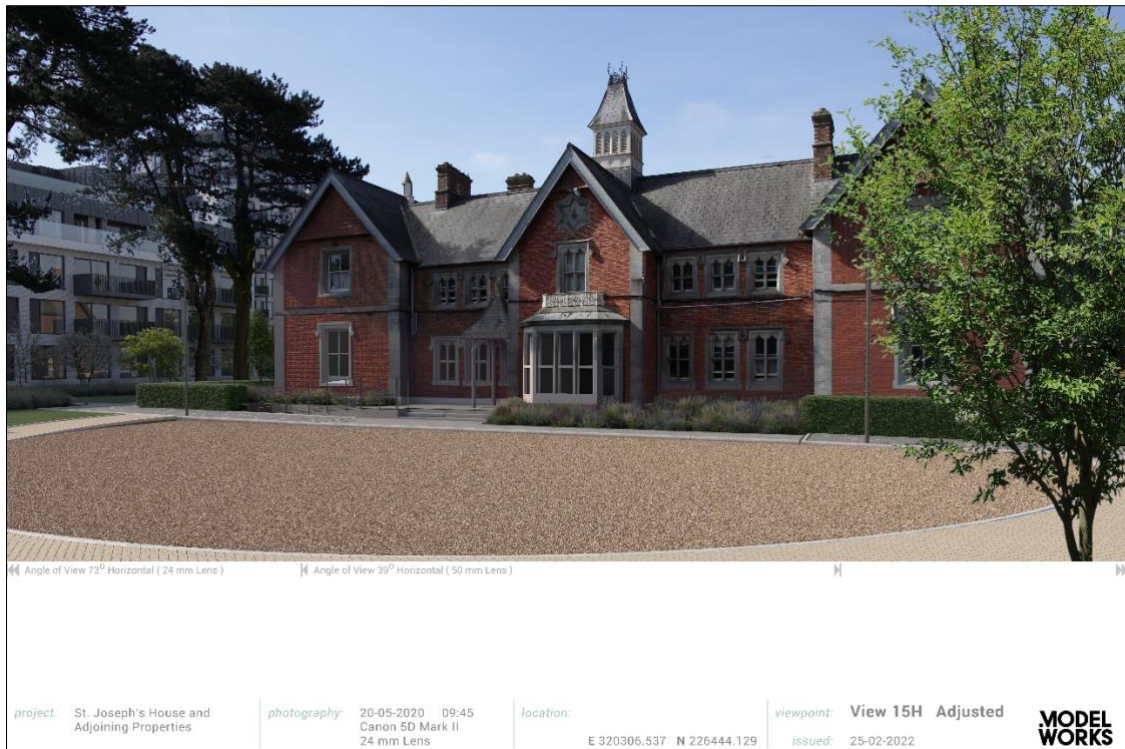


3.2.2 Silver Pines, Minstrel Court, Sir Ivor Mall and the Anne Sullivan Centre

In response to the observations, the DLRCC report and the agenda for the oral hearing, the number and spread of the viewpoints assessing the sensitive area to the west and south west of the site have been expanded.



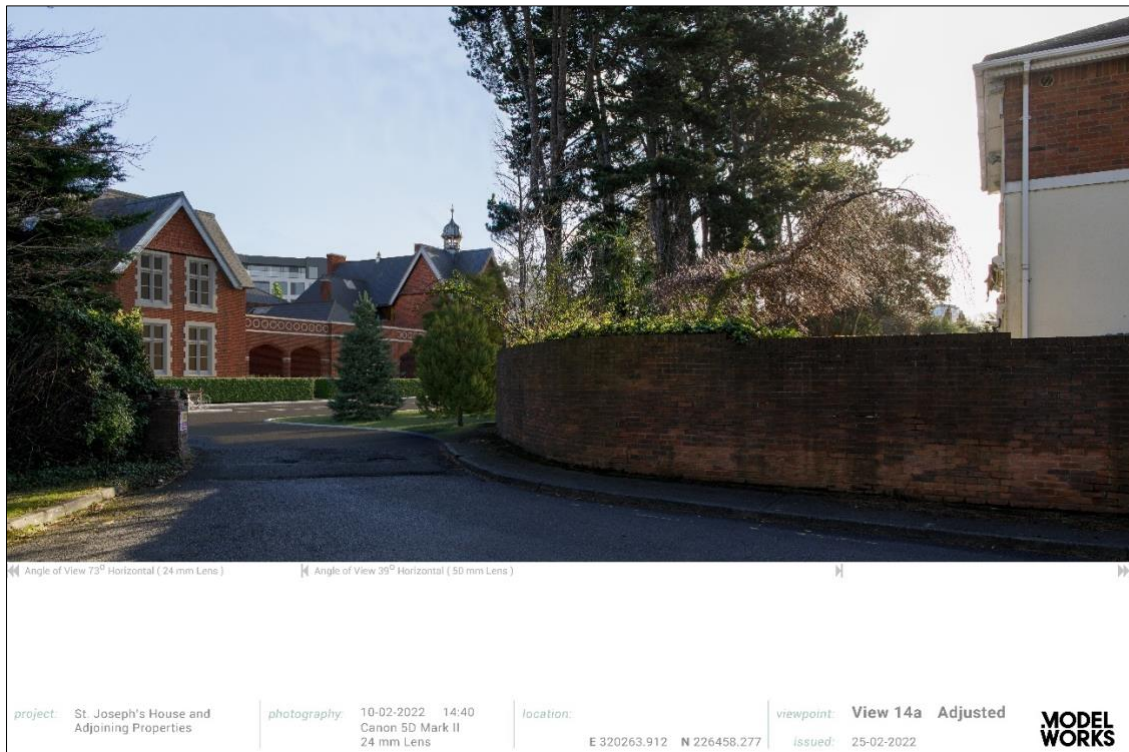
Before focussing on the views which would be significantly affected, it should be noted that none of the 'protected views' identified in the Arkle Square ACA (Section 4.10 of the ACA document) would be affected by the proposed development. Only one of the viewpoints specifically selected by the project's conservation architect, would be affected. This is Viewpoint 15H.



This view, as well as other views of the protected structure (such as 14b below) show that St Joseph's House itself would benefit from the removal of untidy modern extensions and garden vegetation – de-cluttering its immediate context - and the refurbishment of the building for re-use.

The photomontages show that, while the new buildings would protrude above the roofline of the protected structure in certain views, the separation distance is sufficient and the architecture and materials sufficiently contrasting, to ensure that St Joseph's would remain legible and a highly valued feature of the new neighbourhood and the evolved townscape. (The photomontages for Viewpoint 15H and 14b above and below show the adjusted scheme.)

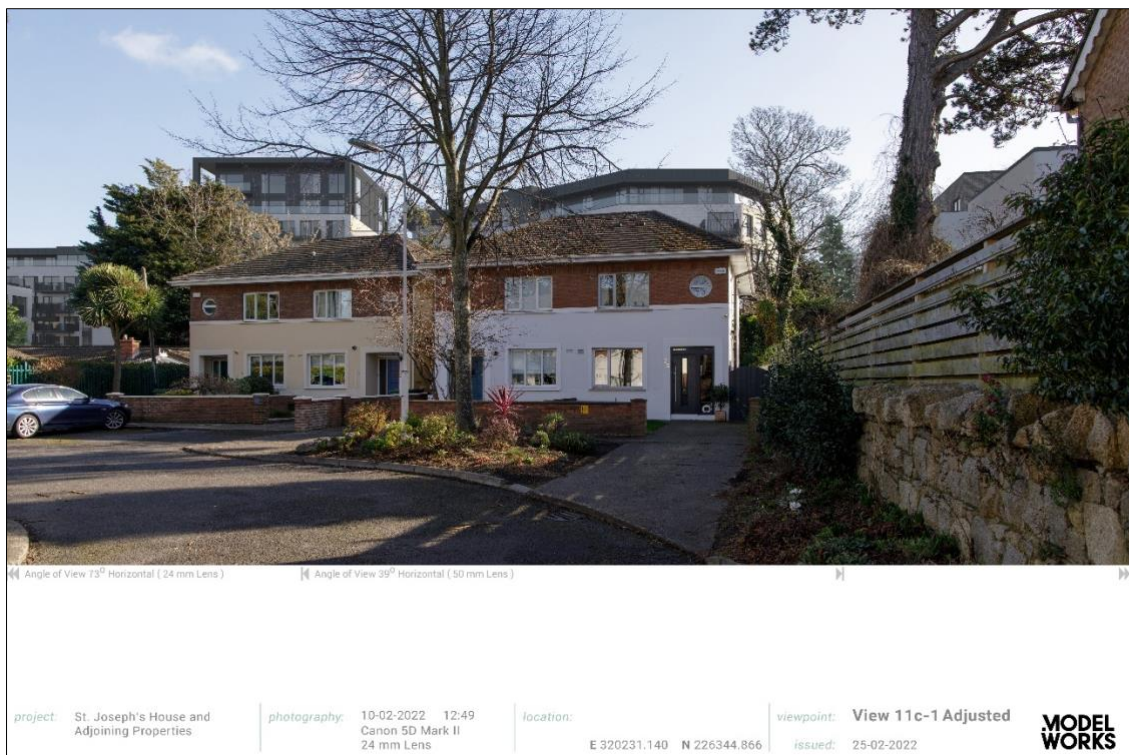
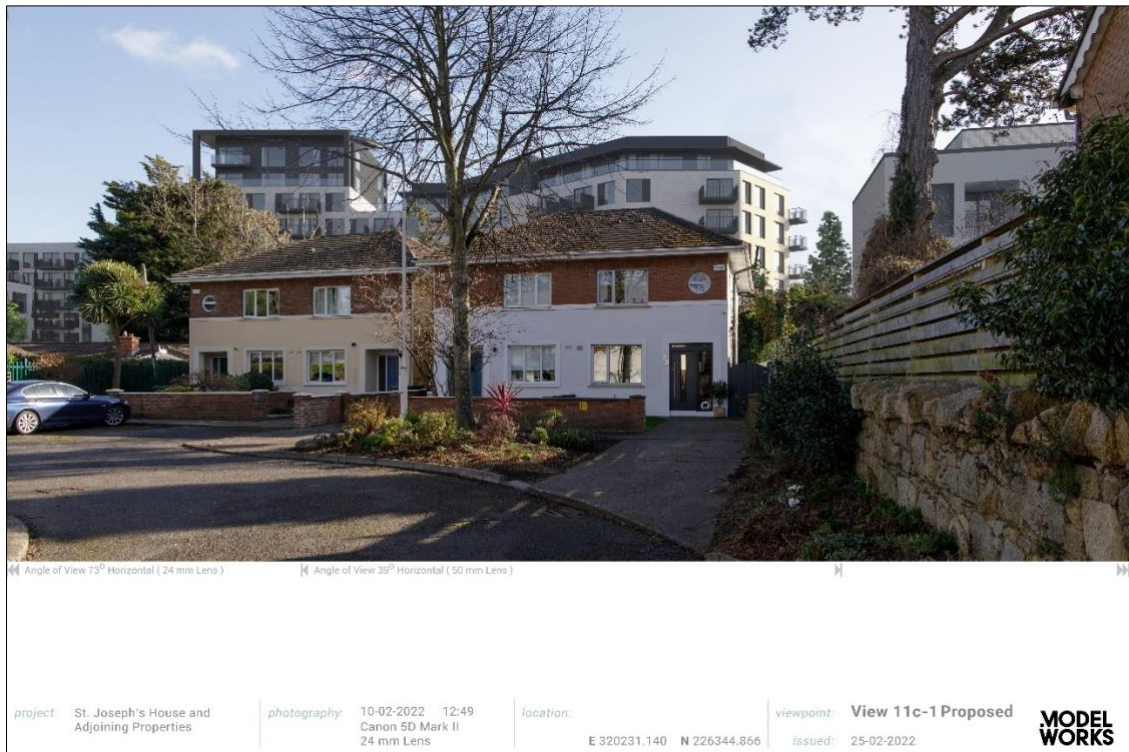
The retention of the majority of the pine trees surrounding the building contributes to the ability of the protected structure – and the adjacent Silver Pines estate – to accommodate the change.



The area which would experience the most significant visual effects as a result of the development is a pocket of land that juts into the site from the west. This area is occupied by Nos. 19-25 Silver Pines and the Anne Sullivan Centre. Nos. 22-25 Silver Pines in particular, are highly exposed to any development on the site as their gardens back onto the site boundary.



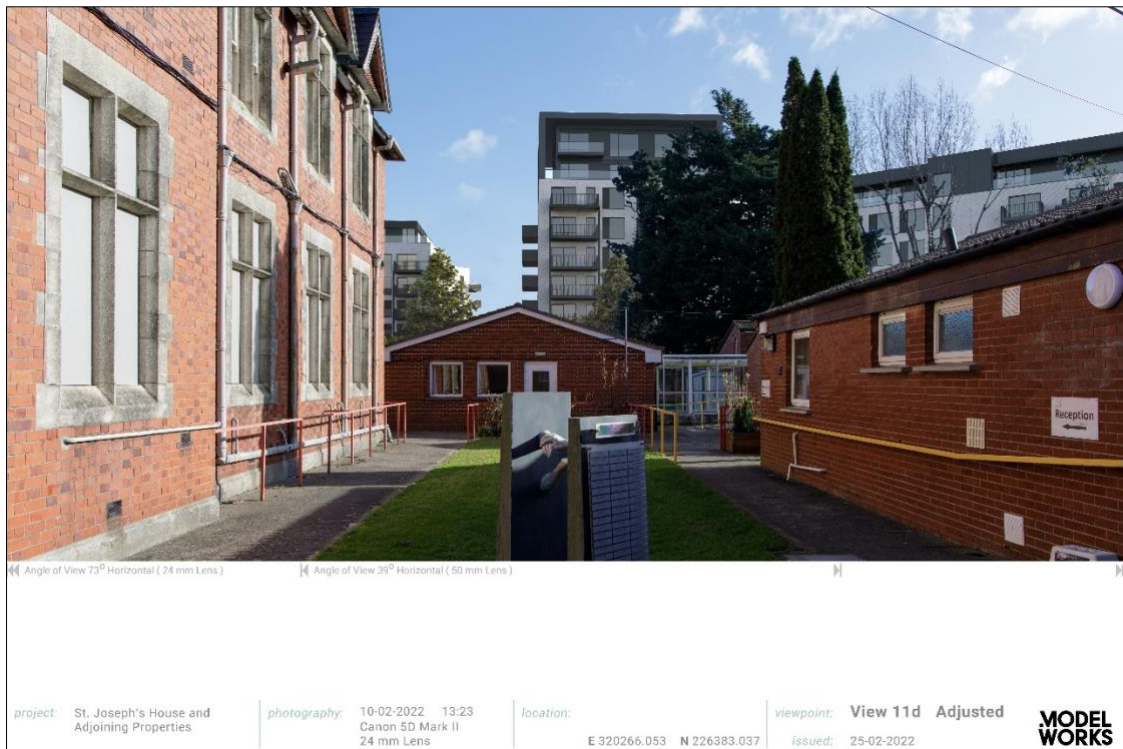
The photomontages for Viewpoint 11c show that Block D would be prominent behind the houses, protruding well above their roofline. At its nearest point Block D would be 41.5m behind the houses, beyond an area of open space inside the site's west boundary. A number of mature trees would be retained along this boundary but the new building would protrude above these. The 10 storey volume would be visible in the middle distance to the left, further from the houses but prominent due to its height. In the foreground to the right of View 11c-2, the gable end of the 3 storey duplex element of Block F is visible just behind the wall on the shared boundary.



The reduction in height of Block D by one storey would make a noticeable difference to the extent of protrusion of the building above the houses' roofline. The shortening of Block F (to the right in View 11c-1) would also pull that building further back from the gable wall of no. 25 Silver Pines - and allow for the retention of an existing mature tree on that boundary. The adjustments would make a meaningful reduction in the sense of built enclosure.

The photomontages show that this small part of Silver Pines would experience very significant visual effects as a result of the development. The new buildings would not be unsightly (the form and facades are well-articulated and the landscape buffer inside the west boundary would soften the transition), but they would shift the townscape character from suburban to urban, albeit with a mature landscape. This localised effect has to be considered against the sustainability gains of a high density development on the large, strategically located site.

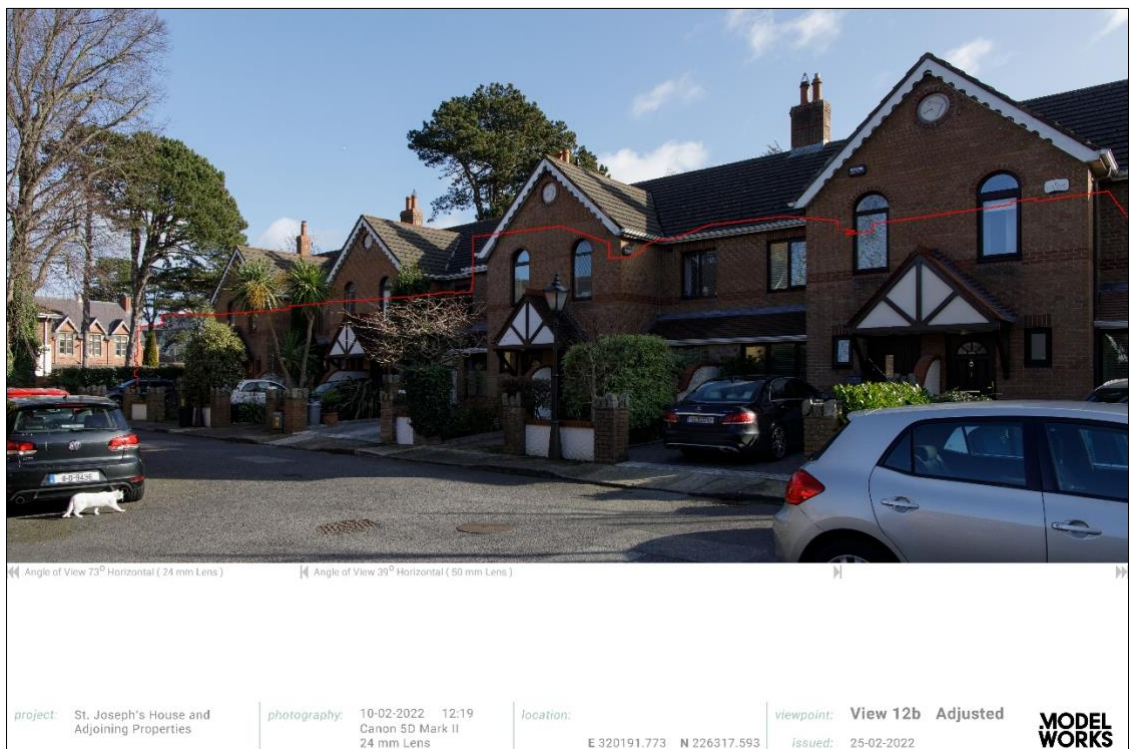
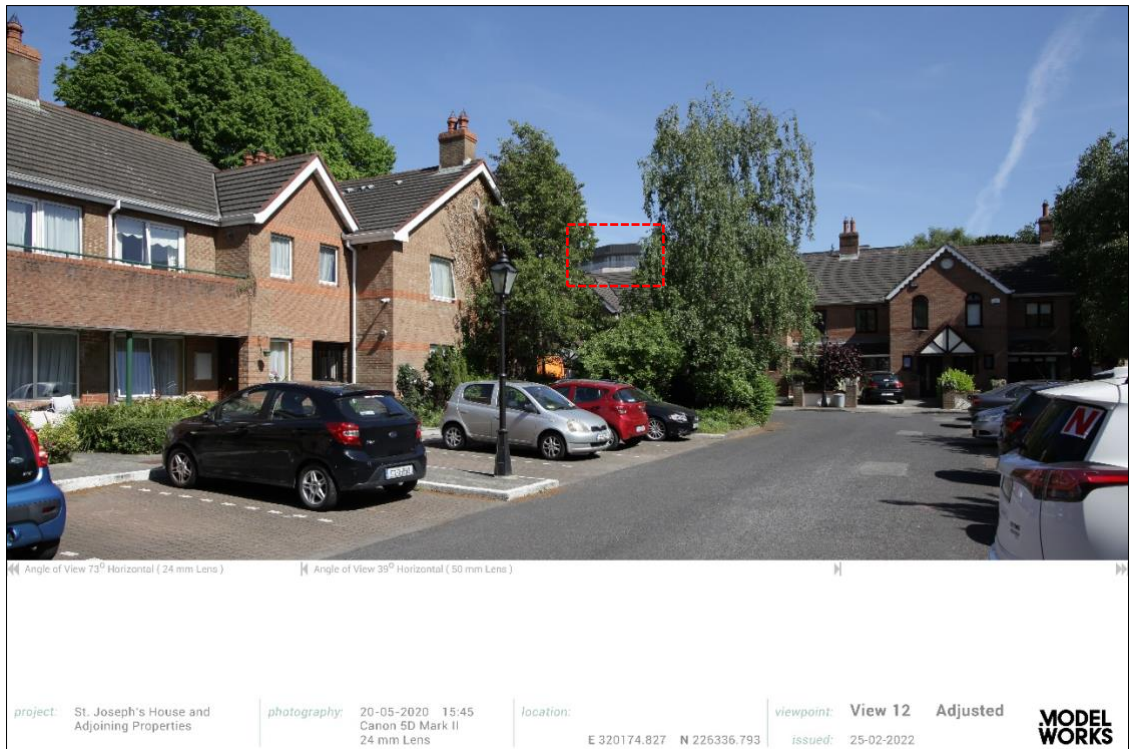
The view taken from the Anne Sullivan Centre (the adjusted scheme is shown below) shows a similar composition, although the juxtaposition of form and scale is greater due to the centre being comprised of a complex of very low buildings. The accent volume of Block D is 80 m from the viewer. Of note in this view is (a) the articulated form of the buildings, (b) the gap between Blocks D and B – where the main access road and a public through-route for pedestrians and cyclists are proposed, and (c) the retained and supplemented trees inside the boundary.



