

Our Ref: 02C001505
Your Ref: Cooldown Commons Phase 3



07 April 2022

Brenda Butterly
McGill Planning
22 Wicklow Street
Dublin 2
D02 VK22

Dear Brenda

Cooldown Commons Phase 3, Citywest, Dublin – Daylight, Sunlight and Overshadowing

You have instructed Avison Young ('AY') to review an amendment application for block D4 associated with the proposed development at Cooldown Commons Phase 3 (the '*Proposed Development*').

The Proposed Development was previously assessed by AY in a Daylight, Sunlight and Overshadowing Report dated June 2021 (the '*Report*') and was based on 3D model and plans/elevations/sections of the Proposed Development provided by Reddy Architects (*received 12th and 22nd April 2021*).

It is our understanding that the amendment application relates to block D4 in isolation and comprises the following:

'Cairn Homes Properties Limited intend to apply to South Dublin County Council for an amendment to Block D4 of a strategic housing development ABP-310570-21 at Cooldown Commons and Fortunestown, Citywest, Dublin 24 (on lands located north of the Luas red line and Fortunestown Luas stop). The proposed amendment to Block D4 is for a reduction in height to 9 storeys (from 13 storeys) and associated reduction in the number of units to 44 (from 60 no. units) including 1 beds, 2 beds and 3 beds units all with associated private balconies/terraces to the north/south/east/west elevations. This will result in the reduction in the total number of residential units across the entire development site from 421 no. residential units to 405 no. residential units. All other elements associated with Block D4 and across the development site as a whole will remain the same. The application includes for all landscaping, plant areas, bin storage, and all other site development works, and site services required to facilitate the amendment to D4. An amended Environmental Impact Assessment Report has been prepared in respect of the proposed development. A full development description is included on the statutory notices associated with this application.'

The amendment application reduces the height of block D4 in isolation from 13 storeys previously to 9 storeys now, a reduction of four storeys, and does not alter the footprint or the overall layout of the Site.

Due the isolated reduction in height there will likely be a minor improvement to the daylight/sunlight performance of proposed blocks within the original Site that look onto block D4, and also a minor improvement in relation to overshadowing of proposed amenity areas located around D4.

Overall, it is our professional opinion from a desktop review of the amendment application drawings that due to the isolated reduction in massing to block D4 there will be no material alteration to the daylight, sunlight and overshadowing results previously outlined in the Report.

As such it has not been considered necessary to undertake revised daylight, sunlight and overshadowing technical analysis for the amendment application.

I trust the above is clear, however please do not hesitate to contact me should you have any queries in regard to the above.

Yours sincerely



Sophie Probert-Hughes

Associate Director, Rights of Light | Daylight & Sunlight | Party Wall

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For and on behalf of Avison Young (UK) Limited

Reddy's Drawing & Document Register		
Design Report		
Housing Quality Assessment		
Housing Quality Assessment Schedule		
Area Schedule		
Schedule of Accommodation		
Drawing Number	Drawing Title	Scale
CW-3-06-SW-XXX-DR-RAU-AR-1550	SITE LOCATION PLAN	1:1000
CW-3-06-SW-B1-DR-RAU-AR-1551	PROPOSED SITE PLAN – BASEMENT LEVEL	1:500
CW-3-06-SW-00-DR-RAU-AR-1552	PROPOSED SITE PLAN – GROUND FLOOR LEVEL	1:500
CW-3-06-SW-01-DR-RAU-AR-1553	PROPOSED SITE PLAN – FIRST TO SECOND FLOOR LEVEL	1:500
CW-3-06-SW-ZZZ-DR-RAU-AR-1555	PROPOSED SITE PLAN – THIRD TO FIFTH FLOOR LEVEL	1:500
CW-3-06-SW-06-DR-RAU-AR-1556	PROPOSED SITE PLAN – SIXTH TO EIGHTH FLOOR LEVEL	1:500
CW-3-06-SW-ZZZ-DR-RAU-AR-1560	PROPOSED SITE PLAN – ROOF FLOOR LEVEL	1:500
CW-3-06-D4-ZZZ-DR-RAU-AR-1566	PROPOSED FLOOR PLANS – BLOCK D4	1:200
CW-3-06-D4-XXX-DR-RAU-AR-1574	PROPOSED APARTMENT TYPES – BLOCK D4	1:100
CW-3-06-D4-ZZZ-DR-RAU-AR-2540	PROPOSED ELEVATIONS BLOCK D4	1:200
CW-3-06-ZZZ-ZZZ-DR-RAU-AR-3500	CONTIGUOUS SECTION AA & BB	1:500
CW-3-06-ZZZ-ZZZ-DR-RAU-AR-3501	CONTIGUOUS SECTION CC, DD & EE	1:500
CW-3-06-DR-ZZZ-DR-RAU-AR-3504	PROPOSED SECTIONS – D4	1:200

