SECTION 1 : EXECUTIVE SUMMARY

This qualitative daylight assessment and report evaluates specific Target Illuminance levels across the plan area of each habitable room in the proposed development in accordance with the European standard IS EN 17037:2018+A1:2021.
In this document, Appendix A, Table A.1, states that the target illuminance requirements to be achieved are:

Target Illuminance Et : **100 lux** to be achieved across **95% of the room area**
Target Illuminance Etm : **300 lux** is to be achieved across **50% of the room area**
(both values at 0.85m working plane height, for 50% of available daylight hours)

Summary of Qualitative Daylighting Analysis

The required Target Illuminance levels have been assessed for the revised plans for every habitable room as proposed, within two distinct scenarios - one with no adjacent development in place at Glebe House, and by comparison, the impact of the adjacent development being constructed. The full results for both scenarios are recorded in Section 4 of this report, supported by the plans in Appendix A and summarised below.

Scenario 1 - No development at Glebe House

In the scenario where Glebe House remains undeveloped, there are only 4 roooms as proposed where the target illuminance levels Et fall short of the required standard:

Apartment 12 and 25 are on the east elevation, facing the existing development to the east of the applicant site. In each apartment, the living/ dining/ kitchen has a 11% shortfall in the area required to achieve Et 100 lux at the working plane. The area where this is highlighted in the daylight modelling is at rear kitchen. Although this is the worst case in the proposed development, the lower levels of illuminance in the kitchen space are compensated by adjacent living areas providing high quality daylight, with Et 100 lux illuminance levels for 100% of occupied hours, and Etm 300 lux for 75% occupied hours.

Apartment 11 and 39 are on the east elevation, facing the existing development to the east of the applicant site. In each apartment, the living/ dining/ kitchen has a 6% shortfall in the area required to achieve Et 100 lux at the working plane for 50% of daylight hours. The area where this is highlighted in the daylight modelling is to the kitchen door, a circulation space. Again, these pockets of lower illuminance in the kitchen corner are are compensated by adjacent living areas providing high quality daylight, with Et 100 lux illuminance levels for 100% of occupied hours, and Etm 300 lux for 75% occupied hours.

Scenario 1, Conclusion

From these analyses, only 4 rooms within the 54 apartments (7.5% overall) have areas that fall slightly short of the Et 100 lux target, but do meet the 50% Etm 300 lux requirement. In each case, the rear kitchen space is adjacent to a brighly lit living area for 100% of the occupied hours, and some localised shortfall around the kitchen areas is considered to be more than compensated by the overall provision of daylight to the living spaces, and the access to terrace spaces, external amenity spaces and a brightly daylit shared lounge on the west elevation at first floor level.

Scenario 2 - Development at Glebe House in place

In the scenario where Glebe House is developed, there are a furtther 3 rooms as proposed where the target illuminance levels Et/ Etm fall short of the required standard - giving a total of 7 rooms in total with minor deficiencies.

Apartments 2 and 15 are on the east elevation; 2 (ground floor) and 15 (first floor) both face the proposed development to the east of the applicant site. In both cases, the living/ dining/ kitchen has a 6% shortfall in the area required to achieve Et 100 lux at the working plane for 50% of daylight hours. The area where this is highlighted in the daylight modelling is to the kitchen door, a circulation space. Again, these pockets of lower illuminance in the kitchen corner are compensated by adjacent living areas providing high quality daylight, with Et 100 lux illuminance levels for 100% of occupied hours, and Etm 300 lux for 75% of hours.

Apartment 3 is on the east elevation, facing the proposed development at ground floor. The main bedroom has a 6% shortfall in the area required to achieve Et 100 lux at the working plane for 50% of daylight hours, to the rear of the room. The area where this is highlighted in the daylight modelling is at the rear of the room - a wardrobe along the corridor wall would alleviate this slight shortfall in the 300 lux assessment. It is also noted that the open plan living space in this apartment does have very good illuminance levels with dual aspect.

Scenario 2, Conclusion

From our analyses, only 7 of the the 54 apartments (13% overall) have a room that falls slightly short of targets, with only one bedroom that not meet the Etm 300 lux standard if Glebe House is assumed to be developed. Generally, there are very good levels of daylight are permitted to the proposed apartments. The reduction in illuminance to the rear areas of a few of the kitchens does not seriously impact on the amenity and occupation of these rooms, and we would respectfully suggest that the shortfalls are localised, and more than offset by a generally bright living spaces, amenity spaces and external terraces and garden areas throughout the development.

Summary of No Sky Line Analysis

The availability of views to the sky from both the proposed development and impacted habitable rooms in the adjacent existing residential building have been reviewed in the context of the Building Research Establishment document BR_209: *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (3rd Edition, 2022).*

In accordance with EN 17037:2018+A1:2021, Appendix A, Section C.4.1, the simplified verification method for views out has been applied in relation to both the adjacent buildings as existing, and for the proposed development, Glebe House, to the south east of the applicant site. The use of both plan analysis of views and orentation, and sectional analysis of the Vertical Sky Component (VSC) has been applied, for three scenarios:

1. Impact of this proposed development on the adjacent existing residences on Eaton Drive,
2. Impact of the adjacent existing residences on Eaton Drive on this proposed development, and
3. Impact on both of these scenarios with the development of Glebe House, within the remaining period of that permission

Scenarios 1 and 2 indicate that the ground floor windows to the the south east apartments of the proposed development and the ground floor gable end windows of the adjacent existing residential building on Eaton Drive both have a VSC of 16 degrees. This is well within the upper limits for provision of adequate daylight and views to the sky (less than 25degrees recommended in BRE-209). It is also noted that the apartments on Eaton Drive also have north and south facing windows to those apartments on walls perpendicular to the gable. As such, the development of the Tay Lane site as proposed will have very limited impact on the actual daylight levels and available views to sky for the adjacent existing residences on Eaton Drive; similarly, the existing residences on Eaton Drive will have no impact on the provison of good views to sky for the proposed apartments in this application.

From analyis of the impact should the adjacent Glebe House be developed, there is a reduction of sky views in 4 apartments in particular; however, in two cases these are bedrooms served by brightly lit adjacent living rooms (apartments 3 and 16) and in all cases, the imapct on actual illuminance is only marginally below standards. In this case, we are satisfied that the vast majority of apartments and rooms are very well daylit, and only in the event of the adjacent site being developed does a minor shortfall occur in two specific apartments at ground and first floor.