Again, while the visual effects are significant, they are not necessarily negative, and the following factors should be considered. The first is the small part of the receiving environment which would be affected in this way (i.e. the Anne Sullivan Centre and Nos. 19-25 Silver Pines). The second is whether the change can and should be considered appropriate given the importance of the opportunity presented by the site. Densification of former suburban areas is a necessary part of the climate change response. The introduction of new building typologies and greater built enclosure to views from the public and private realm are unavoidable effects of compact growth policy. The key question is whether the design represents a balanced response to the combination of opportunity and sensitivity in the area.

The localised nature of the visual effects is emphasised by the viewpoints addressing Minstrel Court just to the south of the Anne Sullivan Centre and Nos. 19-25 Silver Pines. Both views below (both

showing the adjusted scheme) show that the effects on the public realm in Minstrel Court would be negligible.

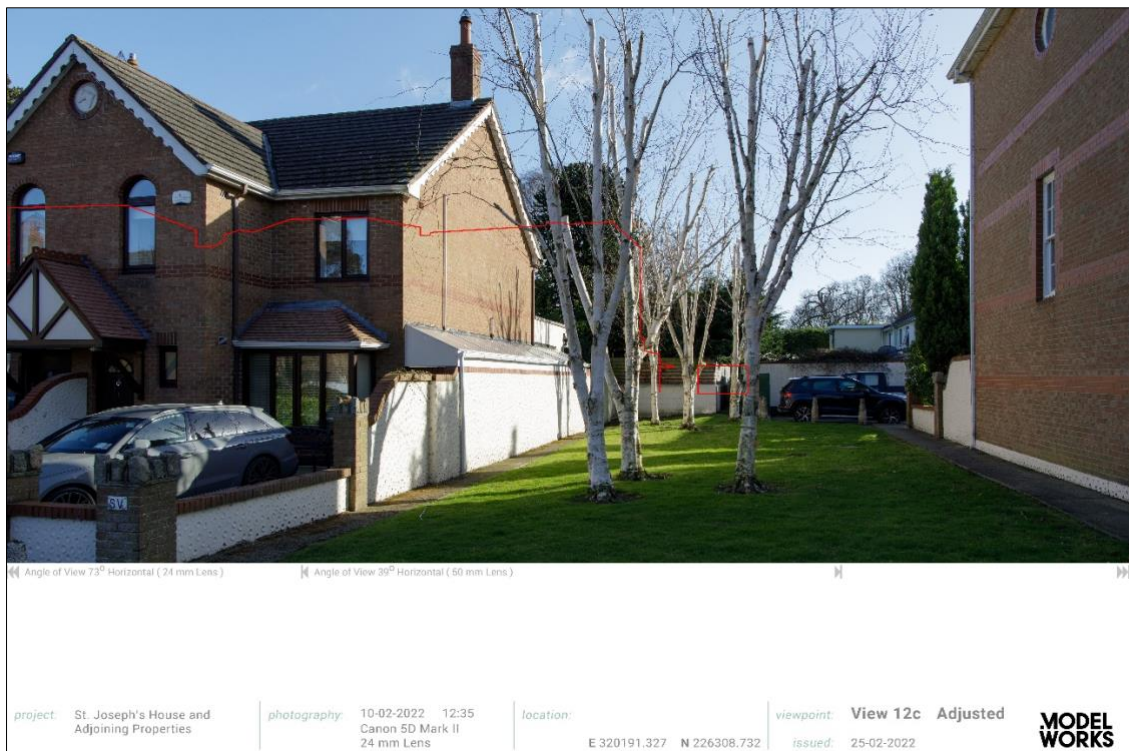


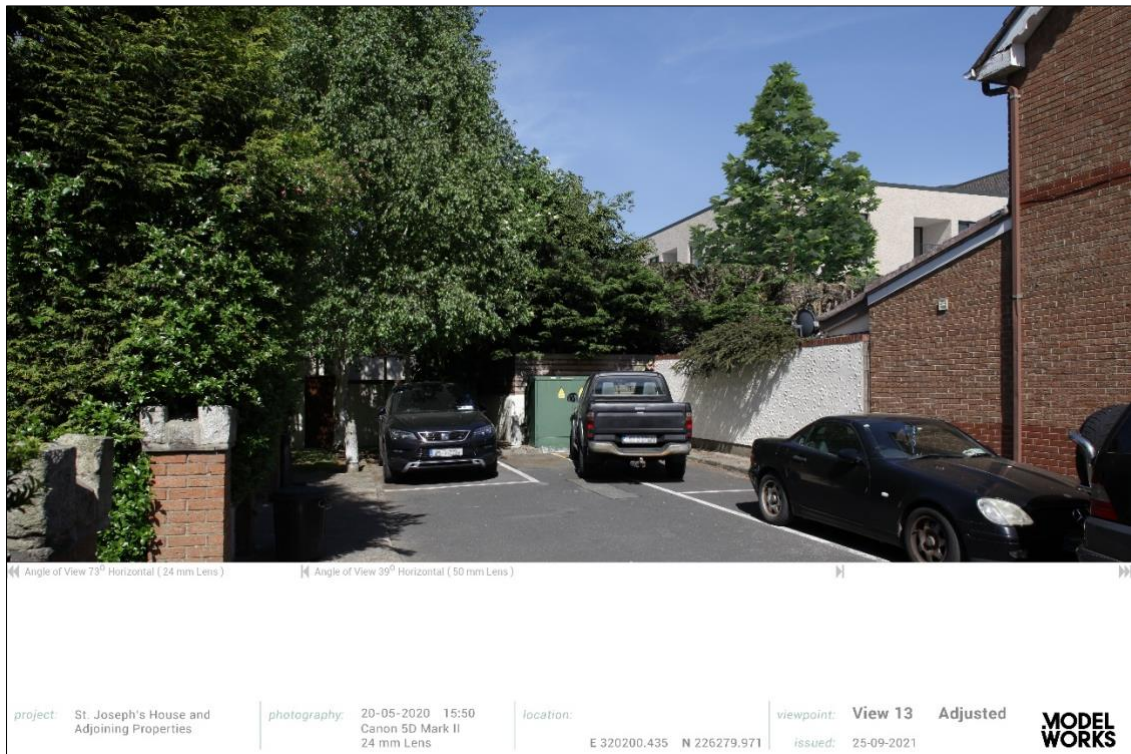
The development would be visible in views from the rear windows and gardens of the terraced houses on Minstrel Court and Sir Ivor Mall. This sensitivity has been recognised in the design process and,

accordingly, Block F - where it lies directly to the rear of these neighbouring houses - is limited to three storeys. This is in keeping with the Building Height Guidelines, which state:

“these guidelines require that the scope to consider general building heights of at least three to four storeys, coupled with appropriate density, in locations outside what would be defined as city and town centre areas, and which would include suburban areas, must be supported in principle at development plan and development management levels.”

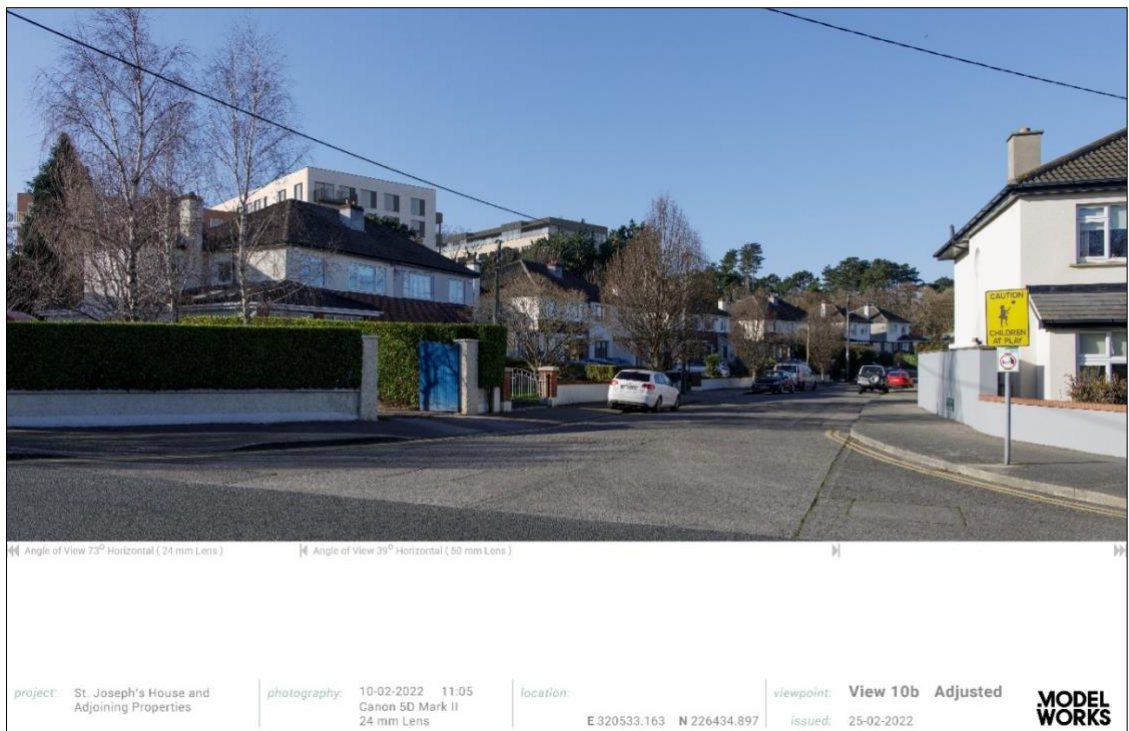
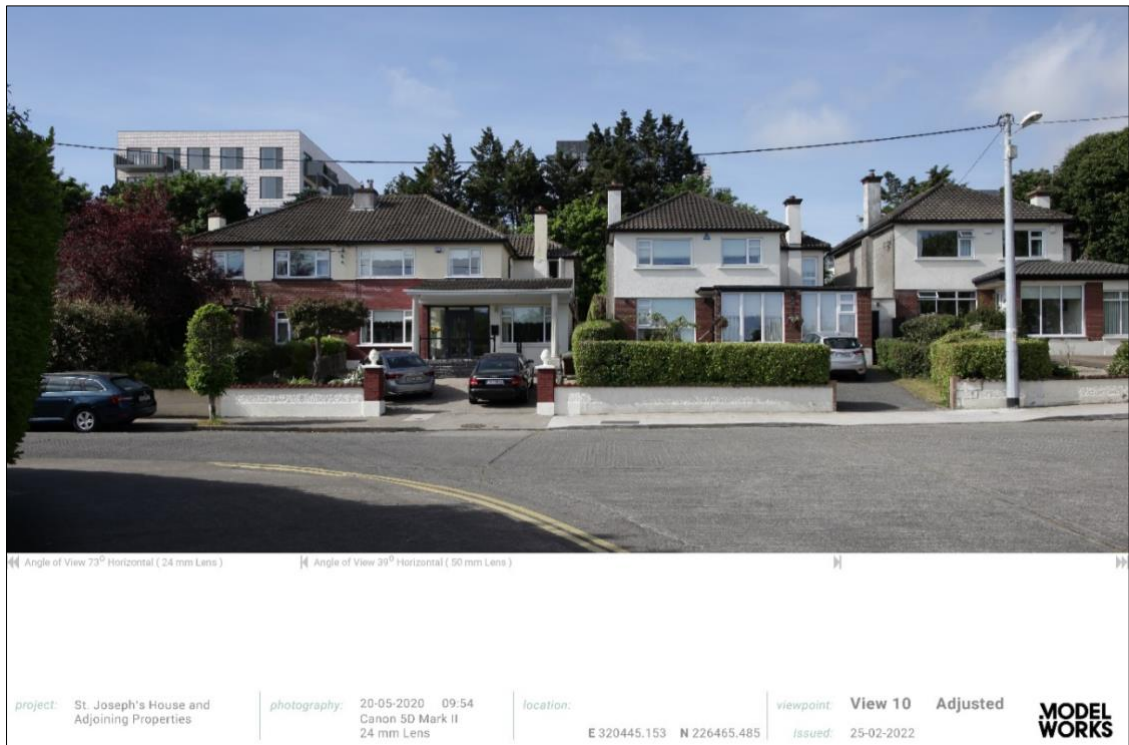
The two views below show that while the context of the houses on Minstrel Court and Sir Ivor Mall would be changed – with new higher density housing introduced to the rear of these properties, increasing the built/visual enclosure – the development would not be visually dominant or overbearing. The proposal also allows for the retention of a number of trees and hedges along these boundaries, and this would be supplemented by additional planting.



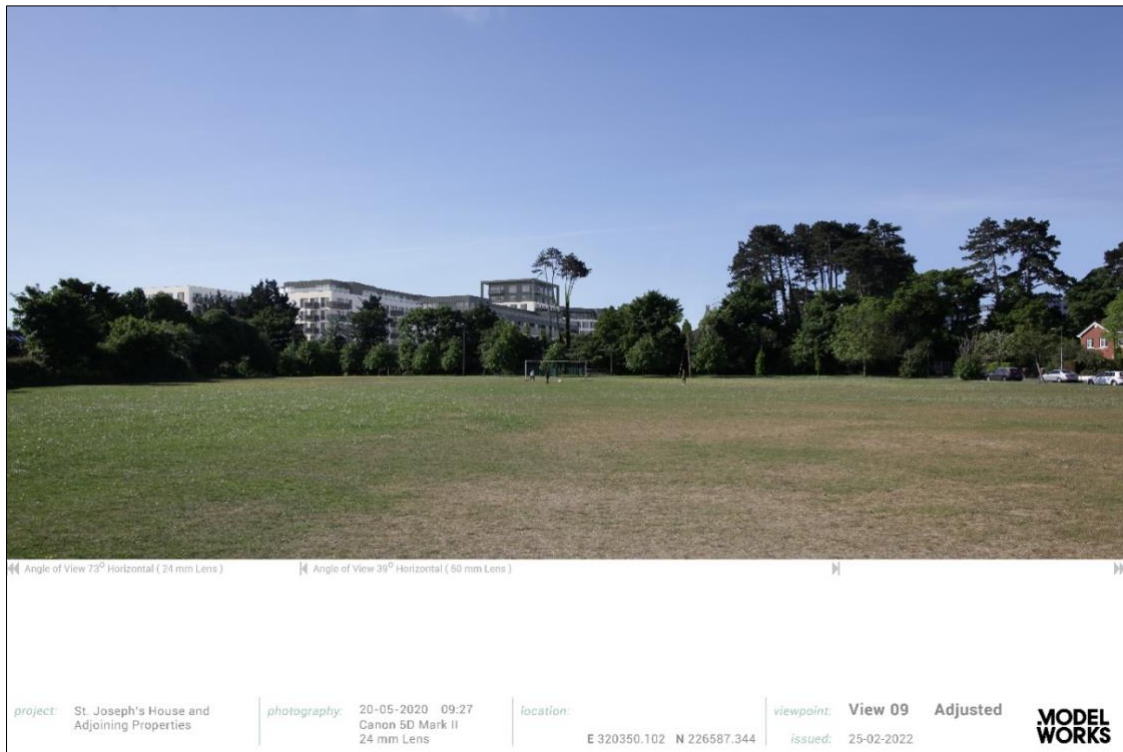


3.2.3 Leopardstown Lawn

There are 11 no. houses on the south side of Leopardstown Lawn, the back gardens of which back onto the greenway (the former railway line) outside the northern site boundary. The photomontages for Viewpoints 10 and 10b (both showing the adjusted scheme below) show the relationship of the proposed development to these houses. Blocks B and C (both 7 storeys) would protrude above the trees, some 40m to the rear of the houses, presenting their narrow elevations towards the houses. Although less prominent than in some views from Silver Pines, the development would similarly change the character of the view, causing a shift towards a more urban condition. In the context this is not inappropriate. With the permeability of the built form, the separation distance and the retained trees, the transition would not be overly abrupt.



Viewpoint 9 is a view from Leopardstown Park. The large public open space adjoins the site and is connected to Sandyford by the greenway. This view from a central position in the park, surrounded to the west, north and east by the low density Leopardstown estate, shows that the visual amenities of the area can be retained and the landscape/townscape in fact enhanced by the introduction of good quality high density development.



The development would contribute to the ongoing trend of change in the area – visible in the aerial photo below, strengthening the emerging urban structure and character.



4 MATERIAL ASSESTS: TRAFFIC AND TRANSPORT

4.1 Introduction

The development site is strategically located between the M50 motorway and N11 Dual Carriageway. The site is adjoined to the west by the Silverpines residential estate and to the north and northeast by the Leopardstown Park / Court / Drive residential estates. The southern boundary of the site consists of 9 no. existing detached residential properties along Leopardstown Road. In total there are 10 no. existing residential properties on the subject site. St. Josephs' House is located in the north west of the site. St Josephs' is currently accessed from the N31 Brewery Road and through the Silverpines residential estate. Leopardstown Racecourse and Foxrock Golf Club are located on the opposite side of Leopardstown Road. The proposed development is also located near to employment areas, particularly in Central Park and the Sandyford Industrial Estate.

The closest bus stop is located on Leopardstown Road adjacent to the proposed entrance to the development, which is on the 114-route connecting Ticknock and Blackrock Rail Station. The bus stop to the immediate northwest of the site on Brewery Road, which is approximately 3 minutes' walk, is served by the 118-bus route travelling between Kiltiernan and D'Olier St.

The closest bus stop on the N11 is approximately 16 minute walk away from the centre of the subject site, and is served by the 46A, 70, 75, 84X and 145 bus routes with services between the city centre at 10 minute intervals at peak periods. Both the Sandyford and Central Park Luas Stops are approximately 10 minutes walking distance away from the subject site. The Sandyford and Central Park Luas stops can be accessed via Greenway to the immediate northeast of the subject site. This would result in shorter walk distances from the subject site to the preferred direction of travel.

Radial distances from both the subject site and Sandyford and Central Park Luas Stations are shown graphically in Figure 13.2. Public Transport services within 500m and 1000m of the site are also shown.

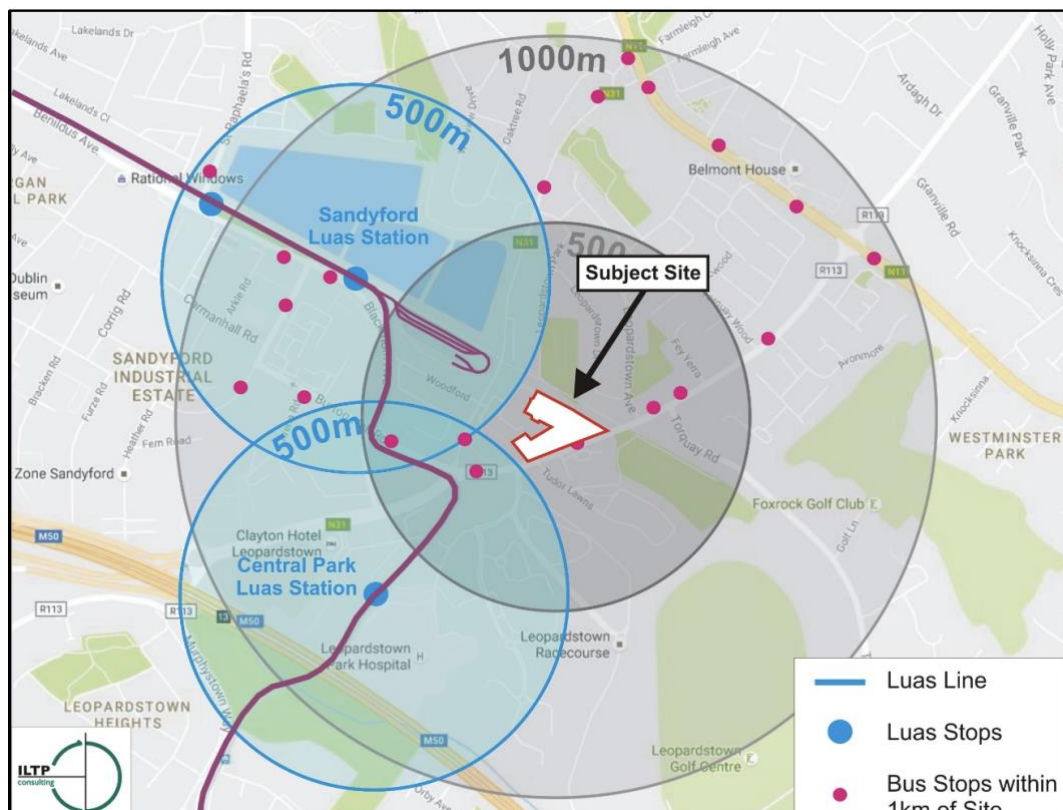


Figure 4-1 - Radial Distance from the subject site to High Frequency Public Transport

4.2 Impact of Modification for Consideration

The potential effect of the changes considered, if accepted by the Board, would have no material impact on the traffic and transport assessments already undertaken.

There would be marginal changes as follows:

- The car parking ratios would increase marginally if no corresponding changes made to same
- The traffic forecasts would reduce marginally
- The AADT's would reduce marginally
- Cycle parking would increase marginally if no corresponding changes made to same
- Demand for public transport would reduce marginally

In overall terms there are no material changes arising in the traffic and transport assessments already undertaken. Any traffic impacts as a result of the considered changes to the proposed development would be very marginally positive overall, principally due to the reduced traffic impact of the proposed development.

5 DAYLIGHT AND SUNLIGHT

5.1 Introduction

ARC Architectural Consultants Ltd was retained by the Applicant to prepare a Sunlight and Daylight Access Analysis as part of an Environmental Impact Assessment Report on the proposed development on lands at St Joseph's House, Brewery Road and properties at Leopardstown Road, Dublin 18 (Chapter 18 of the EIAR submitted with the application). This addendum to Chapter 18 assesses the impact of the adjusted proposed development (as adjusted in response to issues raised by An Bord Pleanála in the agenda for an Oral Hearing) on sunlight and daylight access to lands outside the application site as part of the revised Environmental Impact Assessment Report.

This Addendum describes the potential impact of the adjusted proposal on daylight access within existing buildings surrounding the application site and sunlight access to existing buildings and lands outside the application site. While the methodological approach is referenced below where relevant, please refer to Chapter 18 of the EIAR for a more complete description of the methodology and how impacts are categorised and characterised.

5.2 Characteristics of the Proposed Development (As originally proposed and as adjusted)

The development will consist of a new residential and mixed use scheme to include apartments, residential amenity space, a café and a childcare facility. A detailed description is now set out as follows:

The development will consist of a new residential and mixed use scheme to include apartments, residential amenity space, a café and a childcare facility. A detailed description is now set out as follows:

The proposal provides for the demolition of 10 no. properties and associated outbuildings at 'Madona House' (single storey), 'Woodleigh' (2 storeys), 'Cloonagh' (2 storeys), 'Souk El Raab (2 storeys), 'Welbrook' (2 storeys), 'Calador' (2 storeys), 'Alhambra' (2 storeys), 'Dalwhinnie' (2 storeys), 'Annaghkeen' (2 storeys) and 'The Crossing' (single storey) (combined demolition approx. 2,291.3 sq m GFA).

The new development will provide for (a) the refurbishment, separation and material change of use of Saint Joseph's House (a Protected Structure, RPS No. 1548) from residential care facility to residential use and a childcare facility; and (b) the construction of a new build element to provide for an overall total of 463 no. residential units, residential amenity space and a café.

The overall development proposal shall provide for the following:

- Block A (5 storeys) comprising 49 no. apartments (13 no. 1 bed units, 33 no. 2 bed units and 3 no. 3 bed units);
- Block B (4 - 7 storeys) comprising 88 no. apartments (28 no. 1 bed units, 57 no. 2 bed units and 3 no. 3 bed units);
- Block C (5 - 7 storeys) comprising 115 no. apartments (26 no. studio units, 26 no. 1 bed units and 57 no. 2 bed units and 6 no. 3 bed units);
- Block D (5 - 10 storeys) comprising 157 no. apartments (36 no. studio unit, 40 no. 1 bed units and 81 no. 2 bed units), residential amenity areas of approx. 636 sq m and a café of approx. 49 sq m;
- Block E (St. Joseph's House) (2 storeys) comprising 9 no. apartments (8 no. 2 bed units and 1 no. 3 bed units) and a childcare facility of 282 sq m with associated outdoor play areas of approx. 130 sq m;
- Block F (3 - 6 storeys) comprising 45 no. apartments (23 no. studio units, 10 no. 1 bed units; and 12 no. 2 bed units);

Each new build residential unit (in Blocks A, B, C, D and F) has an associated area of private open space in the form of a terrace/balcony. Open Space proposals for St. Joseph's House (Block E) include a mixture of private terrace/balcony areas and communal open space areas.

The extent of works proposed to Saint Joseph's House (a Protected Structure) include:

- The demolition of a single storey office, conservatory, glazed link, external store, external enclosed escape stairs with associated canopies, toilet extension and 3 no. associated outbuildings to the west of St. Joseph's House (demolition total approx. 158 sq m GFA);
- The removal of external steel gates, all external steel escape stairs, canopies, existing disabled access ramps, concrete steps, an external wall and associated roof area;
- Relocation of external granite steps and the provision of a new raised entrance terrace, concrete steps and ramp areas;
- Replacement of existing rooflights, the addition of roof lights, part new roof / new zinc roof, new external wall and roof to the east of the structure;
- The provision of new door and window openings;
- Modifications to internal layout including the removal of walls and partitions and the addition of new dividing walls.

The Residential Amenity Areas of approx. 636 sq m proposed in Block D comprise a residential club house/multi-purpose room, library/reading room, lounge area, concierge area, office area, post room, fitness club, all at ground floor level of Block D. A terrace lounge area is proposed at fifth floor level of Block D. 2 no. roof garden areas are also proposed at fifth floor level of Blocks C and D (approx. 400 sq m and 408 sq m respectively).

Open Space (approx. 9,885 sq m) is proposed in the form of (a) public open space areas (approx. 6,680 sq m) which include a public plaza/court area, a main area of public open space (including a play area and outdoor gym area) and woodland trail; and (b) all communal open space areas (approx. 3,205 sq m) which include areas adjacent to St. Joseph's House (Block E), Block D and Block F, a courtyard and play area located between Blocks A and B and roof terraces at fifth floor level of Blocks C and D. Visual amenity open space areas (approx. 1,000 sq m) are also proposed at various locations throughout the development.

Basement Level (approx. 9,445 sq m) is proposed with residential access from Blocks A, B, C, D and F. Bin Storage areas, water storage areas, and part attenuation are located at this level. 2 no. ESB Substations, 1 no. ESB Kiosk, 2 no. Switch Rooms, waste storage areas for Block E (St. Joseph's House, A Protected Structure) and bicycle storage areas are proposed at surface level.

A total of 259 no. car parking spaces (232 no. at basement level and 27 no. at surface level) are proposed. At basement level, a total of 30 no. electric vehicles and 202 no. standard parking spaces are provided for. A total of 968 no. bicycle spaces (816 no. at basement level and 152 no. at surface level), dedicated cycle lift and 10 no. motorcycle spaces (all at basement level) are also proposed.

Proposals for vehicular access comprise 1 no. existing vehicular access point via Silver Pines (an existing all movement junction onto Brewery Road) and 1 no. new vehicular access point at the general location of 'Annaghkeen' at Leopardstown Road (a new Left In / Left Out junction arrangement). The new access point along Leopardstown Road will replace 9 no. existing access points at 'Woodleigh', 'Cloonagh', 'Souk El Raab', 'Welbrook', 'Calador', 'Alhambra', 'Dalwhinnie', 'Annaghkeen' and 'The Crossing'. The internal permeability proposed will provide linkages for pedestrians and cyclists to Leopardstown Road and adjoining Greenway. Proposals also provide for the relocation of an existing bus stop along Leopardstown Road.

The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works including tree protection, tree removal and new tree planting; green roofs; boundary treatment; internal roads and footpaths; and electrical services.

The proposed modification for consideration to the development as submitted and assessed in the amended EIAR chapters include the following:

Block B Design Modifications:

- The removal of the 4 storey return to the Southeast of block B to improve separation distances between Blocks B and C, while enhancing the communal open space provision with an added play space.
- In addition, the top floor level of Block B has been amended with a setback penthouse arrangement to articulate the roof scape in line with similar setback provided on Block A and D.

Block D Design Modifications:

- Reduction in height by one storey on the primary building of Block D from 8 storeys to 7 storeys (6 storey + penthouse) with 9 storey popup on the corner. This reduces the density, height and scale which results in a reduction in the visual impact with existing adjoining residential properties while also improving sunlight access to the communal open spaces.

Block F Design Modifications:

- Proposed setback of Block F to Northeast Boundary providing a distance of 11m to the boundary at the main gable and 12.4m to no. 25 Silver Pines . Resulting in an increased separation distance to the boundary and a reduction in overshadowing to the existing residential dwellings at No. 22-25 Silver Pines.
- Retention of the Mature Austrian Pine and Sycamore Trees with an increase open space provision as a buffer landscape area.
- Enhanced quality of communal open space at centre of Block F courtyard by the rotation and repositioning of stair core.

The overall modification for consideration to the proposed development shall now provide for the following:

- 72 no. studios, 107 no. 1-bed units, 239 no. 2-bed units and 10 no. 3-bed units providing a total of 428 no. units which is a reduction of 35 no. units from the original application.

5.3 Daylight Access Impact Analysis

5.3.1 Potential Impact of the Adjusted Proposed Development on Daylight Access

Section 2.1.1 of the BRE Guide provides that *“The quantity and quality of daylight inside a room will be impaired if obstructing buildings are large in relation to their distance away”*. Generally speaking, new development is most likely to affect daylight access in existing buildings in close proximity to the application site.

Overview of the potential impact of the adjusted proposed development on daylight access to existing buildings outside the application site

ARC's analysis indicates a potential for the adjusted proposed development to result in “imperceptible” to “slight” to “moderate” changes in daylight access within existing buildings facing towards the application site in neighbouring residential estates at The Chase (including Sir Ivor Mall and Minstrel Court), Silver Pines (including the Anne Sullivan Centre), Leopardstown Lawns and Leopardstown Avenue. Under a worst case scenario, the potential impact of the adjusted proposed development on daylight access within existing buildings on lands to the west, north and east will be consistent with emerging trends for development in the area, particularly having regard to the scale of development previously permitted on the site and in the wider Sandyford Area.

Due to the extent of intervening distance, the construction of the adjusted proposed development has the potential to result in little or no change in daylight access within residences to the south of Leopardstown Road or to the Children's Sunshine Home. However, the potential impact of the adjusted proposed development on existing buildings at the LauraLynn House Children's Hospice is likely to range from none to "imperceptible" to "significant"¹. The adjusted proposed development has the potential to result in a "significant" change in daylight access to north-facing rooms within the LauraLynn House Children's Hospice opposing the proposed Block C, the hospice use of this complex is assumed to be particularly sensitive to impacts on daylight access.

Given that the potential for development to result in impacts on daylight access diminishes with distance, it is the finding of ARC's analysis that the adjusted proposed development will have no undue adverse impact on daylight access within buildings in the wider area surrounding the application site.

While the adjustments to the proposed development are likely to result in lesser impacts on daylight access to existing buildings than the original design for the proposed development (as described in Chapter 18 of the Environmental Impact Assessment Report), the overall impact of the adjusted proposed development is broadly similar to the development as originally proposed.

Detailed analysis of the potential impact of the adjusted proposed development on daylight access to existing buildings outside the application site

This Addendum to Chapter 18 of the Environmental Impact Assessment Report assesses the impact of the adjusted proposed development to all potential receptors surrounding the application site - these impacts are described in the overview section above. However, by way of example in order to illustrate briefly the findings outlined in the overview section, ARC conducted detailed analysis of the potential for the adjusted proposed development to result in impacts on daylight access to a representative sample of sensitive receptors (i.e. rooms) in buildings in proximity to the application site (please see Figure 5.1 below). Please refer to Chapter 18 of the EIAR for more information on how the representative sample was chosen, for a description of the methodology and for the definition of effects.

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Having regard to the particular sensitivity of the children's hospice use of LauraLynn House, any impact falling within a potentially adverse range was assessed as being potentially significant out of an abundance of caution. Please note that, having regard to the particular sensitivity of hospice use, ARC assessed any impact where Vertical Sky Component is reduced to less than 0.8 times its former value as potentially adverse (even in circumstances where Vertical Sky Component remains above 27%). This goes further than the BRE Guide which suggests that an impact on daylight access may be fall within adverse ranges when VSC falls to less than 27% and when the VSC falls to less than 0.8 times its former value.



Figure 5.1 - Indicative diagram showing location of sample windows (indicated with a red dot) assessed under this chapter

ARC measured daylight access to existing buildings before and after the construction of the adjusted proposed development with reference to Vertical Sky Component to identify whether the construction of the adjusted proposed development creates the potential for adverse impacts on daylight access. Section 2.2.21 of the BRE Guide suggests that: “If any part of a new building or extension, measured in a vertical section perpendicular to a main window wall of an existing building, from the centre of the lowest window, subtends an angle of more than 25° to the horizontal, then the diffuse daylighting of the existing building may be adversely affected. This will be the case if ...the VSC measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value...”.

The results of ARC’s analysis are set out in Table 5.1 below. This table sets out ARC’s assessment of the potential impact of the proposed development (as originally proposed) on sample windows in neighbouring existing buildings, together with an assessment of the potential impact of the adjusted proposed development on those windows.

Zone	Location	Floor	Vertical Sky Component Assessment of proposed development as originally proposed				Vertical Sky Component Assessment of adjusted proposed development			
			Existing	Proposed (As originally proposed)	Change (times former value)	Potential Impact	Existing	Adjusted Proposed	Change (times former value)	Potential Impact
Zone 01	Sir Ivor Mall, The Chase	Floor 00	27.80%	22.70%	0.82	Imperceptible to Slight	27.80%	23.70%	0.85	Imperceptible to Slight
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.82 times its former value after the construction of the proposed development (i.e. not below 0.8 times its former value, the BRE Guide threshold for adverse impact). While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "slight" as the construction of the proposal is likely to reduce Vertical Sky Component at the window from slightly above the recommended 27% Vertical Sky Component to below it.							
Zone 02	Sir Ivor Mall, The Chase	Floor 00	33.40%	24.40%	0.73	Slight	33.40%	25.10%	0.75	Slight
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.73 times its former value after the construction of the proposed development (i.e. below 0.8 times its former value, the BRE Guide threshold for adverse impact). As explained in more detail in Section 18.4.1 of Chapter 18, having regard to factors outlined in Appendix I: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "slight" in extent.							
Zone 03	Sir Ivor Mall, The Chase	Floor 00	32.60%	25.90%	0.79	Slight	32.60%	26.20%	0.80	Imperceptible to Slight
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.79 times its former value after the construction of the proposed development (i.e. just below 0.8 times its former value, the BRE Guide threshold for adverse impact). As explained in more detail in Section 18.4.1 of Chapter 18, having regard to factors outlined in Appendix I: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "slight" in extent.							
Zone 04	Sir Ivor Mall, The Chase	Floor 00	34.60%	27.80%	0.80	Imperceptible to Not Significant	34.60%	28.20%	0.82	Imperceptible to Not Significant
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.80 times its former value after the construction of the proposed development (i.e. not below 0.8 times its former value, the BRE Guide threshold for adverse impact). This window is likely to continue to receive more than 27% Vertical Sky Component after the construction of the proposal. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, it is noted that the reduction in Vertical Sky Component is close to the BRE Guide threshold for adverse impact. Therefore, taking a conservative approach, this impact is assessed as "imperceptible" to "not significant" as, if noticeable, the changes in the character of the daylight environment are unlikely to have significant consequences.							
Zone 05	Sir Ivor Mall, The Chase	Floor 00	33.40%	29.40%	0.88	Imperceptible	33.40%	29.60%	0.89	Imperceptible
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.88 times its former value after the construction of the proposed development (i.e. not below 0.8 times its former value, the BRE Guide threshold for adverse impact). This window is likely to continue to receive more than 27% Vertical Sky Component after the construction of the proposal. The BRE Guide would suggest that the reduction in Vertical Sky Component at this window is likely to be "imperceptible".							
Zone 06	Sir Ivor Mall, The Chase	Floor 00	26.60%	24.40%	0.92	Imperceptible	26.60%	24.60%	0.92	Imperceptible
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.92 times its former value after the construction of the proposed development (i.e. not below 0.8 times its former value, the BRE Guide threshold for adverse impact). The reduction in Vertical Sky Component at this window is likely to be so minor as to be imperceptible.							
Zone 07	Minstrel Court, The Chase	Floor 00	27.90%	26.10%	0.94	Imperceptible to Not Significant	27.90%	26.10%	0.94	Imperceptible to Not Significant