Summary of External Daylight Access Analysis

The site was modelled for solar access to the public open amenity spaces, and we cconcluded that 95% of these amenity spaces are in receipt of more than 2 hours of sunlight on both February 1st and March 21st, under clear skies. This far exceeds the BR-209 guidance, of 50% requirement, and the residents should enjoy a bright, sunny external environment all year round.

SECTION 2 : FURTHER INFORMATION REQUEST

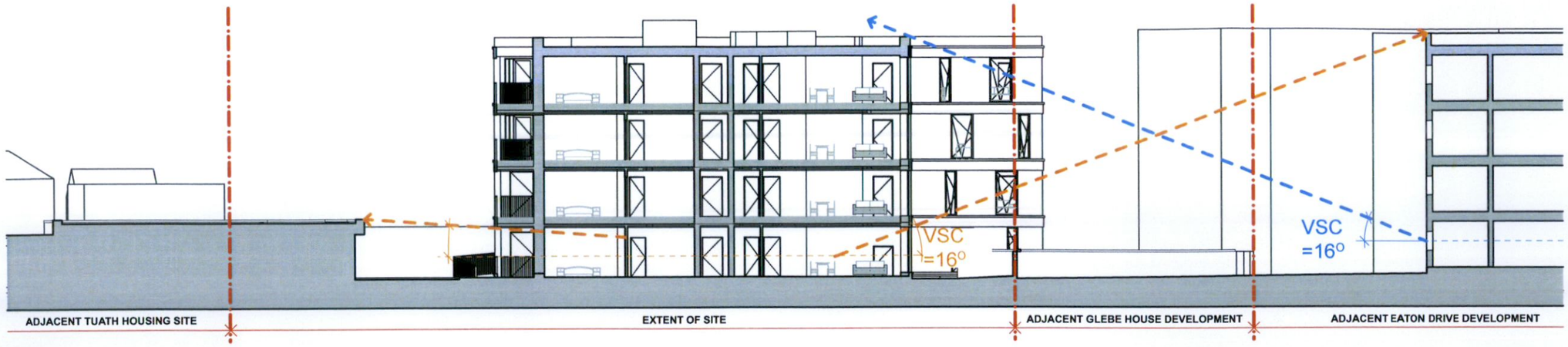
This Daylight Analysis report has been prepared in response to the Local Authority's request for Further Information, relevant extract as follows:

8. Daylight and Sunlight.
(a) The report provided shows that a large proportion of the floor space within the proposed units would not obtain 2 hours of sunlight on 21st March. While it is not clear why 2 hours of sunlight has been assessed against rooms – this is a standard generally applied to open spaces – the plans do illustrate a weakness of the design, with many rooms having poor sunlight access for most of their floor space. The appropriate measures to assess the design by in this regard are 'No Sky Line' and 'Target Illuminance'. The applicant should provide a supplementary daylight and sunlight analysis assessing the habitable rooms of the development against these standards (contained in BS 209 and BS EN 17037:2021), as additional information.

(b) The supplementary analysis report should also take account of the permitted structures under SD17A/0036, in particular the building due east of the southern wing of the proposed development.

We can confirm that the updated plan arrangements included in this Furthr Information Submission have been remodelled to assess the Target Illuminance levels in accordance with the requisite standard IS EN 17037:2018+A1:2021 - *Daylight in buildings*. These assessments and results were undertaken for two scenarios - with, or without, the adjacent Glebe House Development being in place. The two scenarios and the resultant illuminance levels for each habitable room in the proposed development are summarised in Section 4 (and Appendix A) of this report.

The *No Sky Line* analysis of both the proposed development and imapcted habitable rooms in the adjacent existing residential building have been assessed in accordance with the guidance notes and recommendations of the Building Research Establishment document BR_209: *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (3rd Edition, 2022)*. The results of these analyses are shown in Section 3 of this report, again taking account of the adjacent proposed Glebe House development.



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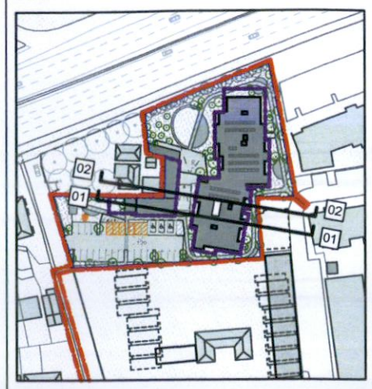
1:250



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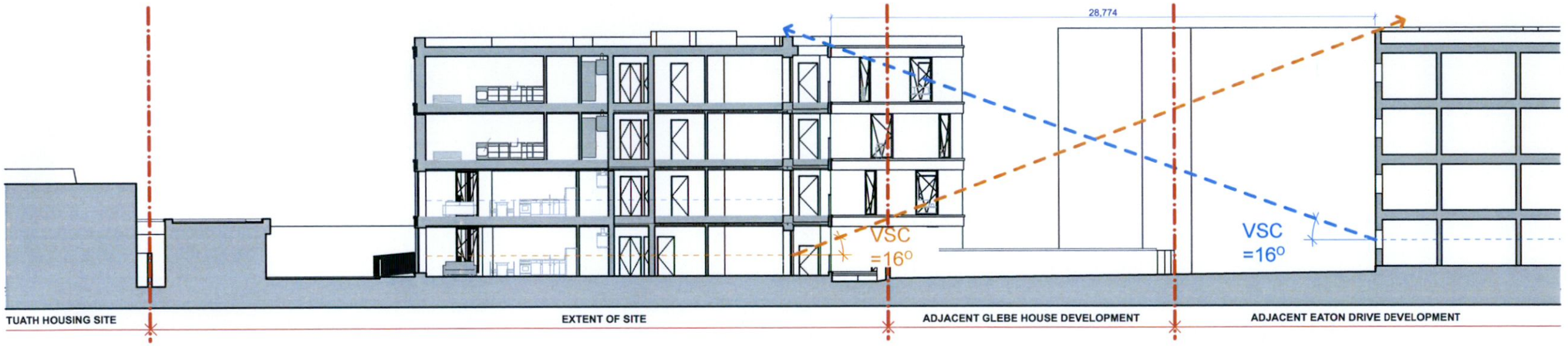

2 / - Daylighting Section 02A
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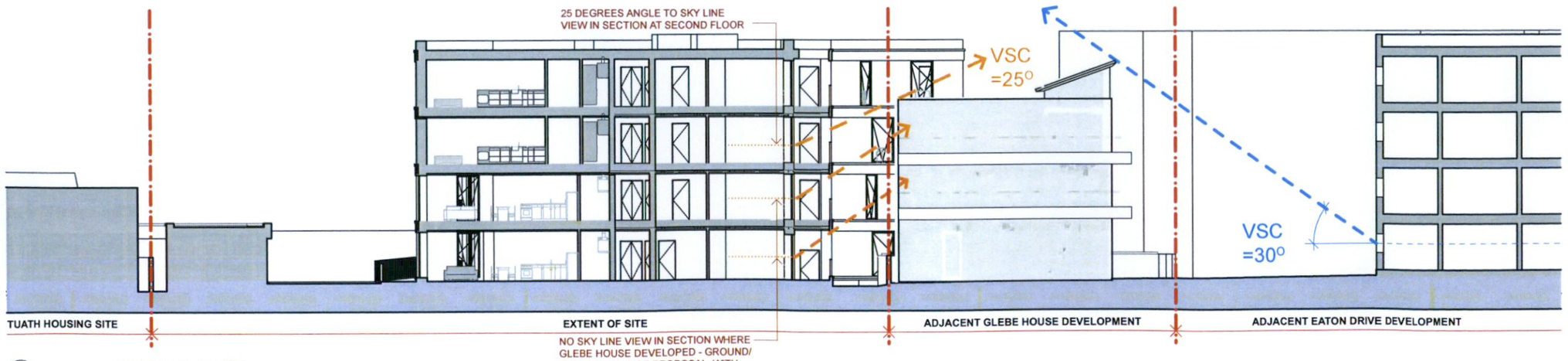

3 / - Daylighting Section 02B
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NORTH

SCALE
0 1 2 3 4 5

REVISION	STAGE	DATE	NOTES

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CLIENT : RIVERSIDE PROJECTS LIMITED
JOB NO : 2001

JOB TITLE : RATHCOOLE HOUSING
TAY LANE
RATHCOOLE
DUBLIN 24
DWG NO : RATH A3-40

DRAWING TITLE : SITE SECTIONS - NO SKY LINE
PHASE : -
REV NO :

STAGE : PLANNING
SCALE : 1:250 @ A3
AUTHOR : MC
DATE : 19/12/2022

SECTION 3 : METHODOLOGY

INTRODUCTION

The original Planning Submission documentation included an assessment of sunlight & daylight access within the proposed development, based on the recommendations within British Standard *BS 8206-2:2008: Lighting for buildings - Part 2: Code of Practice for Daylighting*. Those specifically refer to Average Daylight Factors when assessing daylight access within proposed residential developments, as follows:

1.0% Average Daylight Factor for bedrooms,
1.5% Average Daylight Factor for combined living/ dining rooms,
2.0% Average Daylight Factor for combined living / kitchen/ dining rooms.

Under this request for further infiormation, the Planning Authority has requested that the procedures and recommendations described within BS (IS) EN 17037:2018+A1:2021 - *Daylight in buildings* and in particular the modelling and analysis of Target Illuminance levels be applied in demonstrating appropriate provision of Daylight to habitable rooms is achieved in the proposed development.

In accordance with the further information request, we have undertaken assessments and results for two scenarios - with or without the adjacent Glebe House Development being in place. The key analyses undertaken in this analysis are the Target Illuminance studies for each habitable room in the proposed development. In accordance with the European standard EN 17037:2018+A1:2021 Appendix A (recommendations), we refer to Table A.1 for the target Iluminance requirements to be achieved:

Target Illuminance E_T: 100 lux to be achieved across 95% of the room area at 0.85m working plane, for 50% of daylight hours
Target Illuminance E_{TM}: 300 lux to be achieved across 50% of the room area at 0.85m working plane, for 50% of daylight hours

3.1 MODELLING of TARGET ILLUMINANCE

The Daylighting Visualisation tool deployed for this study uses Radiance and Daysim to assess daylighting performance and solar access. We conducted sensor-based Radiance simulations, assessing illuminance at discrete points at the workplane, across a 300mm spatial grid of point sensor results. As recommended we have used default reflection of floor 0.2, walls 0.5 and ceiling 0.7 for all calculations undertaken. The parameters of the model were applied to Radiance's ray-trace program to produce results comparable to relevant and accepted benchmarks.

We made reference to the BRE Guide BR_209: *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (3rd Edition, 2022)*, which states that the question of whether trees or fences should be included in the calculation depends upon the type of shade they produce. Normally trees and shrubs need not be included, and partly because the dappled shade of a tree is more pleasant than the deep shadow of a building (this applies especially to deciduous trees). This approach was adopted in this analysis and resultant findings.

The resultant illuminance levels for each habitable room in the proposed development are summarised in Section 4 (and Appendix A) of this report. The Target Illuminance level results for each habitable room also include an Average Daylight Factor values for comparison and as indication of the high quality of daylight provision enjoyed by the vast majority of the proposed apartments.

3.2 DAYLIGHT FACTORS

With regard to the use of Average Daylight Factors, EN 17037:2018+A1:2021, Appendix A states that the Median External Diffuse Illuminance for Ireland (Ev,d,med) is 14,900 lux. Table A.3 of this document further notes that in Dublin, for 100 lux to be achieved over the working plane for 50% of daylight hours, a Daylight Factor of 0.7% is required, and for 300 lux to be achieved over the working plane for 50% of daylight hours, a Daylight Factor of 2.0% is required. All average daylight factors for each room in the proposed development meet this standard, albeit some areas of localised DF values are noted in specific kitchens.

BR_209 - *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice,* Section C16, gives illuminance recommendations of 100 lux in bedrooms, 150 lux in living rooms and 200 lux in kitchens. These are the median illuminances, to be exceeded over at least 50% of the assessment points in the room for at least half of the daylight hours. For Dublin, this requires a Daylight Factor of 0.7% for 100 lux, 1.0% for 150 lux, and 1.4% for 200 lux - in line with the IS EN 17037 recommendations.

In summary, only 7.5% of apartments contain a room which falls slightly short of the Target Illuminance values if Glebe House remains undeveloped. If it is developed, this shortfall increases to only 13% of apartments with a room just below target requirements - all kitchens with very bright living spaces adjacent, with good views to sky and adjacent terraces. In this context, we are confident that the general level of daylight provision within the propose development is more than adequate.

3.3 'NO SKY LINE' ANALYSIS

The availability of views to the sky from both the proposed development and impacted habitable rooms in the adjacent existing residential building have been reviewed in the context of the guidance notes and recommendations of the Building Research Establishment document BR_209: *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (3rd Edition, 2022)*.