Zone	Location	Floor	Vertical Sky Component Assessment of proposed development as originally proposed				Vertical Sky Component Assessment of adjusted proposed development			
			Existing	Proposed (As originally proposed)	Change (times former value)	Potential Impact	Existing	Adjusted Proposed	Change (times former value)	Potential Impact
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.94 times its former value after the construction of the proposed development (i.e. not below 0.8 times its former value, the BRE Guide threshold for adverse impact). The reduction in Vertical Sky Component at this window is likely to be so minor as to be imperceptible. However, taking a conservative approach, given that the construction of the proposed development has the potential to reduce Vertical Sky Component at this window from just above the recommended 27% Vertical Sky Component to just below it, the potential impact is assessed as "imperceptible" to "not significant".				The adjustments now proposed to the subject development are not likely to result in any change in impact on Vertical Sky Component at this window when compared to the impact of the development as originally proposed.			
Zone 08	Minstrel Court, The Chase	Floor 00	23.20%	18.90%	0.81	Imperceptible to Slight	23.20%	19.00%	0.82	Imperceptible to Slight
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.81 times its former value after the construction of the proposed development (i.e. not below 0.8 times its former value, the BRE Guide threshold for adverse impact). While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "slight" as the construction of the proposal is likely to reduce Vertical Sky Component at the window further below the recommended 27% Vertical Sky Component and close to the BRE Guide threshold for adverse impact.				While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Vertical Sky Component than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "imperceptible" to "slight".			
Zone 09	Minstrel Court, The Chase	Floor 00	26.70%	21.70%	0.81	Imperceptible to Slight	26.70%	21.80%	0.81	Imperceptible to Slight
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.81 times its former value after the construction of the proposed development (i.e. not below 0.8 times its former value, the BRE Guide threshold for adverse impact). While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "slight" as the construction of the proposal is likely to reduce Vertical Sky Component at the window further below the recommended 27% Vertical Sky Component and close to the BRE Guide threshold for adverse impact.				While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Vertical Sky Component than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "imperceptible" to "slight".			
Zone 10	Minstrel Court, The Chase	Floor 00	27.00%	20.60%	0.76	Slight	27.00%	20.90%	0.77	Slight
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.76 times its former value after the construction of the proposed development (i.e. below 0.8 times its former value, the BRE Guide threshold for adverse impact). As explained in more detail in Section 18.4.1 of Chapter 18, having regard to factors outlined in Appendix I: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "slight" in extent.				While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Vertical Sky Component than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "slight".			
Zone 11	Minstrel Court, The Chase	Floor 00	27.00%	20.40%	0.76	Slight	27.00%	20.80%	0.77	Slight
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.76 times its former value after the construction of the proposed development (i.e. below 0.8 times its former value, the BRE Guide threshold for adverse impact). As explained in more detail in Section 18.4.1 of Chapter 18, having regard to factors outlined in Appendix I: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "slight" in extent.				While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Vertical Sky Component than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "slight".			
Zone 12	Minstrel Court, The Chase	Floor 00	27.30%	20.70%	0.76	Slight	27.30%	21.30%	0.78	Slight
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.76 times its former value after the construction of the proposed development (i.e. below 0.8 times its former value, the BRE Guide threshold for adverse impact). As explained in more detail in Section 18.4.1 of Chapter 18, having regard to factors outlined in Appendix I: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "slight" in extent.				While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Vertical Sky Component than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "slight".			
Zone 13	Minstrel Court, The Chase	Floor 00	26.70%	20.40%	0.76	Slight	26.70%	21.50%	0.81	Imperceptible to Slight
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.76 times its former value after the construction of the proposed development (i.e. below 0.8 times its former value, the BRE Guide threshold for adverse impact). As explained in more detail in Section 18.4.1 of Chapter 18, having regard to factors outlined in Appendix I: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "slight" in extent.				ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.81 times its former value after the construction of the adjusted proposed development (i.e. not below 0.8 times its former value, the BRE Guide threshold for adverse impact). While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "slight" as the construction of the adjusted proposal is likely to reduce Vertical Sky Component at the window to close to the BRE Guide threshold for adverse impact.			

Zone	Location	Floor	Vertical Sky Component Assessment of proposed development as originally proposed				Vertical Sky Component Assessment of adjusted proposed development			
			Existing	Proposed (As originally proposed)	Change (times former value)	Potential Impact	Existing	Adjusted Proposed	Change (times former value)	Potential Impact
Zone 14	Minstrel Court, The Chase	Floor 00	25.30%	20.60%	0.81	Imperceptible to Slight	25.30%	21.80%	0.86	Imperceptible
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.81 times its former value after the construction of the proposed development (i.e. not below 0.8 times its former value, the BRE Guide threshold for adverse impact). While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "slight" as the construction of the proposal is likely to reduce Vertical Sky Component at the window to further below the recommended 27% Vertical Sky Component and close to the BRE Guide threshold for adverse impact.							
Zone 15	Silver Pines	Floor 00	33.30%	22.90%	0.69	Slight to Moderate	33.30%	25.90%	0.78	Slight
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.69 times its former value after the construction of the proposed development (i.e. below 0.8 times its former value, the BRE Guide threshold for adverse impact). As explained in more detail in Section 18.4.1 of Chapter 18, having regard to factors outlined in Appendix I: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.5-0.7 times its former value is assessed as "slight" to "moderate" in extent.							
Zone 16	Silver Pines	Floor 00	33.70%	24.10%	0.72	Slight	33.70%	26.10%	0.77	Slight
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.72 times its former value after the construction of the proposed development (i.e. below 0.8 times its former value, the BRE Guide threshold for adverse impact). As explained in more detail in Section 18.4.1 of Chapter 18, having regard to factors outlined in Appendix I: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "slight" in extent.							
Zone 17	Silver Pines	Floor 00	33.40%	24.50%	0.73	Slight	33.40%	26.10%	0.78	Slight
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.73 times its former value after the construction of the proposed development (i.e. below 0.8 times its former value, the BRE Guide threshold for adverse impact). As explained in more detail in Section 18.4.1 of Chapter 18, having regard to factors outlined in Appendix I: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "slight" in extent.							
Zone 18	Silver Pines	Floor 00	34.60%	24.80%	0.72	Slight	34.60%	26.40%	0.76	Slight
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.72 times its former value after the construction of the proposed development (i.e. below 0.8 times its former value, the BRE Guide threshold for adverse impact). As explained in more detail in Section 18.4.1 of Chapter 18, having regard to factors outlined in Appendix I: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "slight" in extent.							
Zone 19	Anne Sullivan Centre	Floor 00	35.90%	28.90%	0.81	Imperceptible to Not Significant	35.90%	30.10%	0.84	Imperceptible
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.81 times its former value after the construction of the proposed development (i.e. not below 0.8 times its former value, the BRE Guide threshold for adverse impact). This window is likely to continue to receive more than 27% Vertical Sky Component after the construction of the proposal. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, it is noted that the reduction in Vertical Sky Component is close to the BRE Guide threshold for adverse impact. Therefore, taking a conservative approach, this impact is assessed as "imperceptible" to "not significant" as, if noticeable, the changes in the character of the daylight environment are unlikely to have significant consequences.							
			25.30%	19.70%	0.78	Slight	25.30%	20.10%	0.79	Slight

Zone	Location	Floor	Vertical Sky Component Assessment of proposed development as originally proposed				Vertical Sky Component Assessment of adjusted proposed development			
			Existing	Proposed (As originally proposed)	Change (times former value)	Potential Impact	Existing	Adjusted Proposed	Change (times former value)	Potential Impact
Zone 20	Leopardstown Lawn	Floor 00	ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.78 times its former value after the construction of the proposed development (i.e. below 0.8 times its former value, the BRE Guide threshold for adverse impact). As explained in more detail in Section 18.4.1 of Chapter 18, having regard to factors outlined in Appendix I: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "slight" in extent.				While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Vertical Sky Component than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "slight".			
Zone 21	Leopardstown Lawn	Floor 00	25.30%	19.50%	0.77	Slight	25.30%	19.90%	0.79	Slight
Zone 22	Leopardstown Lawn	Floor 00	ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.77 times its former value after the construction of the proposed development (i.e. below 0.8 times its former value, the BRE Guide threshold for adverse impact). As explained in more detail in Section 18.4.1 of Chapter 18, having regard to factors outlined in Appendix I: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "slight" in extent.				While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Vertical Sky Component than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "slight".			
Zone 23	Leopardstown Lawn	Floor 00	27.40%	20.80%	0.76	Slight	27.40%	21.60%	0.79	Slight
Zone 24	Leopardstown Lawn	Floor 00	ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.76 times its former value after the construction of the proposed development (i.e. below 0.8 times its former value, the BRE Guide threshold for adverse impact). As explained in more detail in Section 18.4.1 of Chapter 18, having regard to factors outlined in Appendix I: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "slight" in extent.				While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Vertical Sky Component than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "slight".			
Zone 25	Leopardstown Lawn	Floor 00	27.50%	20.80%	0.76	Slight*	27.50%	21.50%	0.78	Slight
Zone 26	Leopardstown Lawn	Floor 00	ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.76 times its former value after the construction of the proposed development (i.e. below 0.8 times its former value, the BRE Guide threshold for adverse impact). As explained in more detail in Section 18.4.1 of Chapter 18, having regard to factors outlined in Appendix I: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "slight" in extent.				While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Vertical Sky Component than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "slight".			
Zone 27	Leopardstown Lawn	Floor 00	26.70%	20.80%	0.78	Slight	26.70%	21.00%	0.79	Slight
Zone 28	Leopardstown Lawn	Floor 00	ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.78 times its former value after the construction of the proposed development (i.e. below 0.8 times its former value, the BRE Guide threshold for adverse impact). As explained in more detail in Section 18.4.1 of Chapter 18, having regard to factors outlined in Appendix I: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "slight" in extent.				While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Vertical Sky Component than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "slight".			
Zone 29	Leopardstown Lawn	Floor 00	25.40%	20.10%	0.79	Slight	25.40%	20.30%	0.80	Imperceptible to Slight
Zone 30	Leopardstown Lawn	Floor 00	ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.79 times its former value after the construction of the proposed development (i.e. just below 0.8 times its former value, the BRE Guide threshold for adverse impact). As explained in more detail in Section 18.4.1 of Chapter 18, having regard to factors outlined in Appendix I: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "slight" in extent.				ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.80 times its former value after the construction of the adjusted proposed development (i.e. not below 0.8 times its former value, the BRE Guide threshold for adverse impact). While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "slight" as the construction of the adjusted proposal is likely to reduce Vertical Sky Component at the window further below the recommended 27% Vertical Sky Component and close to the BRE Guide threshold for adverse impacts.			
Zone 31	Leopardstown Lawn	Floor 00	23.60%	19.40%	0.82	Imperceptible to Slight	23.60%	19.40%	0.83	Imperceptible to Not Significant

Zone	Location	Floor	Vertical Sky Component Assessment of proposed development as originally proposed				Vertical Sky Component Assessment of adjusted proposed development			
			Existing	Proposed (As originally proposed)	Change (times former value)	Potential Impact	Existing	Adjusted Proposed	Change (times former value)	Potential Impact
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.82 times its former value after the construction of the proposed development (i.e. not below 0.8 times its former value, the BRE Guide threshold for adverse impact). While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "slight" as the construction of the proposal is likely to reduce Vertical Sky Component at the window further below the recommended 27% Vertical Sky Component and close to the BRE Guide threshold for adverse impacts.				ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.80 times its former value after the construction of the adjusted proposed development (i.e. not below 0.8 times its former value, the BRE Guide threshold for adverse impact). This window is likely to continue to receive more than 27% Vertical Sky Component after the construction of the adjusted proposal. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, it is noted that the reduction in Vertical Sky Component is close to the BRE Guide threshold for adverse impact. Therefore, taking a conservative approach, this impact is assessed as "imperceptible" to "not significant" as, if noticeable, the changes in the character of the daylight environment are unlikely to have significant consequences.			
Zone 27	Leopardstown Lawn	Floor 00	24.10%	20.60%	0.85	Imperceptible	24.10%	20.60%	0.85	Imperceptible
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.85 times its former value after the construction of the proposed development (i.e. not below 0.8 times its former value, the BRE Guide threshold for adverse impact). The BRE Guide would suggest that the reduction in Vertical Sky Component at this window is likely to be "imperceptible".				The adjustments now proposed to the subject development are not likely to result in any change in impact on Vertical Sky Component at this window when compared to the impact of the development as originally proposed.			
Zone 28	Leopardstown Lawn	Floor 00	35.30%	32.60%	0.92	Imperceptible	35.30%	32.60%	0.92	Imperceptible
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.92 times its former value after the construction of the proposed development (i.e. not below 0.8 times its former value, the BRE Guide threshold for adverse impact). This window is likely to continue to receive more than 27% Vertical Sky Component after the construction of the proposal. The BRE Guide would suggest that the reduction in Vertical Sky Component at this window is likely to be "imperceptible".				The adjustments now proposed to the subject development are not likely to result in any change in impact on Vertical Sky Component at this window when compared to the impact of the development as originally proposed.			
Zone 29	Leopardstown Lawn	Floor 00	34.80%	32.50%	0.93	Imperceptible	34.80%	32.50%	0.93	Imperceptible
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.93 times its former value after the construction of the proposed development (i.e. not below 0.8 times its former value, the BRE Guide threshold for adverse impact). This window is likely to continue to receive more than 27% Vertical Sky Component after the construction of the proposal. The BRE Guide would suggest that the reduction in Vertical Sky Component at this window is likely to be "imperceptible".				The adjustments now proposed to the subject development are not likely to result in any change in impact on Vertical Sky Component at this window when compared to the impact of the development as originally proposed.			
Zone 30	Leopardstown Avenue	Floor 00	36.50%	33.60%	0.92	Imperceptible	36.50%	33.70%	0.92	Imperceptible
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.92 times its former value after the construction of the proposed development (i.e. not below 0.8 times its former value, the BRE Guide threshold for adverse impact). This window is likely to continue to receive more than 27% Vertical Sky Component after the construction of the proposal. The reduction in Vertical Sky Component at this window is likely to be so minor as to be imperceptible.				While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Vertical Sky Component than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "imperceptible".			
Zone 31	LauraLynn House	Floor 00	37.00%	31.40%	0.85	Imperceptible to Moderate	37.00%	31.50%	0.85	Imperceptible to Moderate
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.85 times its former value after the construction of the proposed development (i.e. not below 0.8 times its former value, the BRE Guide threshold for adverse impact). Given that the Vertical Sky Component at this window is likely to remain above the recommended 27% Vertical Sky Component and will not fall to less than 0.85 times its former value, the BRE Guide would suggest that an impact of this extent is not likely to be noticeable. However, having regard to the particular sensitivity of the children's hospital use, a conservative approach has been taken in this Chapter and this impact is assessed as "imperceptible" to "moderate".				While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Vertical Sky Component than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "imperceptible" to "moderate".			
Zone 32	LauraLynn House	Floor 00	35.60%	28.90%	0.81	Imperceptible to Moderate	35.60%	28.90%	0.81	Imperceptible to Moderate

Zone	Location	Floor	Vertical Sky Component Assessment of proposed development as originally proposed				Vertical Sky Component Assessment of adjusted proposed development			
			Existing	Proposed (As originally proposed)	Change (times former value)	Potential Impact	Existing	Adjusted Proposed	Change (times former value)	Potential Impact
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.81 times its former value after the construction of the proposed development (i.e. not below 0.8 times its former value, the BRE Guide threshold for adverse impact). Given that the Vertical Sky Component at this window is likely to remain above the recommended 27% Vertical Sky Component and will not fall to less than 0.85 times its former value, the BRE Guide would suggest that an impact of this extent is not likely to be noticeable. However, having regard to the particular sensitivity of the children's hospital use, a conservative approach has been taken in this Chapter and this impact is assessed as "imperceptible" to "moderate".				The adjustments now proposed to the subject development are not likely to result in any change in impact on Vertical Sky Component at this window when compared to the impact of the development as originally proposed.			
Zone 33	LauraLynn House	Floor 00	35.50%	27.60%	0.78	Imperceptible to Significant	35.50%	27.60%	0.78	Imperceptible to Significant
			Given that ARC's analysis indicates that Vertical Sky Component at this window is likely to remain above the recommended 27% Vertical Sky Component after the construction of the proposed development, the BRE Guide would suggest that an impact of this extent is not likely to be noticeable. However, having regard to the particular sensitivity of the children's hospice use of LauraLynn House, any impact falling within a potentially adverse range was assessed as being potentially significant out of an abundance of caution. The BRE Guide which suggests that an impact on daylight access may fall within adverse ranges when Vertical Sky Component falls to less than 27% and when the Vertical Sky Component falls to less than 0.8 times its former value. In the case of this window, given that Vertical Sky Component is likely to fall to 0.78 times its former value, the potential impact is assessed as "significant" under a worst case scenario.				The adjustments now proposed to the subject development are not likely to result in any change in impact on Vertical Sky Component at this window when compared to the impact of the development as originally proposed.			
Zone 34	LauraLynn House	Floor 00	35.30%	27.10%	0.77	Imperceptible to Significant	35.30%	27.10%	0.77	Imperceptible to Significant
			Given that ARC's analysis indicates that Vertical Sky Component at this window is likely to remain above the recommended 27% Vertical Sky Component after the construction of the proposed development, the BRE Guide would suggest that an impact of this extent is not likely to be noticeable. However, having regard to the particular sensitivity of the children's hospice use of LauraLynn House, any impact falling within a potentially adverse range was assessed as being potentially significant out of an abundance of caution. The BRE Guide which suggests that an impact on daylight access may fall within adverse ranges when Vertical Sky Component falls to less than 27% and when the Vertical Sky Component falls to less than 0.8 times its former value. In the case of this window, given that Vertical Sky Component is likely to fall to 0.77 times its former value, the potential impact is assessed as "significant" under a worst case scenario.				The adjustments now proposed to the subject development are not likely to result in any change in impact on Vertical Sky Component at this window when compared to the impact of the development as originally proposed.			
Zone 35	LauraLynn House	Floor 00	35.00%	24.80%	0.71	Slight to Significant	35.00%	24.80%	0.71	Slight to Significant
			ARC's analysis indicates that Vertical Sky Component is likely to fall below the recommended 27% Vertical Sky Component and decrease to approximately 0.71 times its former value after the construction of the proposed development (i.e. below 0.8 times its former value, the BRE Guide threshold for adverse impact). As explained in more detail in Section 18.4.1 of Chapter 18, having regard to factors outlined in Appendix I: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "slight" in extent. However, having regard to the particular sensitivity of the children's hospice use of LauraLynn House, any impact falling within a potentially adverse range was assessed as being potentially significant out of an abundance of caution. The BRE Guide which suggests that an impact on daylight access may fall within adverse ranges when Vertical Sky Component falls to less than 27% and when the Vertical Sky Component falls to less than 0.8 times its former value. In the case of this window, given that VSC is likely to fall to less than the recommended 27% Vertical Sky Component and to 0.71 times its former value, the potential impact is assessed as "significant" under a worst case scenario.				The adjustments now proposed to the subject development are not likely to result in any change in impact on Vertical Sky Component at this window when compared to the impact of the development as originally proposed.			
Zone 36	LauraLynn House	Floor 00	38.00%	27.50%	0.72	Imperceptible to Significant	38.00%	27.60%	0.73	Imperceptible to Significant
			Given that ARC's analysis indicates that Vertical Sky Component at this window is likely to remain above the recommended 27% Vertical Sky Component after the construction of the proposed development, the BRE Guide would suggest that an impact of this extent is not likely to be noticeable. However, having regard to the particular sensitivity of the children's hospice use of LauraLynn House, any impact falling within a potentially adverse range was assessed as being potentially significant out of an abundance of caution. The BRE Guide which suggests that an impact on daylight access may fall within adverse ranges when Vertical Sky Component falls to less than 27% and when the Vertical Sky Component falls to less than 0.8 times its former value. In the case of this window, given that Vertical Sky Component is likely to fall to 0.72 times its former value, the potential impact is assessed as "significant" under a worst case scenario.				While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Vertical Sky Component than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "imperceptible" to "significant".			

Zone	Location	Floor	Vertical Sky Component Assessment of proposed development as originally proposed				Vertical Sky Component Assessment of adjusted proposed development			
			Existing	Proposed (As originally proposed)	Change (times former value)	Potential Impact	Existing	Adjusted Proposed	Change (times former value)	Potential Impact
Zone 37	LauraLynn House	Floor 01	33.20%	24.50%	0.74	Slight to Significant	33.20%	24.50%	0.74	Slight to Significant
			ARC's analysis indicates that Vertical Sky Component is likely to fall below the recommended 27% Vertical Sky Component and decrease to approximately 0.71 times its former value after the construction of the proposed development (i.e. below 0.8 times its former value, the BRE Guide threshold for adverse impact). As explained in more detail in Section 18.4.1 of Chapter 18, having regard to factors outlined in Appendix I: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "slight" in extent. However, having regard to the particular sensitivity of the children's hospice use of LauraLynn House, any impact falling within a potentially adverse range was assessed as being potentially significant out of an abundance of caution. The BRE Guide which suggests that an impact on daylight access may fall within adverse ranges when Vertical Sky Component falls to less than 27% and when the Vertical Sky Component falls to less than 0.8 times its former value. In the case of this window, given that Vertical Sky Component is likely to fall to less than the recommended 27% Vertical Sky Component and to 0.74 times its former value, the potential impact is assessed as "significant" under a worst case scenario.							
Zone 38	LauraLynn House	Floor 01	39.40%	29.30%	0.74	Imperceptible to Significant	39.40%	29.30%	0.74	Imperceptible to Significant
			Given that ARC's analysis indicates that Vertical Sky Component at this window is likely to remain above the recommended 27% Vertical Sky Component after the construction of the proposed development, the BRE Guide would suggest that an impact of this extent is not likely to be noticeable. However, having regard to the particular sensitivity of the children's hospice use of LauraLynn House, any impact falling within a potentially adverse range was assessed as being potentially significant out of an abundance of caution. The BRE Guide which suggests that an impact on daylight access may fall within adverse ranges when Vertical Sky Component falls to less than 27% and when the Vertical Sky Component falls to less than 0.8 times its former value. In the case of this window, given that Vertical Sky Component is likely to fall to 0.74 times its former value, the potential impact is assessed as "significant" under a worst case scenario.							
Zone 39	LauraLynn House	Floor 01	37.80%	26.70%	0.71	Slight to Significant	37.80%	26.80%	0.71	Slight to Significant
			ARC's analysis indicates that Vertical Sky Component is likely to fall below the recommended 27% Vertical Sky Component and decrease to approximately 0.71 times its former value after the construction of the proposed development (i.e. below 0.8 times its former value, the BRE Guide threshold for adverse impact). As explained in more detail in Section 18.4.1 of Chapter 18, having regard to factors outlined in Appendix I: Environmental Impact Assessment of the BRE Guide, the likely reduction in Vertical Sky Component at this window to between 0.7-0.8 times its former value is assessed as "slight" in extent. However, having regard to the particular sensitivity of the children's hospice use of LauraLynn House, any impact falling within a potentially adverse range was assessed as being potentially significant out of an abundance of caution. The BRE Guide which suggests that an impact on daylight access may fall within adverse ranges when Vertical Sky Component falls to less than 27% and when the Vertical Sky Component falls to less than 0.8 times its former value. In the case of this window, given that Vertical Sky Component is likely to fall to less than the recommended 27% Vertical Sky Component and to 0.71 times its former value, the potential impact is assessed as "significant" under a worst case scenario.							
Zone 40	The Children's Sunshine Home	Floor 00	38.70%	35.50%	0.92	Imperceptible	38.70%	35.50%	0.92	Imperceptible
			ARC's analysis indicates that Vertical Sky Component is likely to decrease to approximately 0.92 times its former value after the construction of the proposed development (i.e. not below 0.8 times its former value, the BRE Guide threshold for adverse impact). This window is likely to continue to receive more than 27% Vertical Sky Component after the construction of the proposal. The reduction in Vertical Sky Component at this window is likely to be so minor as to be imperceptible.							

* Survey information of all structures on private lands surrounding the application site was not available. Where insufficient survey information was available and window sizes / locations could not be informed by information available from the online planning register or from aerial photography, window sizes / locations were estimated by ARC.

Table 5.1: Potential impact of the proposed development (as originally proposed and as adjusted) on daylight access to sample windows* in existing buildings in proximity to the application site

5.4 Sunlight Access Impact Analysis

5.4.1 Potential Impact of the Adjusted Proposed Development on Sunlight Access

The statistics of Met Eireann, the Irish Meteorological Service, indicate that the sunniest months in Ireland are May and June. During December, Dublin receives a mean daily duration of 1.7 hours of sunlight out of a potential 7.4 hours sunlight each day (i.e., only 22% of potential sunlight hours). This can be compared with a mean daily duration of 6.4 hours of sunlight out of a potential 16.7 hours each day received by Dublin during June (i.e., 38% of potential sunlight hours). Therefore, impacts caused by overshadowing are generally most noticeable during the summer months and least noticeable during the winter months. Due to the low angle of the sun in mid-winter, the shadow environment in all urban and suburban areas is generally dense throughout winter.

In assessing the impact of a development on sunlight access, the comments of PJ Littlefair in *Site layout planning for daylight and sunlight: a guide to good practice* (the BRE Guide) should be taken into consideration. The BRE Guide states that “it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing of a space is to be expected.”

In addition to the analysis below, a revised set of shadow diagrams were prepared as part of this Addendum to Chapter 18 of the Environmental Impact Assessment Report. The results are presented in shadow study diagrams associated with this report. Three images have been prepared for each time period on each representative date as follows:

- Receiving Environment: this image shows the shadows cast by the existing buildings only. Existing buildings surrounding the application site are shown in light grey, while existing buildings on the application site are shown in orange. The shadows cast are shown in a dark grey tone.
- Proposed Development (original application): this image shows the shadows cast by the existing buildings together with the shadows cast by the proposed development as originally proposed. The existing buildings surrounding the site are shown in light grey, while the proposed development on the application site is shown in blue. The shadows cast are shown in a dark grey tone.
- Proposed Development (as adjusted): this image shows the shadows cast by the existing buildings together with the shadows cast by the adjusted proposed development. The existing buildings surrounding the site are shown in light grey, while the adjusted proposed development on the application site is shown in blue. The shadows cast are shown in a dark grey tone.

Overview of the potential impact of shadows cast by the adjusted proposed development outside the application site

During the mornings and early afternoons of the spring, summer and autumn months, shadows cast by the adjusted proposed development will extend west and north to The Chase (including Sir Ivor Mall and Minstrel Court) and to Silver Pines (including the Anne Sullivan Centre) resulting in an “imperceptible” to “moderate” impact in sunlight access to a small number of rooms facing towards the application site and rear gardens bounding the application site, with the rear gardens of Nos. 24 and 25 Silver Pines likely to experience potentially “moderate” to “significant” additional overshadowing for a considerable part of the day during the spring and autumn months.

To the north and east, the adjusted proposed development is likely to result in “slight” to “moderate” overshadowing of sections of the adjoining greenway route at various times throughout the day over the course of the year. Notwithstanding shadows cast by the adjusted

proposed development, the section of greenway route between Brewery Road and Leopardstown Road is likely to remain capable of achieving the level of sunlight recommended by the BRE Guide for amenity spaces to appear adequately sunlit throughout the year.

ARC's analysis shows that the construction of the adjusted proposed development will result in some additional overshadowing of lands to the east of the site during the afternoons and evenings throughout the year. The impact of additional overshadowing will range from "imperceptible" to "moderate" overshadowing of closest rear gardens and houses at Leopardstown Lawn and Leopardstown Avenue during the afternoons and evenings throughout the year.

While the potential of new development to result in material additional overshadowing of lands to the south is low, it is noted that the adjusted proposed development is likely to result in additional overshadowing (when compared to the receiving environment) of north-facing windows at the LauraLynn House Children's Hospice facing towards Leopardstown Road during the late evenings of the summer months. As a hospice is a use, which could be considered particularly sensitive to changes in the sunlight environment, the impact of the adjusted proposed development on sunlight access to the LauraLynn Children's Hospice is assessed as none to "moderate" to "significant" under a worst case scenario.

For a time around mid-winter, shadows cast by the adjusted proposal are predicted to extend as far as the public park at Leopardstown Park, although this additional overshadowing is not predicted to interfere with the capacity of the public park to achieve the amount of sunlight recommended by the BRE Guide for amenity space. As the shadow environment at this time of year is dense, the impact of this additional overshadowing on Leopardstown Park is predicted to range from "imperceptible" to "slight".

While the adjustments to the proposed development are likely to result in lesser impacts on sunlight access to the surrounding area than the original design for the proposed development, the overall impact of the adjusted proposed development is broadly similar to the development as originally proposed.

Detailed analysis of the potential impact of shadows cast by the adjusted proposed development on existing buildings outside the application site

This Addendum to Chapter 18 of the Environmental Impact Assessment Report assesses the impact of the adjusted proposed development to all potential receptors surrounding the application site - sunlight impacts are described in the section above. However, by way of example in order to illustrate briefly the findings outlined in the overview section, ARC conducted detailed analysis of the potential for the adjusted proposed development to result in impacts on sunlight access to a representative sample of sensitive receptors (i.e. windows) in buildings in proximity to the application site (please see Figure 5.2 below).



Figure 5.2 - Indicative diagram showing location of sample windows (indicated with red dot) and gardens (indicated in green) assessed under this chapter.

ARC had regard to the BRE Guide, which provides as follows in relation to the assessment of the impact of development on sunlight access to existing buildings: *“If the available sunlight hours are both less than the amount above [25% of annual probable sunlight hours, including at least 5% of annual probable sunlight hours in the winter months between 21 September and 21 March] and less than 0.8 times their former value, either over the whole year or just in the winter months (21 September to 21 March), then the occupants of the existing building will notice the loss of sunlight; if the overall annual loss is greater than 4% of APSH, the room may appear colder and less cheerful and pleasant.”* This excerpt from the BRE Guide suggests that where the construction of a new development has the potential to reduce sunlight access values below the recommended annual level, to less than 0.8 times the former level of sunlight access or by more than 4% APSH during the relevant periods, the potential impact of that proposed development will not be noticed.

The results of ARC’s analysis are outlined in Table 5.2 below. This table sets out ARC’s assessment of the potential impact of the proposed development (as originally proposed) on sunlight access to sample windows in neighbouring existing buildings, together with an assessment of the potential impact of the adjusted proposed development on those windows.

Zone	Floor	Annual Probable Sunlight Hours Assessment of proposed development as originally proposed						Potential Impact	Annual Probable Sunlight Hours Assessment of adjusted proposed development						Potential Impact
		Existing			Proposed (As originally proposed)				Existing			Adjusted Proposed			
		Annual	Summer*	Winter*	Annual	Summer*	Winter*		Annual	Summer*	Winter*	Annual	Summer*	Winter*	
Zone 01	Floor 00	21%	18%	3%	17%	14%	3%	Imperceptible to Not Significant	21%	18%	3%	17%	14%	3%	Imperceptible to Not Significant
	This window faces within 90 degrees of due north. ARC's analysis indicates that the reduction in sunlight access to this window likely to occur as a result of the construction of the proposed development will not fall within adverse ranges suggested by the BRE Guide for assessment of windows facing within 90 degrees of due south (e.g. the overall annual loss will not be greater than 4% Annual Probable Sunlight Hours; the sunlight level at this window will not fall below 0.8 times its former value). While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "not significant" as, given the low levels of sunlight access received by the window, it is possible that the reduction in sunlight access may be noticeable to an observer taking an active interest in the extent to which the proposal might affect sunlight access.							The adjustments now proposed to the subject development are not likely to result in any change in impact on Annual Probable Sunlight Hours at this window when compared to the impact of the development as originally proposed.							
Zone 02	Floor 00	15%	13%	2%	13%	11%	2%	Imperceptible to Not Significant	15%	13%	2%	13%	11%	2%	Imperceptible to Not Significant
	This window faces within 90 degrees of due north. ARC's analysis indicates that the reduction in sunlight access to this window likely to occur as a result of the construction of the proposed development will not fall within adverse ranges suggested by the BRE Guide for assessment of windows facing within 90 degrees of due south (e.g. the overall annual loss will not be greater than 4% Annual Probable Sunlight Hours; the sunlight level at this window will not fall below 0.8 times its former value). While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "not significant" as, given the low levels of sunlight access received by the window, it is possible that the reduction in sunlight access may be noticeable to an observer taking an active interest in the extent to which the proposal might affect sunlight access.							The adjustments now proposed to the subject development are not likely to result in any change in impact on Annual Probable Sunlight Hours at this window when compared to the impact of the development as originally proposed.							
Zone 03	Floor 00	10%	10%	0%	8%	8%	0%	Imperceptible to Slight	10%	10%	0%	9%	9%	0%	Imperceptible to Not Significant
	This window faces within 90 degrees of due north. ARC's analysis indicates that the reduction in sunlight access to this window likely to occur as a result of the construction of the proposed development will not fall within adverse ranges suggested by the BRE Guide for assessment of windows facing within 90 degrees of due south (e.g. the overall annual loss will not be greater than 4% Annual Probable Sunlight Hours). While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "slight" as the construction of the proposal is likely to reduce the level of sunlight received by the window during the summer period to 0.796 times its former value.							This window faces within 90 degrees of due north. ARC's analysis indicates that the reduction in sunlight access to this window likely to occur as a result of the construction of the adjusted proposed development will not fall within adverse ranges suggested by the BRE Guide for assessment of windows facing within 90 degrees of due south (e.g. the overall annual loss will not be greater than 4% Annual Probable Sunlight Hours; the sunlight level at this window will not fall below 0.8 times its former value). While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "not significant" as, given the low levels of sunlight access received by the window, it is possible that the reduction in sunlight access may be noticeable to an observer taking an active interest in the extent to which the proposal might affect sunlight access.							
Zone 04	Floor 00	17%	15%	2%	13%	11%	2%	Imperceptible to Slight	17%	15%	2%	15%	13%	2%	Imperceptible to Not Significant
	This window faces within 90 degrees of due north. ARC's analysis indicates that the reduction in sunlight access to this window likely to occur as a result of the construction of the proposed development will not fall within adverse ranges suggested by the BRE Guide for assessment of windows facing within 90 degrees of due south (e.g. the overall annual loss will not be greater than 4% Annual Probable Sunlight Hours). While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "slight" as the construction of the proposal is likely to reduce the level of sunlight received by the window over the course of the year to 0.76 times its former value.							This window faces within 90 degrees of due north. ARC's analysis indicates that the reduction in sunlight access to this window likely to occur as a result of the construction of the adjusted proposed development will not fall within adverse ranges suggested by the BRE Guide for assessment of windows facing within 90 degrees of due south (e.g. the overall annual loss will not be greater than 4% Annual Probable Sunlight Hours; the sunlight level at this window will not fall below 0.8 times its former value). While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "not significant" as, given the low levels of sunlight access received by the window, it is possible that the reduction in sunlight access may be noticeable to an observer taking an active interest in the extent to which the proposal might affect sunlight access.							
Zone 05	Floor 00	17%	16%	1%	13%	12%	1%	Imperceptible to Slight	17%	16%	1%	14%	13%	1%	Imperceptible to Not Significant
	This window faces within 90 degrees of due north. ARC's analysis indicates that the reduction in sunlight access to this window likely to occur as a result of the construction of the proposed development will not fall within adverse ranges suggested by the BRE Guide for assessment of windows facing within 90 degrees of due south (e.g. the overall annual loss will not be greater than 4% Annual Probable Sunlight Hours). While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "slight" as the construction of the proposal is likely to reduce the level of sunlight received by the window over the course of the year to 0.76 times its former value.							This window faces within 90 degrees of due north. ARC's analysis indicates that the reduction in sunlight access to this window likely to occur as a result of the construction of the adjusted proposed development will not fall within adverse ranges suggested by the BRE Guide for assessment of windows facing within 90 degrees of due south (e.g. the overall annual loss will not be greater than 4% Annual Probable Sunlight Hours; the sunlight level at this window will not fall below 0.8 times its former value). While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "not significant" as, given the low levels of sunlight access received by the window, it is possible that the reduction in sunlight access may be noticeable to an observer taking an active interest in the extent to which the proposal might affect sunlight access.							