In accordance with EN 17037:2018+A1:2021, Appendix A, Section C.4.1, the simplified verification method for views out has been applied in relation to both the adjacent buildings as existing, and for the proposed development, Glebe House, to the south east of the applicant site. The use of both plan analysis of views and orentation, and sectional analysis of the Vertical Sky Component (VSC) has been applied, for three scenarios:

1. Impact of this proposed development on the adjacent existing residences on Eaton Drive,
2. Impact of the adjacent existing residences on Eaton Drive on this proposed development, and
3. Impact on both of these scenarios with the development of Glebe House, within the remaining period of that permission

On the opposite page, the Sectional Analyses of the Vertical Sky Component (VSC) is described for each scenario. According to BR_209: *Site Layout Planning for Daylight and Sunlight,* the VSC should be maximum 25 degrees to achieve good views to the sky; between 25 and 45 degrees, special care is required to achieve adequate daylight, and over 45 degrees requires much larger windows to be used.

Scenarios 1 and 2 indicate that the ground floor windows to the the south east apartments of the proposed development and the ground floor gable end windows of the adjacent existing residential building on Eaton Drive both have a VSC of 16 degrees . This is well within the upper limits for provision of adequate daylight and views to the sky. It is also noted that the apartments on Eaton Drive also have north and south facing windows to those apartments on walls perpendicular to the gable. As such, the development of the Tay Lane site as proposed will have very limited impact on the actual daylight levels and available views to sky for the adjacent existing residences on Eaton Drive. It is also noted that the existing residental block on Eaton Drive, closest to the motorway, has no gable windows and is not required to be assessed on this basis.

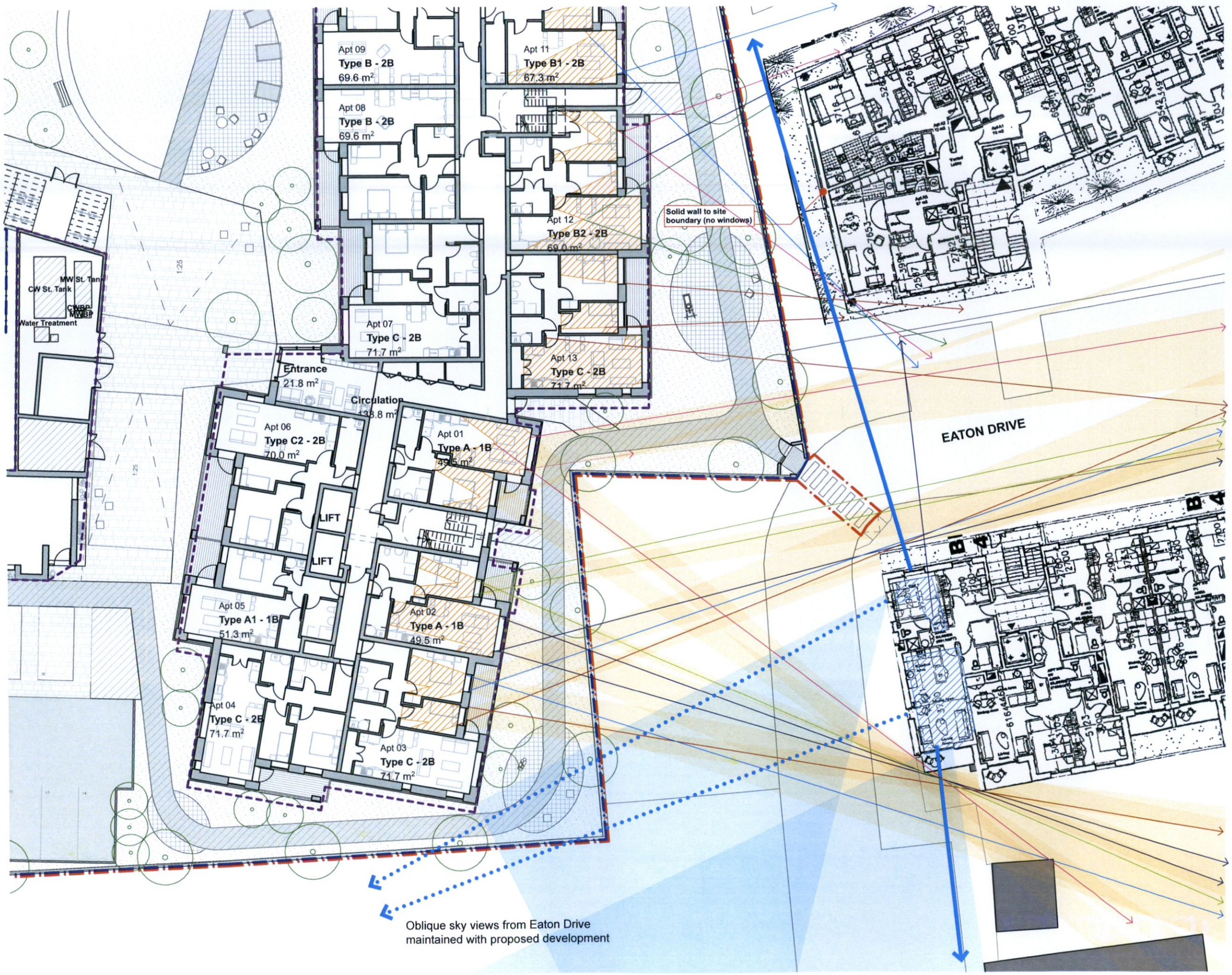
In addition to the vertical sky component, each room was assessed in plan, to ensure that the oblique views to the sky were considered. In the plan drawings overleaf, we have plotted the 'horizon' views for each room, taking into account the adjacent and proximate buildings as existing, and as proposed - the second page indicates the impact of the adjacent Glebe House site being developed. For each room, the projected oblique views beyond adjacent existing and proposed buildings has been projected (including the sectional VSC analyis) onto the plan as an orange hatch. This hatch denotes the extent of sky views from within that room, and the white space in these same rooms indicates where a view to the sky is not achieved. For each room, a different coloured line has been used to identify the specific impacts on VSC in plan.

In respect of scenarios 1 and 2, all apartments as proposed are adequately provided with Visual Sky Component requirements as described under BR-209. This includes the existing residences on Easton Drive - these existing apartments are not adversely impacted by the proposed development. The VSC angles of 16 degrees fall below the 25 degrees required for good daylight provision.

With the addition of the Glebe House development within the reamining planning permission period, the situation is adjusted on the second page, overleaf. The real impact on VSC is to apartments 2, on the ground floor, and 15, on the first floor, directly overhead. In both instances the Visible Sky from the living space is reduced to the areas around the windows to achieve oblique views past the proposed Glebe House, and similarly, the bedrooms in these apartments have reductions in Visible Sky from within the room, again relying on oblique views rather than direct views out toward Eaton Court.

Having undertaken both this visible sky assessment, and compared this with the Target Illluminance Levels of 100 lux and 300 lux within the space (with and without Glebe House being developed), we do note that these two proposed apartments in particular - 2, and 15 - would have only 6% less daylight across the room areas stipulated in EN 17037:2018+A1:2021, Appendix A, should the adjacent development be constructed. If this is not the case, both apartments are well provided with adequate standards of daylight provision, and views to the sky. In the adjacent ground floor apartment 3, and first floor apartment 16, a reduction of the floor area with views to the sky is also noted; in migation, the gable end living space in this particular apartment still enjoys good views out to the south, with dual aspect. In these instances, the imapct on the bedroom of apartment 15 is a 10% reduction of the 300 lux area requirement; again, a marginal reductions below the standards.

We can conclude therefore that in the case of Glebe House being developed, three apartments - 2, 3, and 15 - may be marginally impacted in terms of Illuminance levels (6-10% below standard), but without this development in place, the apartments are well provided with daylight, and have balconies along the facade for additional access to light externally. We respectfully suggest that this potential minor shortfall in illuminance, and in sky views from 4 apartments - only if the neighbouring development proceed in the coming months - is an acceptable solution in findingthe optimum arrangement of the apartments for the site as planned.



1 / - Proposed Ground Floor Plan
1:250

LEGEND

- Impact of existing Eaton Green on Ground Floor of proposed development
- Impact of proposed development on the existing adjacent Eaton Green development
- Clear views to horizon from relative windows (existing Eaton Green development)
- Clear views to horizon from relative windows (proposed development)

'No Sky Line' as defined by horizontal views (height of objects assumed to fill sky - outlines areas on plan where there are uninterrupted views to the horizon)

NORTH	SCALE

REVISION	STAGE	DATE	NOTES

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Figured dimensions only to be taken from this drawing - All dimensions to be checked onsite
Discrepencies to be brought to the attention of this office before commencement of work.

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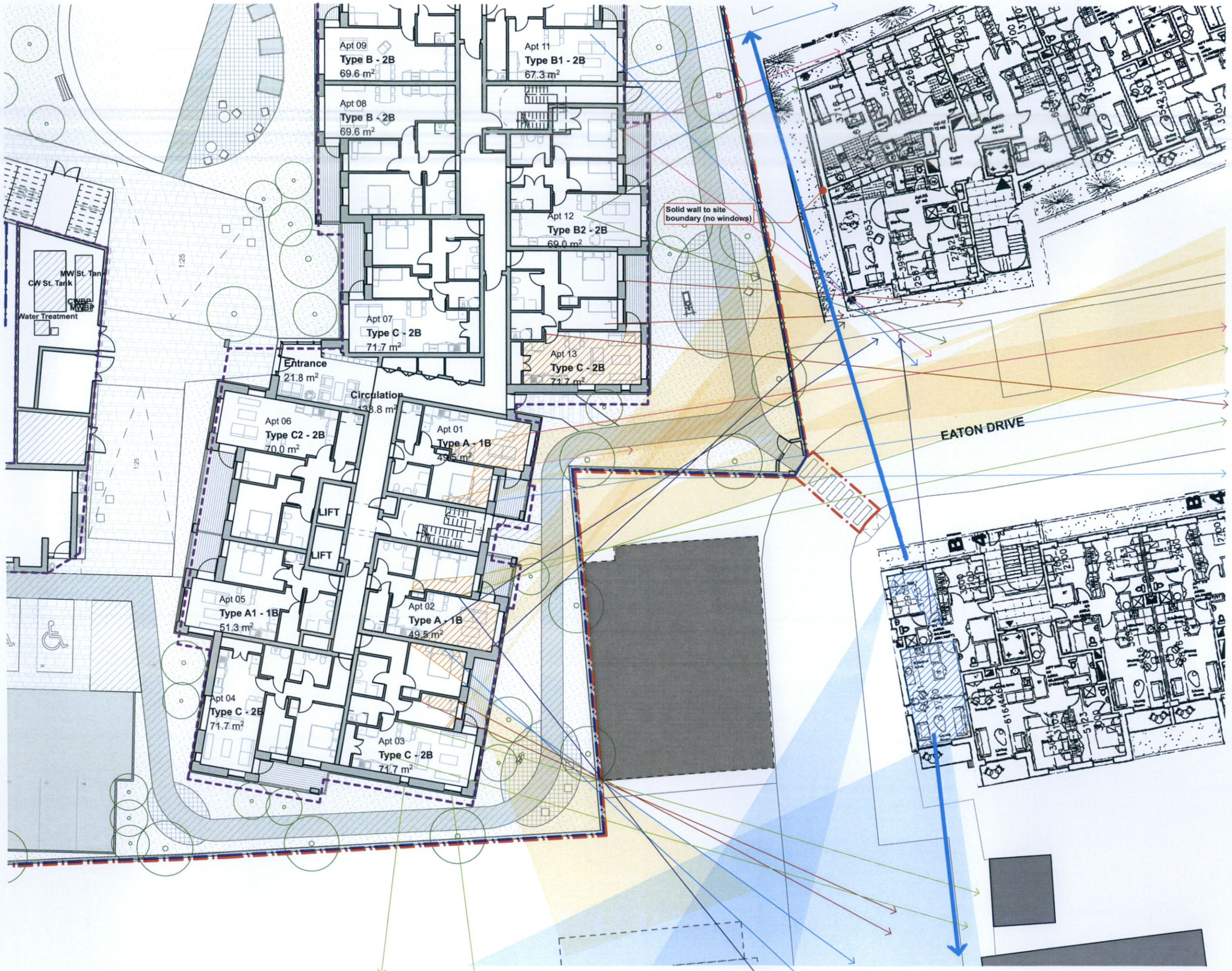
CLIENT:	JOB NO:
RIVERSIDE PROJECTS LIMITED	2001
JOB TITLE: RATHCOOLE HOUSING TAY LANE RATHCOOLE DUBLIN 24	DWG NO: RATH A2-41
DRAWING TITLE: EATON GREEN - NO SKY LINE	PHASE: - / REV NO:

STAGE:	SCALE:	AUTHOR:	DATE:
PLANNING	1:250 @ A3	MC	19/12/2022



1 — Proposed Ground Floor Plan
1:250

LEGEND

- Impact of existing Eaton Green on Ground Floor of proposed development
- Impact of proposed development on the existing adjacent Eaton Green development
- Clear views to horizon from relative windows (proposed development)
- Unrestricted views North / South from bedroom / living room of adjacent apartment

'No Sky Line' as defined by horizontal views (height of objects assumed to fill sky - outlines areas on plan where there are uninterrupted views to the horizon)

NORTH | SCALE

REVISION	STAGE	DATE	NOTES

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Figured dimensions only to be taken from this drawing - All dimensions to be checked onsite Discrepencies to be brought to the attention of this office before commencement of work.