Zone	Floor	Annual Probable Sunlight Hours Assessment of proposed development as originally proposed						Potential Impact	Annual Probable Sunlight Hours Assessment of adjusted proposed development						Potential Impact
		Existing			Proposed (As originally proposed)				Existing			Adjusted Proposed			
		Annual	Summer*	Winter*	Annual	Summer*	Winter*		Annual	Summer*	Winter*	Annual	Summer*	Winter*	
Zone 06	Floor 00	18%	17%	1%	14%	13%	1%	Imperceptible to Slight	18%	17%	1%	14%	13%	1%	Imperceptible to Slight
	<p>This window faces within 90 degrees of due north. ARC's analysis indicates that the reduction in sunlight access to this window likely to occur as a result of the construction of the proposed development will not fall within adverse ranges suggested by the BRE Guide for assessment of windows facing within 90 degrees of due south (e.g. the overall annual loss will not be greater than 4% Annual Probable Sunlight Hours). While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "slight" as the construction of the proposal is likely to reduce the level of sunlight received by the window over the course of the year to 0.78 times its former value.</p>								<p>The adjustments now proposed to the subject development are not likely to result in any change in impact on Annual Probable Sunlight Hours at this window when compared to the impact of the development as originally proposed.</p>						
Zone 07	Floor 00	61%	40%	21%	58%	37%	21%	Imperceptible	61%	40%	21%	58%	37%	21%	Imperceptible
	<p>ARC's analysis indicates that, while shadows cast by the proposed development are likely to result in a minor reduction in sunlight access to this window, this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. The BRE Guide would suggest that an impact of this extent is not likely to be noticeable.</p>								<p>The adjustments now proposed to the subject development are not likely to result in any change in impact on Annual Probable Sunlight Hours at this window when compared to the impact of the development as originally proposed.</p>						
Zone 08	Floor 00	52%	46%	6%	41%	38%	3%	Slight to Moderate	52%	46%	6%	42%	39%	3%	Slight to Moderate
	<p>ARC's analysis indicates that, while shadows cast by the proposed development are likely to result in a reduction in sunlight access to this window. While this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight Hours, shadows cast by the proposed development are likely to reduce sunlight access to this window to 3% Annual Probable Sunlight Hours or below the 5% Annual Probable Sunlight Hours recommended by the BRE Guide for the winter period. As will be evident from the results of analysis of other sample windows at Minstrel Court, this window receives a lower level of sunlight access during the winter period than other ground floor rear windows at Minstrel Court due to the extent of construction that has taken place in the rear garden of this house. Given this, given that the Annual Probable Sunlight Hours received by this window over the course of the year will drop to 0.79 times their former value and given that the window will continue to receive a level of sunshine very considerably in excess of the recommendation of 25% Annual Probable Sunlight Hours, the impact of the proposed development on sunlight access to this window is assessed as "slight" to "moderate".</p>								<p>While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Annual Probable Sunlight Hours than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "slight" to "moderate".</p>						
Zone 09	Floor 00	66%	46%	20%	56%	39%	17%	Imperceptible	66%	46%	20%	56%	39%	17%	Imperceptible
	<p>ARC's analysis indicates that, while shadows cast by the proposed development are likely to result in a reduction in sunlight access to this window, this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. The BRE Guide would suggest that an impact of this extent is not likely to be noticeable.</p>								<p>The adjustments now proposed to the subject development are not likely to result in any change in impact on Annual Probable Sunlight Hours at this window when compared to the impact of the development as originally proposed.</p>						
Zone 10	Floor 00	69%	46%	23%	56%	39%	17%	Imperceptible to Slight	69%	46%	23%	57%	40%	17%	Imperceptible to Slight
	<p>ARC's analysis indicates that, while shadows cast by the proposed development are likely to result in a reduction in sunlight access to this window, this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. The BRE Guide would suggest that an impact of this extent is not likely to be noticeable. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "slight" as the construction of the proposal is likely to reduce the level of sunlight received by the window during the winter period to 0.74 times its former value.</p>								<p>While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Annual Probable Sunlight Hours than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "imperceptible" to "slight".</p>						
Zone 11	Floor 00	67%	45%	22%	55%	40%	15%	Imperceptible to Moderate	67%	45%	22%	55%	40%	15%	Imperceptible to Moderate

Zone	Floor	Annual Probable Sunlight Hours Assessment of proposed development as originally proposed						Potential Impact	Annual Probable Sunlight Hours Assessment of adjusted proposed development						Potential Impact
		Existing			Proposed (As originally proposed)				Existing			Adjusted Proposed			
		Annual	Summer*	Winter*	Annual	Summer*	Winter*		Annual	Summer*	Winter*	Annual	Summer*	Winter*	
		<p>ARC's analysis indicates that, while shadows cast by the proposed development are likely to result in a reduction in sunlight access to this window, this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "moderate" as the construction of the proposal is likely to reduce the level of sunlight received by the window during the winter period to 0.68 times its former value.</p>													
Zone 12	Floor 00	66%	44%	22%	55%	39%	16%	Imperceptible to Slight	66%	44%	22%	56%	40%	16%	Imperceptible to Slight
		<p>ARC's analysis indicates that, while shadows cast by the proposed development are likely to result in a reduction in sunlight access to this window, this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "slight" as the construction of the proposal is likely to reduce the level of sunlight received by the window during the winter period to 0.73 times its former value.</p>												<p>While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Annual Probable Sunlight Hours than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "imperceptible" to "slight".</p>	
Zone 13	Floor 00	66%	44%	22%	55%	40%	15%	Imperceptible to Moderate	66%	44%	22%	56%	41%	15%	Imperceptible to Moderate
		<p>ARC's analysis indicates that, while shadows cast by the proposed development are likely to result in a reduction in sunlight access to this window, this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "moderate" as the construction of the proposal is likely to reduce the level of sunlight received by the window during the winter period to 0.68 times its former value.</p>												<p>While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Annual Probable Sunlight Hours than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "imperceptible" to "moderate".</p>	
Zone 14	Floor 00	63%	42%	21%	56%	41%	15%	Imperceptible to Slight	63%	42%	21%	58%	41%	17%	Imperceptible to Not Significant
		<p>ARC's analysis indicates that, while shadows cast by the proposed development are likely to result in a reduction in sunlight access to this window, this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "slight" as the construction of the proposal is likely to reduce the level of sunlight received by the window during the winter period to 0.71 times its former value.</p>												<p>As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the adjusted proposed development, the BRE Guide would suggest that the impact of the adjusted proposal is not likely to be noticeable. If noticeable, shadows cast by the adjusted proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".</p>	
Zone 15	Floor 00	69%	47%	22%	43%	38%	5%	Slight to Moderate	69%	47%	22%	50%	42%	8%	Imperceptible to Slight
		<p>ARC's analysis indicates that, while shadows cast by the proposed development are likely to result in a reduction in sunlight access to this window. While this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight Hours, shadows cast by the proposed development are likely to reduce sunlight access to this window to 4.9% Annual Probable Sunlight Hours or just below the 5% Annual Probable Sunlight Hours recommended by the BRE Guide for the winter period. As explained in more detail in Section 18.5.1 of Chapter 18, Appendix I: Environmental Impact Assessment of the BRE Guide provides that where "the loss of light is only marginally outside the guidelines", this would tend to suggest a minor impact. Given this and given that the window will continue to receive a level of sunshine very considerably in excess of the recommendation of 25% Annual Probable Sunlight Hours, the impact of the proposed development on sunlight access to this window is assessed as "slight" to "moderate".</p>												<p>ARC's analysis indicates that, while shadows cast by the adjusted proposed development are likely to result in a reduction in sunlight access to this window, this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "slight" as the construction of the proposal is likely to reduce the level of sunlight received by the window over the course of the year to 0.73 times its former value.</p>	
Zone 16	Floor 00	72%	49%	23%	45%	40%	5%	Slight to Moderate	72%	49%	23%	52%	42%	10%	Imperceptible to Slight
		<p>ARC's analysis indicates that, while shadows cast by the proposed development are likely to result in a reduction in sunlight access to this window. While this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable</p>												<p>ARC's analysis indicates that, while shadows cast by the adjusted proposed development are likely to result in a reduction in sunlight access to this window, this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight</p>	

Zone	Floor	Annual Probable Sunlight Hours Assessment of proposed development as originally proposed						Potential Impact	Annual Probable Sunlight Hours Assessment of adjusted proposed development						Potential Impact
		Existing			Proposed (As originally proposed)				Existing			Adjusted Proposed			
		Annual	Summer*	Winter*	Annual	Summer*	Winter*		Annual	Summer*	Winter*	Annual	Summer*	Winter*	
		Sunlight Hours, shadows cast by the proposed development are likely to reduce sunlight access to this window to 4.9% Annual Probable Sunlight Hours or just below the 5% Annual Probable Sunlight Hours recommended by the BRE Guide for the winter period. As explained in more detail in Section 18.5.1 of Chapter 18, Appendix I: Environmental Impact Assessment of the BRE Guide provides that where "the loss of light is only marginally outside the guidelines", this would tend to suggest a minor impact. Given this and given that the window will continue to receive a level of sunshine very considerably in excess of the recommendation of 25% Annual Probable Sunlight Hours, the impact of the proposed development on sunlight access to this window is assessed as "slight" to "moderate".							Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "slight" as the construction of the proposal is likely to reduce the level of sunlight received by the window over the course of the year to 0.73 times its former value.						
Zone 17	Floor 00	69%	47%	22%	52%	40%	12%	Imperceptible to Moderate	69%	47%	22%	55%	41%	14%	Imperceptible to Moderate
		ARC's analysis indicates that, while shadows cast by the proposed development are likely to result in a reduction in sunlight access to this window, this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "moderate" as the construction of the proposal is likely to reduce the level of sunlight received by the window during the winter period to 0.55 times its former value.							While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Annual Probable Sunlight Hours than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "imperceptible" to "moderate".						
Zone 18	Floor 00	68%	47%	21%	51%	39%	12%	Imperceptible to Moderate	68%	47%	21%	54%	40%	14%	Imperceptible to Moderate
		ARC's analysis indicates that, while shadows cast by the proposed development are likely to result in a reduction in sunlight access to this window, this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "moderate" as the construction of the proposal is likely to reduce the level of sunlight received by the window during the winter period to 0.57 times its former value.							While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Annual Probable Sunlight Hours than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "imperceptible" to "moderate".						
Zone 19	Floor 00	78%	55%	24%	64%	51%	13%	Imperceptible to Moderate	78%	55%	24%	66%	52%	14%	Imperceptible to Moderate
		ARC's analysis indicates that, while shadows cast by the proposed development are likely to result in a reduction in sunlight access to this window, this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "moderate" as the construction of the proposal is likely to reduce the level of sunlight received by the window during the winter period to 0.54 times its former value.							While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Annual Probable Sunlight Hours than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "imperceptible" to "moderate".						
Zone 20	Floor 00	79%	55%	25%	68%	54%	14%	Imperceptible to Moderate	79%	55%	25%	70%	54%	16%	Imperceptible to Moderate
		ARC's analysis indicates that, while shadows cast by the proposed development are likely to result in a reduction in sunlight access to this window, this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "moderate" as the construction of the proposal is likely to reduce the level of sunlight received by the window during the winter period to 0.56 times its former value.							While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Annual Probable Sunlight Hours than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "imperceptible" to "moderate".						
Zone 21	Floor 00	81%	56%	25%	71%	55%	16%	Imperceptible to Moderate	81%	56%	25%	71%	55%	16%	Imperceptible to Moderate
		ARC's analysis indicates that, while shadows cast by the proposed development are likely to result in a reduction in sunlight access to this window, this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative							The adjustments now proposed to the subject development are not likely to result in any change in impact on Annual Probable Sunlight Hours at this window when compared to the impact of the development as originally proposed.						

Zone	Floor	Annual Probable Sunlight Hours Assessment of proposed development as originally proposed						Potential Impact	Annual Probable Sunlight Hours Assessment of adjusted proposed development						Potential Impact
		Existing			Proposed (As originally proposed)				Existing			Adjusted Proposed			
		Annual	Summer*	Winter*	Annual	Summer*	Winter*		Annual	Summer*	Winter*	Annual	Summer*	Winter*	
		approach, this impact is assessed as “imperceptible” to “moderate” as the construction of the proposal is likely to reduce the level of sunlight received by the window during the winter period to 0.64 times its former value.													
Zone 22	Floor 00	77%	52%	25%	65%	51%	14%	Imperceptible to Moderate	77%	52%	25%	66%	51%	15%	Imperceptible to Moderate
		ARC’s analysis indicates that, while shadows cast by the proposed development are likely to result in a reduction in sunlight access to this window, this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as “imperceptible” to “moderate” as the construction of the proposal is likely to reduce the level of sunlight received by the window during the winter period to 0.56 times its former value.												While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Annual Probable Sunlight Hours than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as “imperceptible” to “moderate”.	
Zone 23	Floor 00	79%	56%	24%	69%	55%	14%	Imperceptible to Moderate	79%	56%	24%	70%	55%	15%	Imperceptible to Moderate
		ARC’s analysis indicates that, while shadows cast by the proposed development are likely to result in a reduction in sunlight access to this window, this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as “imperceptible” to “moderate” as the construction of the proposal is likely to reduce the level of sunlight received by the window during the winter period to 0.58 times its former value.												While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Annual Probable Sunlight Hours than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as “imperceptible” to “moderate”.	
Zone 24	Floor 00	85%	59%	26%	73%	56%	17%	Imperceptible to Moderate	85%	59%	26%	73%	56%	17%	Imperceptible to Moderate
		ARC’s analysis indicates that, while shadows cast by the proposed development are likely to result in a reduction in sunlight access to this window, this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as “imperceptible” to “moderate” as the construction of the proposal is likely to reduce the level of sunlight received by the window during the winter period to 0.65 times its former value.												The adjustments now proposed to the subject development are not likely to result in any change in impact on Annual Probable Sunlight Hours at this window when compared to the impact of the development as originally proposed.	
Zone 25	Floor 00	84%	60%	25%	73%	57%	16%	Imperceptible to Moderate	84%	60%	25%	74%	57%	17%	Imperceptible to Moderate
		ARC’s analysis indicates that, while shadows cast by the proposed development are likely to result in a reduction in sunlight access to this window, this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as “imperceptible” to “moderate” as the construction of the proposal is likely to reduce the level of sunlight received by the window during the winter period to 0.64 times its former value.												While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Annual Probable Sunlight Hours than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as “imperceptible” to “moderate”.	
Zone 26	Floor 00	85%	59%	26%	76%	57%	19%	Imperceptible to Slight	85%	59%	26%	76%	57%	19%	Imperceptible to Slight
		ARC’s analysis indicates that, while shadows cast by the proposed development are likely to result in a reduction in sunlight access to this window, this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as “imperceptible” to “slight” as the construction of the proposal is likely to reduce the level of sunlight received by the window during the winter period to 0.73 times its former value.												The adjustments now proposed to the subject development are not likely to result in any change in impact on Annual Probable Sunlight Hours at this window when compared to the impact of the development as originally proposed.	

Zone	Floor	Annual Probable Sunlight Hours Assessment of proposed development as originally proposed						Potential Impact	Annual Probable Sunlight Hours Assessment of adjusted proposed development						Potential Impact
		Existing			Proposed (As originally proposed)				Existing			Adjusted Proposed			
		Annual	Summer*	Winter*	Annual	Summer*	Winter*		Annual	Summer*	Winter*	Annual	Summer*	Winter*	
Zone 27	Floor 00	85%	59%	26%	76%	56%	20%	Imperceptible to Slight	85%	59%	26%	77%	57%	20%	Imperceptible to Slight
	ARC's analysis indicates that, while shadows cast by the proposed development are likely to result in a reduction in sunlight access to this window, this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "slight" as the construction of the proposal is likely to reduce the level of sunlight received by the window during the winter period to 0.77 times its former value.							While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Annual Probable Sunlight Hours than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "imperceptible" to "slight".							
Zone 28	Floor 00	83%	59%	24%	78%	58%	20%	Imperceptible to Not Significant	83%	59%	24%	78%	58%	20%	Imperceptible to Not Significant
	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".							The adjustments now proposed to the subject development are not likely to result in any change in impact on Annual Probable Sunlight Hours at this window when compared to the impact of the development as originally proposed.							
Zone 29	Floor 00	82%	59%	23%	77%	57%	20%	Imperceptible to Not Significant	82%	59%	23%	77%	57%	20%	Imperceptible to Not Significant
	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".							The adjustments now proposed to the subject development are not likely to result in any change in impact on Annual Probable Sunlight Hours at this window when compared to the impact of the development as originally proposed.							
Zone 30	Floor 00	67%	48%	19%	64%	46%	18%	Imperceptible	67%	48%	19%	64%	46%	18%	Imperceptible
	ARC's analysis indicates that, while shadows cast by the proposed development are likely to result in a minor reduction in sunlight access to this window, this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. The BRE Guide would suggest that an impact of this extent is not likely to be noticeable.							The adjustments now proposed to the subject development are not likely to result in any change in impact on Annual Probable Sunlight Hours at this window when compared to the impact of the development as originally proposed.							
Zone 31	Floor 00	16%	16%	0%	10%	10%	0%	Moderate to Significant	16%	16%	0%	11%	11%	0%	Moderate to Significant
	This window faces within 90 degrees of due north. However, shadows cast by the proposed development will result in all three criteria set out in the BRE Guide for adverse impacts on sunlight access to windows facing within 90 degrees of due south being met. The construction of the proposal is likely to reduce the level of sunlight received by the window during the summer period to 0.62 times its former value. As explained in more detail in Section 18.5.1 of Chapter 18, having regard to factors outlined in Appendix 1: Environmental Impact Assessment of the BRE Guide, the likely reduction in sunlight access to this window would be assessed as "moderate" in extent. Having regard to the particular sensitivity of the children's hospice use of LauraLynn House, any impact falling within a potentially adverse range is assessed as being potentially significant out of an abundance of caution. Therefore, the potential impact of the proposed development on sunlight access to this window is assessed as "moderate" to "significant".							While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Annual Probable Sunlight Hours than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "moderate" to "significant".							
Zone 32	Floor 00	16%	16%	0%	10%	10%	0%	Moderate to Significant	16%	16%	0%	11%	11%	0%	Moderate to Significant
	This window faces within 90 degrees of due north. However, shadows cast by the proposed development will result in all three criteria set out in the BRE Guide for adverse impacts on sunlight access to windows facing within 90 degrees of due south being met. The construction of the proposal is likely to reduce the level of sunlight received by the window during the summer period to 0.62 times its former value. As explained in more detail in Section 18.5.1 of Chapter 18, having regard to factors outlined in Appendix 1: Environmental Impact Assessment of the BRE Guide, the likely reduction in sunlight access to this window would be assessed as "moderate" in extent.							While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Annual Probable Sunlight Hours than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "moderate" to "significant".							

Zone	Floor	Annual Probable Sunlight Hours Assessment of proposed development as originally proposed						Potential Impact	Annual Probable Sunlight Hours Assessment of adjusted proposed development						Potential Impact
		Existing			Proposed (As originally proposed)				Existing			Adjusted Proposed			
		Annual	Summer*	Winter*	Annual	Summer*	Winter*		Annual	Summer*	Winter*	Annual	Summer*	Winter*	
		Having regard to the particular sensitivity of the children's hospice use of LauraLynn House, any impact falling within a potentially adverse range is assessed as being potentially significant out of an abundance of caution. Therefore, the potential impact of the proposed development on sunlight access to this window is assessed as "moderate" to "significant".													
Zone 33	Floor 00	16%	16%	0%	10%	10%	0%	Moderate to Significant	16%	16%	0%	11%	11%	0%	Moderate to Significant
		This window faces within 90 degrees of due north. However, shadows cast by the proposed development will result in all three criteria set out in the BRE Guide for adverse impacts on sunlight access to windows facing within 90 degrees of due south being met. The construction of the proposal is likely to reduce the level of sunlight received by the window during the summer period to 0.62 times its former value. As explained in more detail in Section 18.5.1 of Chapter 18, having regard to factors outlined in Appendix I: Environmental Impact Assessment of the BRE Guide, the likely reduction in sunlight access to this window would be assessed as "moderate" in extent. Having regard to the particular sensitivity of the children's hospice use of LauraLynn House, any impact falling within a potentially adverse range is assessed as being potentially significant out of an abundance of caution. Therefore, the potential impact of the proposed development on sunlight access to this window is assessed as "moderate" to "significant".												While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Annual Probable Sunlight Hours than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "moderate" to "significant".	
Zone 34	Floor 00	9%	9%	0%	5%	5%	0%	Imperceptible to Significant	9%	9%	0%	5%	5%	0%	Imperceptible to Significant
		This window faces within 90 degrees of due north. ARC's analysis indicates that the reduction in sunlight access to this window likely to occur as a result of the construction of the proposed development will not fall within adverse ranges suggested by the BRE Guide for assessment of windows facing within 90 degrees of due south (e.g. the overall annual loss will not be greater than 4% Annual Probable Sunlight Hours). The BRE Guide would suggest that an impact of this extent is not likely to be noticeable. However, having regard to the particular sensitivity of the children's hospice use of LauraLynn House, any impact falling within a potentially adverse range is assessed as being potentially significant out of an abundance of caution. Given this and given that the construction of the proposal is likely to reduce the level of sunlight received by the window over the course of the year to 0.56 times its former value, the potential impact of the proposed development on sunlight access to this window is assessed as "imperceptible" to "significant".												The adjustments now proposed to the subject development are not likely to result in any change in impact on Annual Probable Sunlight Hours at this window when compared to the impact of the development as originally proposed.	
Zone 35	Floor 00	13%	13%	0%	8%	8%	0%	Moderate to Significant	13%	13%	0%	8%	8%	0%	Moderate to Significant
		This window faces within 90 degrees of due north. However, shadows cast by the proposed development will result in all three criteria set out in the BRE Guide for adverse impacts on sunlight access to windows facing within 90 degrees of due south being met. The construction of the proposal is likely to reduce the level of sunlight received by the window during the summer period to 0.61 times its former value. As explained in more detail in Section 18.5.1 of Chapter 18, having regard to factors outlined in Appendix I: Environmental Impact Assessment of the BRE Guide, the likely reduction in sunlight access to this window would be assessed as "moderate" in extent. Having regard to the particular sensitivity of the children's hospice use of LauraLynn House, any impact falling within a potentially adverse range is assessed as being potentially significant out of an abundance of caution. Therefore, the potential impact of the proposed development on sunlight access to this window is assessed as "moderate" to "significant".												The adjustments now proposed to the subject development are not likely to result in any change in impact on Annual Probable Sunlight Hours at this window when compared to the impact of the development as originally proposed.	
Zone 36	Floor 00	13%	13%	0%	8%	8%	0%	Moderate to Significant	13%	13%	0%	9%	9%	0%	Moderate to Significant
		This window faces within 90 degrees of due north. However, shadows cast by the proposed development will result in all three criteria set out in the BRE Guide for adverse impacts on sunlight access to windows facing within 90 degrees of due south being met. The construction of the proposal is likely to reduce the level of sunlight received by the window during the summer period to 0.61 times its former value. As explained in more detail in Section 18.5.1 of Chapter 18, having regard to factors outlined in Appendix I: Environmental Impact Assessment of the BRE Guide, the likely reduction in sunlight access to this window would be assessed as "moderate" in extent. Having regard to the particular sensitivity of the children's hospice use of LauraLynn House, any impact falling within a potentially adverse range is assessed as being potentially significant out of an abundance of caution. Therefore, the potential impact of the proposed development on sunlight access to this window is assessed as "moderate" to "significant".												While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Annual Probable Sunlight Hours than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "moderate" to "significant".	
	Floor 01	13%	13%	0%	9%	9%	0%	Imperceptible to Significant	13%	13%	0%	9%	9%	0%	Imperceptible to Significant