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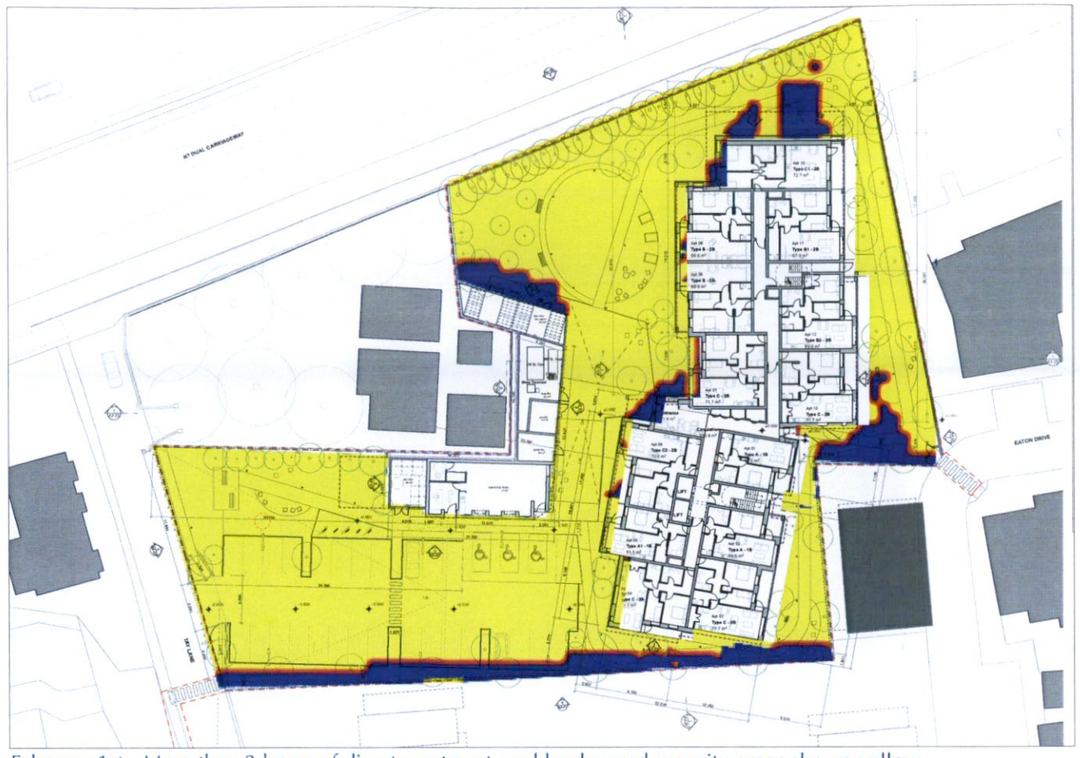
CLIENT : RIVERSIDE PROJECTS LIMITED	JOB NO : 2001
JOB TITLE : RATHCOOLE HOUSING TAY LANE RATHCOOLE DUBLIN 24	DWG NO : RATH A2-42
DRAWING TITLE : EATON GREEN - NO SKY LINE WITH GLEBE HOUSE	PHASE :
STAGE : PLANNING / SCALE : 1:250 @ A3 / AUTHOR : MC / DATE : 19/12/2022	REV NO :

February 1st - More than 2 hours of direct sun to external landscaped amenity areas shown yellow
(assuming adjacent site to south east remains undeveloped)



February 1st - More than 2 hours of direct sun to external landscaped amenity areas shown yellow
(assuming adjacent site to south east is developed)

March 21st - More than 2 hours of direct sun to external landscaped amenity areas shown yellow
(assuming adjacent site to south east remains undeveloped)

March 21st - More than 2 hours of direct sun to external landscaped amenity areas shown yellow
(assuming adjacent site to south east is developed)

SECTION 3

3.4 ASSESSMENT OF SUNLIGHT ACCESS WITHIN RESIDENTIAL COMMUNAL OPEN SPACES PROPOSED

Appendix 1 of the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* sets out the requirements for quantum of communal amenity space associated with developments of new apartments. The Apartment Guidelines do not prescribe requirements on the issue of sunlight access to proposed open spaces, but does require that planning authorities have regard to quantitative performance approaches to sunlight provision in amenity spaces set out in the BRE Document BR-209: *Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice.*

This Guidance document sets out design advice and recommendations for site layout planning to ensure good sunlight access. It is advised that for a garden or amenity area to appear adequately sunlit throughout the year, at least half of the amenity area should receive at least two hours sunlight at the spring equinox.

The subject application proposes a south facing communal residential open space. We undertook detailed quantitative analysis of the proportion of the amenity spaces receiving more than 2 hours of direct sunlight, both on 1st February and 21st March. The three-dimensional digital model of the proposed development and of the existing context was constructed based on the updated Planning documents and the topographical survey drawings. Using the digital model, shadows were cast for the vernal equinox at hourly intervals on the reference days of 1st February and 21st March.

As shown in the results of this analysis opposite, all public open spaces are in receipt of more than 2 hours of sunlight on March 21st with clear skies - exceeding the BR-209 guidance; in fact the areas noted in yellow will receive up to 8 hours of sunshine on the reference days under clear skies. We are therefore satisfied that the proposed development will provide appropriate standards of sunlight access for all communal residential open spaces, gardens and hard landscaping, as well as the private open terraces associated with individual apartments.

SECTION 4 : RESULTS

Summary Table - Apartments where specific Room Illuminance Threshhold Levels are not meeting the target values defined in IS-EN-17037:2018+A1:2021 - 4 in total, or 7 total where adjacent site is assumed to be developed.

				NO DEVELOPMENT OF ADJACENT SITE - ILLUMINANCE RESULTS					FULL DEVELOPMENT OF ADJACENT SITE - ILLUMINANCE RESULTS				
UNIT NO.	UNIT TYPE	FLOOR LEVEL	DESCRIPTION	Minimum floor area to achieve 100 lux for 50% daylight hours	Minimum floor area proposed at 100 lux for 50% daylight hours	Minimum floor area to achieve 300 lux for 50% daylight hours	Minimum floor area proposed at 300 lux for 50% daylight hours	Average Daylight Factor Achieved	Minimum floor area to achieve 100 lux for 50% daylight hours	Minimum floor area proposed at 100 lux for 50% daylight hours	Minimum floor area to achieve 300 lux for 50% daylight hours	Minimum floor area proposed at 300 lux for 50% daylight hours	Average Daylight Factor Achieved
02	A	GROUND	1 BED/ 2 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	3.87 %	95%	FAIL - 90% area	50%	PASS > 50% area	2.49 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	2.06 %	95%	PASS > 95% area	50%	PASS > 50% area	1.10 %

Apartment 2 is on the east elevation, facing the proposed adjacent development to the south east corner of the applicant site. Should this adjacent development be constructed, there is 6% reduction in floor area achieving 100 lux for 50% of daylight hours in the living/ dining/ kitchen area. The area highlighted in the daylight modelling is at the door to the kitchen, a circulation space, and mitigated by the adjacent living area having at leat 100 lux illuminance levels for 100% of occupied hours. The 90% figure has minimal impact on the useful daylight in this space.

03	C	GROUND	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	5.02 %	95%	PASS > 95% area	50%	PASS > 50% area	4.60 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.40 %	95%	PASS > 95% area	50%	FAIL - 45% area	0.75 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.68 %	95%	PASS > 95% area	50%	PASS > 50% area	0.90 %

Apartment 3 is on the east elevation, facing the proposed adjacent development to the south east corner of the applicant site. Should this adjacent development be constructed, there is 10% reduction in floor area achieving 300 lux for 50% of daylight hours in the larghe bedroom. The area where this is highlighted in the daylight modelling is at the rear of the room - a wardrobe along the corridor wall would alleviate this slight shortfall in the 300 lux assessment. Note that the living area in this apartment does have very good illuminance levels with dual aspect.

11	B1	GROUND	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	FAIL - 90% area	50%	PASS > 50% area	3.38 %	95%	FAIL - 90% area	50%	PASS > 50% area	3.38 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.22 %	95%	PASS > 95% area	50%	PASS > 50% area	1.22 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.63 %	95%	PASS > 95% area	50%	PASS > 50% area	1.63 %

Apartment 11 is on the east elevation, facing the car park to the existing development to the east of the applicant site. The living/ dining/ kitchen has a 6% shortfall in the areas required to achieve 100 lux at the working plane for 50% of daylight hours. The area where this is highlighted in the daylight modelling is at the door to the kitchen, a circulation space, and mitigated by the adjacent living area having at leat 100 lux illuminance levels for 100% of occupied hours. The 90% figure has minimal impact on the useful daylight in this space.

12	B2	GROUND	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	FAIL - 85% area	50%	PASS - 50% area	2.80 %	95%	FAIL - 85% area	50%	PASS - 50% area	2.80 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.15 %	95%	PASS > 95% area	50%	PASS > 50% area	1.19 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.51 %	95%	PASS > 95% area	50%	PASS > 50% area	1.50 %

Apartment 12 is on the east elevation, facing the gable of the existing development to the east of the applicant site. The living/ dining/ kitchen has a 11% shortfall in the areas required to achieve 100 lux at the working plane for 50% of daylight hours. The area where this is highlighted in the daylight modelling is to the kitchen. Although this is the worst case in the development, the lower levels of illuminance in the rear kitchen space are compensated by bright adjacent living areas having 100 lux illuminance levels for 100% of occupied hours, and similarly for 300 lux.

15	A	FIRST	1 BED/ 2 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	3.73 %	95%	FAIL 90% area	50%	PASS > 50% area	2.94 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.84 %	95%	PASS > 95% area	50%	PASS > 50% area	1.24 %

Apartment 15 is on the east elevation, facing the car park to the existing development to the east of the applicant site. The living/ dining/ kitchen has a 6% shortfall in the areas required to achieve 100 lux at the working plane for 50% of daylight hours. The area where this is highlighted in the daylight modelling is at the door to the kitchen, a circulation space, and mitigated by the adjacent living area having at leat 100 lux illuminance levels for 100% of occupied hours. The 90% figure has minimal impact on the useful daylight in this space.

25	B2	FIRST	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	FAIL 85% area	50%	PASS > 50% area	2.88 %	95%	FAIL 85% area	50%	PASS > 50% area	2.85 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	2.76 %	95%	PASS > 95% area	50%	PASS > 50% area	2.74 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.57 %	95%	PASS > 95% area	50%	PASS > 50% area	1.49 %

Apartment 25 is on the east elevation, facing the gable of the existing development to the east of the applicant site. The living/ dining/ kitchen has a 11% shortfall in the areas required to achieve 100 lux at the working plane for 50% of daylight hours. The area where this is highlighted in the daylight modelling is to the kitchen. Although this is the worst case in the development, the lower levels of illuminance in the rear kitchen space are compensated by bright adjacent living areas having 100 lux illuminance levels for 100% of occupied hours, and similarly for 300 lux.

39	B2	SECOND	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	FAIL 90% area	50%	PASS > 50% area	3.22 %	95%	FAIL 90% area	50%	PASS > 50% area	3.23 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	2.99 %	95%	PASS > 95% area	50%	PASS > 50% area	2.99 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.91 %	95%	PASS > 95% area	50%	PASS > 50% area	1.91 %

Apartment 39 is on the east elevation, facing the gable of the existing development to the east of the applicant site. The living/ dining/ kitchen has a 6% shortfall in the areas required to achieve 100 lux at the working plane for 50% of daylight hours. The area where this is highlighted in the daylight modelling is to the kitchen. Although this is the worst case in the development, the lower levels of illuminance in the rear kitchen space are compensated by bright adjacent living areas having 100 lux illuminance levels for 100% of occupied hours, and similarly for 300 lux.