Zone	Floor	Annual Probable Sunlight Hours Assessment of proposed development as originally proposed						Potential Impact	Annual Probable Sunlight Hours Assessment of adjusted proposed development						Potential Impact
		Existing			Proposed (As originally proposed)				Existing			Adjusted Proposed			
		Annual	Summer*	Winter*	Annual	Summer*	Winter*		Annual	Summer*	Winter*	Annual	Summer*	Winter*	
Zone 37		This window faces within 90 degrees of due north. ARC's analysis indicates that the reduction in sunlight access to this window likely to occur as a result of the construction of the proposed development will not fall within adverse ranges suggested by the BRE Guide for assessment of windows facing within 90 degrees of due south (e.g. the overall annual loss will not be greater than 4% Annual Probable Sunlight Hours). The BRE Guide would suggest that an impact of this extent is not likely to be noticeable. However, having regard to the particular sensitivity of the children's hospice use of LauraLynn House, any impact falling within a potentially adverse range is assessed as being potentially significant out of an abundance of caution. Given this and given that the construction of the proposal is likely to reduce the level of sunlight received by the window during the summer period to 0.69 times its former value, the potential impact of the proposed development on sunlight access to this window is assessed as "imperceptible" to "significant".							The adjustments now proposed to the subject development are not likely to result in any change in impact on Annual Probable Sunlight Hours at this window when compared to the impact of the development as originally proposed.						
Zone 38	Floor 01	13%	13%	0%	8%	8%	0%	Moderate to Significant	13%	13%	0%	9%	9%	0%	Moderate to Significant
		This window faces within 90 degrees of due north. However, shadows cast by the proposed development will result in all three criteria set out in the BRE Guide for adverse impacts on sunlight access to windows facing within 90 degrees of due south being met. The construction of the proposal is likely to reduce the level of sunlight received by the window during the summer period to 0.61 times its former value. As explained in more detail in Section 18.5.1 of Chapter 18, having regard to factors outlined in Appendix 1: Environmental Impact Assessment of the BRE Guide, the likely reduction in sunlight access to this window would be assessed as "moderate" in extent. Having regard to the particular sensitivity of the children's hospice use of LauraLynn House, any impact falling within a potentially adverse range is assessed as being potentially significant out of an abundance of caution. Therefore, the potential impact of the proposed development on sunlight access to this window is assessed as "moderate" to "significant".							While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on Annual Probable Sunlight Hours than the design as originally submitted, there is no change in the extent of potential impact. The impact on this window is assessed as "moderate" to "significant".						
Zone 39	Floor 01	13%	13%	0%	8%	8%	0%	Moderate to Significant	13%	13%	0%	8%	8%	0%	Moderate to Significant
		This window faces within 90 degrees of due north. However, shadows cast by the proposed development will result in all three criteria set out in the BRE Guide for adverse impacts on sunlight access to windows facing within 90 degrees of due south being met. The construction of the proposal is likely to reduce the level of sunlight received by the window during the summer period to 0.61 times its former value. As explained in more detail in Section 18.5.1 of Chapter 18, having regard to factors outlined in Appendix 1: Environmental Impact Assessment of the BRE Guide, the likely reduction in sunlight access to this window would be assessed as "moderate" in extent. Having regard to the particular sensitivity of the children's hospice use of LauraLynn House, any impact falling within a potentially adverse range is assessed as being potentially significant out of an abundance of caution. Therefore, the potential impact of the proposed development on sunlight access to this window is assessed as "moderate" to "significant".							The adjustments now proposed to the subject development are not likely to result in any change in impact on Annual Probable Sunlight Hours at this window when compared to the impact of the development as originally proposed.						
Zone 40	Floor 00	58%	41%	17%	54%	37%	17%	Imperceptible	58%	41%	17%	54%	37%	17%	Imperceptible
		ARC's analysis indicates that, while shadows cast by the proposed development are likely to result in a minor reduction in sunlight access to this window, this window will continue to receive a level of sunlight in excess of the BRE recommendation of 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development. The BRE Guide would suggest that an impact of this extent is not likely to be noticeable.							The adjustments now proposed to the subject development are not likely to result in any change in impact on Annual Probable Sunlight Hours at this window when compared to the impact of the development as originally proposed.						

* For the purposes of this calculation, summer is taken to mean the period between March and September, and winter is considered to be the period between September and March.

** Survey information of all structures on private lands surrounding the application site was not available. Where insufficient survey information was available and window sizes / locations could not be informed by information available from the online planning register or from aerial photography, window sizes / locations were estimated by ARC.

Table 5.2: Potential impact of the proposed development on sunlight access to sample windows** in existing buildings in proximity to the application site

Detailed analysis of the potential impact of shadows cast by the adjusted proposed development on gardens / amenity areas outside the application site

Insofar as amenity spaces / gardens are concerned, the BRE Guide provides that *“It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.”* [Emphasis added.] This suggests that where a garden or amenity area can receive two hours of sun over half its area on 21 March notwithstanding the construction of a proposed development, loss of sunlight as a result of additional overshadowing is not likely to be noticed.

This analysis assesses the impact of the adjusted proposed development to all potential receptors surrounding the application site - these impacts are described above in the section above. However, by way of example in order to illustrate briefly the findings outlined in the overview section, ARC conducted detailed analysis of the potential for the adjusted proposed development to result in impacts on sunlight access to a representative sample of sensitive receptors (i.e. gardens) in proximity to the application site (please see Figure 5.2 above).

Table 5.3 sets out the likely proportion of these gardens in sunlight before and after the construction of the proposed development throughout the day on 21st March.

Zone	21st March Time	Percentage area in sunlight		
		Existing	Proposed (As originally proposed)	Adjusted Proposed
Zone 01 Sir Ivor Mall, The Chase Rear Garden	08:00	54%	64%	64%
	09:00	92%	94%	94%
	10:00	95%	95%	95%
	11:00	94%	94%	94%
	12:00	81%	81%	81%
	13:00	78%	78%	78%
	14:00	69%	69%	69%
	15:00	55%	55%	55%
	16:00	34%	34%	34%
	17:00	2%	2%	2%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” impact on 21st March: ARC’s analysis indicates that, due to the demolition of existing structures on the site, the construction of the proposed development is likely to result in a minor increase in sunlight access to this garden (121 sq m) during the early morning of 21st March, although this change is likely to be so minor that it will not be noticeable. ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. The potential impact of the proposed development on sunlight access to this garden on 21st March is assessed as “imperceptible”.</p> <p>Adjusted proposed: The adjustments now proposed to the subject development are not likely to result in any change in impact on sunlight access to this garden on 21st March when compared to the impact of the development as originally proposed.</p>				
Zone 02 Sir Ivor Mall, The Chase Rear Garden	08:00	0%	16%	16%
	09:00	57%	57%	57%
	10:00	62%	62%	62%
	11:00	72%	72%	72%
	12:00	76%	76%	76%
	13:00	78%	78%	78%
	14:00	50%	50%	50%
	15:00	6%	6%	6%
	16:00	0%	0%	0%
	17:00	0%	0%	0%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” impact on 21st March. ARC’s analysis indicates that, due to the demolition of existing structures on the site, the construction of the proposed development is likely to result in a minor increase in sunlight access to this garden (30 sq m) during the early morning of 21st March, although this change is likely to be so minor that it will not be noticeable. ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. The potential impact of the proposed development on sunlight access to this garden on 21st March is assessed as “imperceptible”.</p> <p>Adjusted proposed: The adjustments now proposed to the subject development are not likely to result in any change in impact on sunlight access to this garden on 21st March when compared to the impact of the development as originally proposed.</p>				

Zone	21st March Time	Percentage area in sunlight		
		Existing	Proposed (As originally proposed)	Adjusted Proposed
Zone 03 Sir Ivor Mall, The Chase Rear Garden	08:00	4%	10%	10%
	09:00	48%	48%	48%
	10:00	56%	56%	56%
	11:00	60%	60%	60%
	12:00	58%	58%	58%
	13:00	49%	49%	49%
	14:00	17%	17%	17%
	15:00	0%	0%	0%
	16:00	0%	0%	0%
	17:00	0%	0%	0%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” impact on 21st March. ARC’s analysis indicates that, due to the demolition of existing structures on the site, the construction of the proposed development is likely to result in a minor increase in sunlight access to this garden (30 sq m) during the early morning of 21st March, although this change is likely to be so minor that it will not be noticeable. ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. The potential impact of the proposed development on sunlight access to this garden on 21st March is assessed as “imperceptible”.</p> <p>Adjusted proposed: The adjustments now proposed to the subject development are not likely to result in any change in impact on sunlight access to this garden on 21st March when compared to the impact of the development as originally proposed.</p>				
Zone 04 Sir Ivor Mall, The Chase Rear Garden	08:00	7%	10%	10%
	09:00	45%	45%	45%
	10:00	55%	55%	55%
	11:00	67%	67%	67%
	12:00	62%	62%	62%
	13:00	52%	52%	52%
	14:00	17%	17%	17%
	15:00	0%	0%	0%
	16:00	0%	0%	0%
	17:00	0%	0%	0%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” impact on 21st March. ARC’s analysis indicates that, due to the demolition of existing structures on the site, the construction of the proposed development is likely to result in a minor increase in sunlight access to this garden (30 sq m) during the early morning of 21st March, although this change is likely to be so minor that it will not be noticeable. ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. The potential impact of the proposed development on sunlight access to this garden on 21st March is assessed as “imperceptible”.</p> <p>Adjusted proposed: The adjustments now proposed to the subject development are not likely to result in any change in impact on sunlight access to this garden on 21st March when compared to the impact of the development as originally proposed.</p>				

Zone	21st March Time	Percentage area in sunlight		
		Existing	Proposed (As originally proposed)	Adjusted Proposed
Zone 05 Sir Ivor Mall, The Chase Rear Garden	08:00	13%	7%	7%
	09:00	54%	54%	54%
	10:00	60%	60%	60%
	11:00	70%	70%	70%
	12:00	64%	64%	64%
	13:00	52%	52%	52%
	14:00	18%	18%	18%
	15:00	0%	0%	0%
	16:00	0%	0%	0%
	17:00	0%	0%	0%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” impact on 21st March. ARC’s analysis indicates that, due to the demolition of existing structures on the site, the construction of the proposed development is likely to result in a minor increase in sunlight access to this garden (30 sq m) during the early morning of 21st March, although this change is likely to be so minor that it will not be noticeable. ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. The potential impact of the proposed development on sunlight access to this garden on 21st March is assessed as “imperceptible”.</p> <p>Adjusted proposed: The adjustments now proposed to the subject development are not likely to result in any change in impact on sunlight access to this garden on 21st March when compared to the impact of the development as originally proposed.</p>				
Zone 06 Sir Ivor Mall, The Chase Rear Garden	08:00	4%	0%	0%
	09:00	36%	36%	36%
	10:00	52%	52%	52%
	11:00	67%	67%	67%
	12:00	68%	68%	68%
	13:00	55%	55%	55%
	14:00	17%	17%	17%
	15:00	5%	5%	5%
	16:00	24%	24%	24%
	17:00	2%	2%	2%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” impact on 21st March: ARC’s analysis indicates that the construction of the proposed development is likely to result in a minor reduction in sunlight access to this garden (22 sq m) during the early morning of 21st March, although this change is likely to be so minor that it will not be noticeable. ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. The potential impact of the proposed development on sunlight access to this garden on 21st March is assessed as “imperceptible”.</p> <p>Adjusted proposed: The adjustments now proposed to the subject development are not likely to result in any change in impact on sunlight access to this garden on 21st March when compared to the impact of the development as originally proposed.</p>				

Zone	21st March Time	Percentage area in sunlight		
		Existing	Proposed (As originally proposed)	Adjusted Proposed
Zone 07 Minstrel Court, The Chase Rear Garden	08:00	16%	0%	0%
	09:00	54%	35%	37%
	10:00	65%	65%	65%
	11:00	70%	70%	70%
	12:00	73%	73%	73%
	13:00	74%	74%	74%
	14:00	72%	72%	72%
	15:00	65%	65%	65%
	16:00	43%	43%	43%
	17:00	0%	0%	0%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” to “not significant” impact on 21st March. ARC’s analysis indicates that the construction of the proposed development is likely to result in a reduction in sunlight access to this garden (23 sq m) during early morning of 21st March, although this change is likely to be so minor that it will not be noticeable. ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. The potential impact of the proposed development on sunlight access to this garden on 21st March is assessed as “imperceptible”.</p> <p>Adjusted proposed: While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on sunlight access to this rear garden than the design as originally submitted, there is no change in the extent of potential impact. The impact on this garden is assessed as “imperceptible” to “not significant”.</p>				
Zone 08 Minstrel Court, The Chase Rear Garden	08:00	18%	0%	0%
	09:00	63%	0%	0%
	10:00	60%	14%	14%
	11:00	42%	42%	42%
	12:00	29%	29%	29%
	13:00	4%	4%	4%
	14:00	0%	0%	0%
	15:00	0%	0%	0%
	16:00	0%	0%	0%
	17:00	0%	0%	0%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “moderate” impact on 21st March: ARC’s analysis indicates that the construction of the proposed development is likely to result in a reduction in sunlight access to this garden (11 sq m) during early morning of 21st March. This garden is small and heavily overshadowed due to the extent of construction that has taken place in the rear garden of the house. ARC’s analysis indicates that the proportion of the garden capable of receiving two hours of sunlight on 21st March will drop from 42% (between 9.00 am and 11.00 am) to 21% (between 10.30 am and 12.30 pm), a drop to 0.50 times its former value. Having regard to factors outlined in Appendix I: Environmental Impact Assessment of the BRE Guide and to the likely reduction in sunlight access to this garden to between 0.5-0.7 times its former value on 21st March, this impact is assessed as “moderate” in extent.</p> <p>Adjusted proposed: The adjustments now proposed to the subject development are not likely to result in any change in impact on sunlight access to this garden on 21st March when compared to the impact of the development as originally proposed.</p>				

Zone	21st March Time	Percentage area in sunlight		
		Existing	Proposed (As originally proposed)	Adjusted Proposed
Zone 09 Minstrel Court, The Chase Rear Garden	08:00	25%	0%	0%
	09:00	62%	0%	0%
	10:00	69%	3%	3%
	11:00	78%	75%	75%
	12:00	78%	78%	78%
	13:00	79%	79%	79%
	14:00	82%	82%	82%
	15:00	77%	77%	77%
	16:00	47%	47%	47%
	17:00	0%	0%	0%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” to “slight” impact on 21st March: ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. ARC’s analysis indicates that the construction of the proposed development is likely to result in a reduction in sunlight access to this garden (23 sq m) during the morning of 21st March, although this does not fall within the range of noticeable or adverse impacts described at Section 3.3.17 the BRE Guide. If noticeable, shadows cast by the proposed development are not likely to affect the sensitivities of the sunlight environment. This impact is assessed as “imperceptible” to “slight”.</p> <p>Adjusted proposed: The adjustments now proposed to the subject development are not likely to result in any change in impact on sunlight access to this garden on 21st March when compared to the impact of the development as originally proposed.</p>				
Zone 10 Minstrel Court, The Chase Rear Garden	08:00	4%	0%	0%
	09:00	45%	0%	0%
	10:00	58%	0%	0%
	11:00	63%	60%	60%
	12:00	72%	72%	72%
	13:00	71%	71%	71%
	14:00	72%	72%	72%
	15:00	61%	61%	61%
	16:00	45%	45%	45%
	17:00	0%	0%	0%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” to “slight” impact on 21st March: ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. ARC’s analysis indicates that the construction of the proposed development is likely to result in a reduction in sunlight access to this garden (20 sq m) during the morning of 21st March, although this does not fall within the range of noticeable or adverse impacts described at Section 3.3.17 the BRE Guide. If noticeable, shadows cast by the proposed development are not likely to affect the sensitivities of the sunlight environment. This impact is assessed as “imperceptible” to “slight”.</p> <p>Adjusted proposed: The adjustments now proposed to the subject development are not likely to result in any change in impact on sunlight access to this garden on 21st March when compared to the impact of the development as originally proposed.</p>				

Zone	21st March Time	Percentage area in sunlight		
		Existing	Proposed (As originally proposed)	Adjusted Proposed
Zone 11 Minstrel Court, The Chase Rear Garden	08:00	0%	0%	0%
	09:00	34%	0%	0%
	10:00	50%	0%	0%
	11:00	54%	52%	53%
	12:00	63%	63%	63%
	13:00	63%	63%	63%
	14:00	60%	60%	60%
	15:00	50%	50%	50%
	16:00	21%	21%	21%
	17:00	0%	0%	0%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” to “slight” impact on 21st March: ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. ARC’s analysis indicates that the construction of the proposed development is likely to result in a reduction in sunlight access to this garden (18 sq m) during the morning of 21st March, although this does not fall within the range of noticeable or adverse impacts described at Section 3.3.17 the BRE Guide. If noticeable, shadows cast by the proposed development are not likely to affect the sensitivities of the sunlight environment. This impact is assessed as “imperceptible” to “slight”.</p> <p>Adjusted proposed: The adjustments now proposed to the subject development are not likely to result in any change in impact on sunlight access to this garden on 21st March when compared to the impact of the development as originally proposed.</p>				
Zone 12 Minstrel Court, The Chase Rear Garden	08:00	0%	0%	0%
	09:00	21%	0%	0%
	10:00	35%	0%	0%
	11:00	50%	48%	48%
	12:00	58%	58%	58%
	13:00	65%	65%	65%
	14:00	59%	59%	59%
	15:00	49%	49%	49%
	16:00	26%	26%	26%
	17:00	0%	0%	0%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” to “slight” impact on 21st March: ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. ARC’s analysis indicates that the construction of the proposed development is likely to result in a reduction in sunlight access to this garden (18 sq m) during the morning of 21st March, although this does not fall within the range of noticeable or adverse impacts described at Section 3.3.17 the BRE Guide. If noticeable, shadows cast by the proposed development are not likely to affect the sensitivities of the sunlight environment. This impact is assessed as “imperceptible” to “slight”.</p> <p>Adjusted proposed: The adjustments now proposed to the subject development are not likely to result in any change in impact on sunlight access to this garden on 21st March when compared to the impact of the development as originally proposed.</p>				

Zone	21st March Time	Percentage area in sunlight		
		Existing	Proposed (As originally proposed)	Adjusted Proposed
Zone 13 Minstrel Court, The Chase Rear Garden	08:00	0%	0%	0%
	09:00	40%	0%	36%
	10:00	52%	0%	0%
	11:00	59%	59%	59%
	12:00	66%	66%	66%
	13:00	66%	66%	66%
	14:00	64%	64%	64%
	15:00	58%	58%	58%
	16:00	34%	34%	34%
	17:00	0%	0%	0%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” to “slight” impact on 21st March: ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. ARC’s analysis indicates that the construction of the proposed development is likely to result in a reduction in sunlight access to this garden (16 sq m) during the morning of 21st March, although this does not fall within the range of noticeable or adverse impacts described at Section 3.3.17 the BRE Guide. If noticeable, shadows cast by the proposed development are not likely to affect the sensitivities of the sunlight environment. This impact is assessed as “imperceptible” to “slight”.</p> <p>Adjusted proposed: While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on sunlight access to this rear garden than the design as originally submitted, there is no change in the extent of potential impact. The impact on this garden is assessed as “imperceptible” to “slight”.</p>				
Zone 14 Minstrel Court, The Chase Rear Garden	08:00	6%	0%	0%
	09:00	85%	64%	85%
	10:00	83%	52%	59%
	11:00	58%	58%	58%
	12:00	47%	47%	47%
	13:00	43%	43%	43%
	14:00	39%	39%	39%
	15:00	33%	33%	33%
	16:00	20%	20%	20%
	17:00	0%	0%	0%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” to “not significant” impact on 21st March. ARC’s analysis indicates that the construction of the proposed development is likely to result in a reduction in sunlight access to this garden (71 sq m) during early morning of 21st March, although this change is likely to be so minor that it will not be noticeable. ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. The potential impact of the proposed development on sunlight access to this garden on 21st March is assessed as “imperceptible”.</p> <p>Adjusted proposed: While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on sunlight access to this rear garden than the design as originally submitted, there is no change in the extent of potential impact. The impact on this garden is assessed as “imperceptible” to “not significant”.</p>				

Zone	21st March Time	Percentage area in sunlight		
		Existing	Proposed (As originally proposed)	Adjusted Proposed
Zone 15 Silver Pines Rear Garden	08:00	25%	0%	0%
	09:00	68%	0%	0%
	10:00	77%	42%	65%
	11:00	82%	82%	82%
	12:00	85%	76%	85%
	13:00	83%	47%	83%
	14:00	75%	4%	29%
	15:00	65%	0%	4%
	16:00	59%	15%	28%
	17:00	29%	21%	29%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” to “moderate” to “significant” impact: Shadows cast by the proposed development are likely to result in a considerable change in sunlight access to this garden (57 sq m) during the mornings and afternoons of 21st March, although this does not fall within the range of noticeable or adverse impacts described at Section 3.3.17 the BRE Guide (i.e. this garden will continue to receive sunlight over 67% of its area between 10.30 am and 12.30 pm on 21st March). On 21st March, shadows cast by the proposed development are likely to result in a considerable reduction in sunlight access during the morning and for most of the afternoon, when sunlight tends to be most valued. Given this, notwithstanding that the potential impact of the proposal does not fall within the range for adverse impacts set out in the BRE Guide, some may consider additional overshadowing of this garden to fall within a “moderate” to “significant” range. Therefore, taking a conservative approach, the potential impact of the proposed development on sunlight access to this garden on 21st March is assessed as “imperceptible” to “moderate” to “significant”.</p> <p>Adjusted proposed: While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on sunlight access to this rear garden than the design as originally submitted, there is no change in the extent of potential impact. The impact on this garden is assessed as “imperceptible” to “moderate” to “significant”. However, it is noted that the adjusted proposed will result in a lesser impact during the mornings and early afternoon of 21st March than the originally proposed design.</p>				

Zone	21st March Time	Percentage area in sunlight		
		Existing	Proposed (As originally proposed)	Adjusted Proposed
Zone 16 Silver Pines Rear Garden	08:00	52%	0%	0%
	09:00	99%	0%	0%
	10:00	100%	0%	0%
	11:00	94%	94%	94%
	12:00	87%	87%	87%
	13:00	82%	82%	82%
	14:00	71%	43%	71%
	15:00	62%	0%	24%
	16:00	53%	17%	32%
	17:00	9%	9%	9%
	18:00	0%	0%	0%

As originally proposed: Potential “imperceptible” to “moderate” to “significant” impact: Shadows cast by the proposed development are likely to result in a considerable change in sunlight access to this garden (41 sq m) during the mornings and afternoons of 21st March, although this does not fall within the range of noticeable or adverse impacts described at Section 3.3.17 the BRE Guide (i.e. this garden will continue to receive sunlight over 82% of its area between 11.00 am and 1.00 pm on 21st March). On 21st March, shadows cast by the proposed development are likely to result in a considerable reduction in sunlight access during the morning and for most of the afternoon, when sunlight tends to be most valued. Given this, notwithstanding that the potential impact of the proposal does not fall within the range for adverse impacts set out in the BRE Guide, some may consider additional overshadowing of this garden to fall within a “moderate” to “significant” range. Therefore, taking a conservative approach, the potential impact of the proposed development on sunlight access to this garden on 21st March is assessed as “imperceptible” to “moderate” to “significant”.

Adjusted proposed: While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on sunlight access to this rear garden than the design as originally submitted, there is no change in the extent of potential impact. The impact on this garden is assessed as “imperceptible” to “moderate” to “significant”. However, it is noted that the adjusted proposed will result in a lesser impact during the early afternoon of 21st March than the originally proposed design.

Zone	21st March Time	Percentage area in sunlight		
		Existing	Proposed (As originally proposed)	Adjusted Proposed
Zone 17 Silver Pines Rear Garden	08:00	34%	0%	0%
	09:00	73%	0%	0%
	10:00	78%	0%	0%
	11:00	75%	37%	37%
	12:00	77%	77%	77%
	13:00	72%	72%	72%
	14:00	64%	64%	64%
	15:00	56%	42%	42%
	16:00	48%	13%	13%
	17:00	6%	6%	6%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” to “moderate” impact on 21st March: ARC’s analysis indicates that the construction of the proposed development is likely to result in a considerable reduction in sunlight access to this garden (50 sq m) during the morning and afternoon of 21st March, although this does not fall within the range of noticeable or adverse impacts described at Section 3.3.17 the BRE Guide. ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. However, taking a conservative approach and noting that the amenity value of afternoon sunshine tends to be valued, this impact is assessed as “imperceptible” to “moderate”.</p> <p>Adjusted proposed: The adjustments now proposed to the subject development are not likely to result in any change in impact on sunlight access to this garden on 21st March when compared to the impact of the development as originally proposed.</p>				
Zone 18 Silver Pines Rear Garden	08:00	44%	0%	0%
	09:00	78%	0%	0%
	10:00	81%	0%	0%
	11:00	85%	7%	7%
	12:00	84%	84%	84%
	13:00	81%	81%	81%
	14:00	80%	80%	80%
	15:00	72%	72%	72%
	16:00	60%	56%	56%
	17:00	8%	8%	8%
<p>As originally proposed: Potential “imperceptible” to “moderate” impact on 21st March: ARC’s analysis indicates that the construction of the proposed development is likely to result in a considerable reduction in sunlight access to this garden (70 sq m) during the morning and a minor reduction in the afternoon of 21st March, although this does not fall within the range of noticeable or adverse impacts described at Section 3.3.17 the BRE Guide. ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. However, taking a conservative approach and noting the extent of reduction in sunlight access during the morning of 21st March, this impact is assessed as “imperceptible” to “moderate”.</p> <p>Adjusted proposed: The adjustments now proposed to the subject development are not likely to result in any change in impact on sunlight access to this garden on 21st March when compared to the impact of the development as originally proposed.</p>				

Zone	21st March Time	Percentage area in sunlight		
		Existing	Proposed (As originally proposed)	Adjusted Proposed
Zone 19 Anne Sullivan Centre Open Space	08:00	48%	9%	9%
	09:00	69%	6%	6%
	10:00	76%	4%	12%
	11:00	73%	8%	39%
	12:00	77%	68%	77%
	13:00	81%	79%	81%
	14:00	88%	88%	88%
	15:00	94%	94%	94%
	16:00	82%	82%	82%
	17:00	43%	43%	43%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” to “moderate” impact on 21st March: ARC’s analysis indicates that the construction of the proposed development is likely to result in a considerable reduction in sunlight access to this garden (312 sq m) during the morning of 21st March, although this does not fall within the range of noticeable or adverse impacts described at Section 3.3.17 the BRE Guide. ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. However, taking a conservative approach and noting the extent of reduction in sunlight access during the morning of 21st March, this impact is assessed as “imperceptible” to “moderate”.</p> <p>Adjusted proposed: The adjustments now proposed to the subject development are not likely to result in any change in impact on sunlight access to this garden on 21st March when compared to the impact of the development as originally proposed.</p>				
Zone 20 Leopardstown Lawn Rear Garden	08:00	44%	44%	44%
	09:00	67%	67%	67%
	10:00	65%	65%	65%
	11:00	74%	74%	74%
	12:00	82%	82%	82%
	13:00	85%	79%	79%
	14:00	83%	11%	13%
	15:00	76%	23%	23%
	16:00	65%	64%	64%
	17:00	48%	0%	0%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” to “moderate” impact on 21st March: ARC’s analysis indicates that the construction of the proposed development is likely to result in a reduction in sunlight access to this garden (155 sq m) during the afternoon of 21st March, although this does not fall within the range of noticeable or adverse impacts described at Section 3.3.17 the BRE Guide. ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. However, taking a conservative approach and noting that the amenity value of afternoon sunshine tends to be valued, this impact is assessed as “imperceptible” to “moderate”.</p> <p>Adjusted proposed: While the adjustments now proposed to the subject design are likely to result in a slightly lower impact on sunlight access to this rear garden than the design as originally submitted, there is no change in the extent of potential impact. The impact on this garden is assessed as “imperceptible” to “moderate”.</p>				

Zone	21st March Time	Percentage area in sunlight		
		Existing	Proposed (As originally proposed)	Adjusted Proposed
Zone 21 Leopardstown Lawn Rear Garden	08:00	33%	33%	33%
	09:00	66%	66%	66%
	10:00	71%	71%	71%
	11:00	77%	77%	77%
	12:00	82%	82%	82%
	13:00	85%	78%	78%
	14:00	88%	9%	9%
	15:00	85%	48%	48%
	16:00	74%	74%	74%
	17:00	58%	0%	0%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” to “slight” impact on 21st March: ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. ARC’s analysis indicates that the construction of the proposed development is likely to result in a reduction in sunlight access to this garden (125 sq m) during the morning of 21st March, although this does not fall within the range of noticeable or adverse impacts described at Section 3.3.17 the BRE Guide. If noticeable, shadows cast by the proposed development are not likely to affect the sensitivities of the sunlight environment. This impact is assessed as “imperceptible” to “slight”.</p> <p>Adjusted proposed: The adjustments now proposed to the subject development are not likely to result in any change in impact on sunlight access to this garden on 21st March when compared to the impact of the development as originally proposed.</p>				
Zone 22 Leopardstown Lawn Rear Garden	08:00	35%	35%	35%
	09:00	67%	67%	67%
	10:00	71%	71%	71%
	11:00	73%	73%	73%
	12:00	82%	82%	82%
	13:00	81%	81%	81%
	14:00	75%	51%	51%
	15:00	59%	0%	0%
	16:00	41%	6%	6%
	17:00	10%	0%	0%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” to “moderate” impact on 21st March: ARC’s analysis indicates that the construction of the proposed development is likely to result in a reduction in sunlight access to this garden (79 sq m) during the afternoon of 21st March, although this does not fall within the range of noticeable or adverse impacts described at Section 3.3.17 the BRE Guide. ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. However, taking a conservative approach and noting that the amenity value of afternoon sunshine tends to be valued, this impact is assessed as “imperceptible” to “moderate”.</p> <p>Adjusted proposed: The adjustments now proposed to the subject development are not likely to result in any change in impact on sunlight access to this garden on 21st March when compared to the impact of the development as originally proposed.</p>				

Zone	21st March Time	Percentage area in sunlight		
		Existing	Proposed (As originally proposed)	Adjusted Proposed
Zone 23 Leopardstown Lawn Rear Garden	08:00	52%	52%	52%
	09:00	76%	76%	76%
	10:00	77%	77%	77%
	11:00	81%	81%	81%
	12:00	90%	82%	82%
	13:00	93%	78%	78%
	14:00	87%	87%	87%
	15:00	81%	41%	41%
	16:00	71%	0%	0%
	17:00	51%	17%	17%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” to “moderate” impact on 21st March: ARC’s analysis indicates that the construction of the proposed development is likely to result in a reduction in sunlight access to this garden (131 sq m) during the afternoon of 21st March, although this does not fall within the range of noticeable or adverse impacts described at Section 3.3.17 the BRE Guide. ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. However, taking a conservative approach and noting that the amenity value of afternoon sunshine tends to be valued, this impact is assessed as “imperceptible” to “moderate”.</p> <p>Adjusted proposed: The adjustments now proposed to the subject development are not likely to result in any change in impact on sunlight access to this garden on 21st March when compared to the impact of the development as originally proposed.</p>				
Zone 24 Leopardstown Lawn Rear Garden	08:00	50%	50%	50%
	09:00	74%	74%	74%
	10:00	75%	75%	75%
	11:00	81%	81%	81%
	12:00	84%	83%	83%
	13:00	88%	60%	60%
	14:00	80%	35%	35%
	15:00	71%	71%	71%
	16:00	64%	12%	12%
	17:00	26%	0%	0%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” to “moderate” impact on 21st March: ARC’s analysis indicates that the construction of the proposed development is likely to result in a reduction in sunlight access to this garden (116 sq m) during the afternoon of 21st March, although this does not fall within the range of noticeable or adverse impacts described at Section 3.3.17 the BRE Guide. ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. However, taking a conservative approach and noting that the amenity value of afternoon sunshine tends to be valued, this impact is assessed as “imperceptible” to “moderate”.</p> <p>Adjusted proposed: The adjustments now proposed to the subject development are not likely to result in any change in impact on sunlight access to this garden on 21st March when compared to the impact of the development as originally proposed.</p>				

Zone	21st March Time	Percentage area in sunlight		
		Existing	Proposed (As originally proposed)	Adjusted Proposed
Zone 25 Leopardstown Lawn Rear Garden	08:00	7%	7%	7%
	09:00	38%	38%	38%
	10:00	55%	55%	55%
	11:00	73%	74%	74%
	12:00	89%	89%	89%
	13:00	92%	92%	92%
	14:00	92%	92%	92%
	15:00	83%	83%	83%
	16:00	69%	69%	69%
	17:00	35%	0%	0%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” to “slight” impact on 21st March: ARC’s analysis indicates that the construction of the proposed development is likely to result in a reduction in sunlight access to this garden (109 sq m) during the afternoon of 21st March, although this does not fall within the range of noticeable or adverse impacts described at Section 3.3.17 the BRE Guide. ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. If noticeable, shadows cast by the proposed development are not likely to affect the sensitivities of the sunlight environment. This impact is assessed as “imperceptible” to “slight”.</p> <p>Adjusted proposed: The adjustments now proposed to the subject development are not likely to result in any change in impact on sunlight access to this garden on 21st March when compared to the impact of the development as originally proposed.</p>				
Zone 26 Leopardstown Lawn Rear Garden	08:00	42%	42%	42%
	09:00	74%	74%	74%
	10:00	81%	81%	81%
	11:00	90%	90%	90%
	12:00	100%	100%	100%
	13:00	100%	100%	100%
	14:00	100%	92%	92%
	15:00	96%	0%	0%
	16:00	90%	19%	19%
	17:00	56%	0%	0%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” to “moderate” impact on 21st March: ARC’s analysis indicates that the construction of the proposed development is likely to result in a reduction in sunlight access to this garden (104 sq m) during the afternoon of 21st March, although this does not fall within the range of noticeable or adverse impacts described at Section 3.3.17 the BRE Guide. ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. However, taking a conservative approach and noting that the amenity value of afternoon sunshine tends to be valued, this impact is assessed as “imperceptible” to “moderate”.</p> <p>Adjusted proposed: The adjustments now proposed to the subject development are not likely to result in any change in impact on sunlight access to this garden on 21st March when compared to the impact of the development as originally proposed.</p>				

Zone	21st March Time	Percentage area in sunlight		
		Existing	Proposed (As originally proposed)	Adjusted Proposed
Zone 27 Leopardstown Lawn Rear Garden	08:00	44%	44%	44%
	09:00	74%	74%	74%
	10:00	84%	84%	84%
	11:00	87%	87%	87%
	12:00	95%	95%	95%
	13:00	95%	95%	95%
	14:00	88%	88%	88%
	15:00	82%	55%	55%
	16:00	76%	0%	0%
	17:00	46%	0%	0%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” to “moderate” impact on 21st March: ARC’s analysis indicates that the construction of the proposed development is likely to result in a reduction in sunlight access to this garden (182 sq m) during the afternoon of 21st March, although this does not fall within the range of noticeable or adverse impacts described at Section 3.3.17 the BRE Guide. ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. However, taking a conservative approach and noting that the amenity value of afternoon sunshine tends to be valued, this impact is assessed as “imperceptible” to “moderate”.</p> <p>Adjusted proposed: The adjustments now proposed to the subject development are not likely to result in any change in impact on sunlight access to this garden on 21st March when compared to the impact of the development as originally proposed.</p>				
Zone 28 Leopardstown Lawn Rear Garden	08:00	54%	54%	54%
	09:00	79%	79%	79%
	10:00	89%	89%	89%
	11:00	93%	93%	93%
	12:00	95%	95%	95%
	13:00	95%	95%	95%
	14:00	91%	91%	91%
	15:00	87%	86%	86%
	16:00	76%	18%	18%
	17:00	50%	0%	0%
	18:00	0%	0%	0%
<p>As originally proposed: Potential “imperceptible” to “moderate” impact on 21st March: ARC’s analysis indicates that the construction of the proposed development is likely to result in a reduction in sunlight access to this garden (182 sq m) during the afternoon of 21st March, although this does not fall within the range of noticeable or adverse impacts described at Section 3.3.17 the BRE Guide. ARC’s analysis indicates that at least half of the garden will continue to receive at least two hours of sunlight on 21st March after the construction of the proposed development. However, taking a conservative approach and noting that the amenity value of afternoon sunshine tends to be valued, this impact is assessed as “imperceptible” to “moderate”.</p> <p>Adjusted proposed: The adjustments now proposed to the subject development are not likely to result in any change in impact on sunlight access to this garden on 21st March when compared to the impact of the development as originally proposed.</p>				

6 CONCLUSION

This Environmental Impact Assessment Report (EIAR) addendum Report has been prepared in response to An Bord Pleanála's decision to hold an Oral Hearing in respect of the Strategic Housing Development(SHD) Ref ABP 311540-21.

We trust the Board will consider the modifications as appropriate, but we remain convinced and fully support the merits of the original submitted application scheme. Notwithstanding this, the applicant is extremely keen to commence development on site and begin to deliver much needed housing in this key location. If the Board considers the modifications necessary to enable a grant of permission, then the applicant is willing to accept a condition to implement the proposed modifications.