SECTION 4.1 - DETAILED RESULTS

Ground Floor Daylight Analysis - Summary of Room Illuminance Threshhold Levels/ Daylight Factors
(including comparitive results should adjacent site be developed)

				NO DEVELOPMENT OF ADJACENT SITE - ILLUMINANCE RESULTS					FULL DEVELOPMENT OF ADJACENT SITE - ILLUMINANCE RESULTS				
UNIT NO.	UNIT TYPE	FLOOR LEVEL	DESCRIPTION	Minimum floor area to achieve 100 lux for 50% daylight hours	Minimum floor area proposed at 100 lux for 50% daylight hours	Minimum floor area to achieve 300 lux for 50% daylight hours	Minimum floor area proposed at 300 lux for 50% daylight hours	Average Daylight Factor Achieved	Minimum floor area to achieve 100 lux for 50% daylight hours	Minimum floor area proposed at 100 lux for 50% daylight hours	Minimum floor area to achieve 300 lux for 50% daylight hours	Minimum floor area proposed at 300 lux for 50% daylight hours	Average Daylight Factor Achieved
GROUND FLOOR													
01	A	GROUND	1 BED/ 2 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	4.03 %	95%	PASS > 95% area	50%	PASS > 50% area	3.42 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.76 %	95%	PASS > 95% area	50%	PASS > 50% area	1.39 %
02	A	GROUND	1 BED/ 2 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	3.87 %	95%	FAIL - 90% area	50%	PASS > 50% area	2.49 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	2.06 %	95%	PASS > 95% area	50%	PASS > 50% area	1.10 %
03	C	GROUND	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	5.02 %	95%	PASS > 95% area	50%	PASS > 50% area	4.60 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.40 %	95%	PASS > 95% area	50%	FAIL - 45% area	0.75 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.68 %	95%	PASS > 95% area	50%	PASS > 50% area	0.90 %
04	C	GROUND	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	5.83 %	95%	PASS > 95% area	50%	PASS > 50% area	5.8 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.76 %	95%	PASS > 95% area	50%	PASS > 50% area	1.78 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.81 %	95%	PASS > 95% area	50%	PASS > 50% area	1.82 %
05	A1	GROUND	1 BED/ 2 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	5.53 %	95%	PASS > 95% area	50%	PASS > 50% area	5.53 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.14 %	95%	PASS > 95% area	50%	PASS > 50% area	1.11 %
06	C2	GROUND	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	3.41 %	95%	PASS > 95% area	50%	PASS > 50% area	3.41 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.19 %	95%	PASS > 95% area	50%	PASS > 50% area	1.20 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.45 %	95%	PASS > 95% area	50%	PASS > 50% area	1.45 %
07	C	GROUND	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	2.61 %	95%	PASS > 95% area	50%	PASS > 50% area	2.60 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.41 %	95%	PASS > 95% area	50%	PASS > 50% area	1.41 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	2.01 %	95%	PASS > 95% area	50%	PASS > 50% area	1.91 %
08	B	GROUND	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	2.57 %	95%	PASS > 95% area	50%	PASS > 50% area	2.57 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.99 %	95%	PASS > 95% area	50%	PASS > 50% area	1.90 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	2.67 %	95%	PASS > 95% area	50%	PASS > 50% area	2.67 %
09	B	GROUND	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	2.58 %	95%	PASS > 95% area	50%	PASS > 50% area	2.58 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	2.64 %	95%	PASS > 95% area	50%	PASS > 50% area	2.64 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	2.45 %	95%	PASS > 95% area	50%	PASS > 50% area	2.45 %
10	C1	GROUND	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	2.23 %	95%	PASS > 95% area	50%	PASS > 50% area	2.23 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	3.02 %	95%	PASS > 95% area	50%	PASS > 50% area	3.02 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	2.96 %	95%	PASS > 95% area	50%	PASS > 50% area	2.96 %
11	B1	GROUND	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	FAIL - 90% area	50%	PASS > 50% area	3.38 %	95%	FAIL - 90% area	50%	PASS > 50% area	3.38 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.22 %	95%	PASS > 95% area	50%	PASS > 50% area	1.22 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.63 %	95%	PASS > 95% area	50%	PASS > 50% area	1.63 %
12	B2	GROUND	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	FAIL - 85% area	50%	PASS - 50% area	2.80 %	95%	FAIL - 85% area	50%	PASS - 50% area	2.80 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.15 %	95%	PASS > 95% area	50%	PASS > 50% area	1.19 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.51 %	95%	PASS > 95% area	50%	PASS > 50% area	1.50 %
13	C	GROUND	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	4.58 %	95%	PASS > 95% area	50%	PASS > 50% area	4.17 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.19 %	95%	PASS > 95% area	50%	PASS > 50% area	1.22 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.51 %	95%	PASS > 95% area	50%	PASS > 50% area	1.51 %

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SECTION 4.1 - DETAILED RESULTS

First Floor Daylight Analysis - Summary of Room Illuminance Threshhold Levels/ Daylight Factors
(including comparitive results should adjacent site be developed)

				NO DEVELOPMENT OF ADJACENT SITE - ILLUMINANCE RESULTS					FULL DEVELOPMENT OF ADJACENT SITE - ILLUMINANCE RESULTS				
UNIT NO.	UNIT TYPE	FLOOR LEVEL	DESCRIPTION	Minimum floor area to achieve 100 lux for 50% daylight hours	Minimum floor area proposed at 100 lux for 50% daylight hours	Minimum floor area to achieve 300 lux for 50% daylight hours	Minimum floor area proposed at 300 lux for 50% daylight hours	Average Daylight Factor Achieved	Minimum floor area to achieve 100 lux for 50% daylight hours	Minimum floor area proposed at 100 lux for 50% daylight hours	Minimum floor area to achieve 300 lux for 50% daylight hours	Minimum floor area proposed at 300 lux for 50% daylight hours	Average Daylight Factor Achieved
FIRST FLOOR													
14	A	FIRST	1 BED/ 2 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	3.77 %	95%	PASS > 95% area	50%	PASS > 50% area	3.47 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.74 %	95%	PASS > 95% area	50%	PASS > 50% area	1.32 %
15	A	FIRST	1 BED/ 2 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	3.73 %	95%	FAIL 90% area	50%	PASS > 50% area	2.94 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.84 %	95%	PASS > 95% area	50%	PASS > 50% area	1.24 %
16	C	FIRST	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	5.18 %	95%	PASS > 95% area	50%	PASS > 50% area	4.78 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.33 %	95%	PASS > 95% area	50%	PASS > 50% area	0.86 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.63 %	95%	PASS > 95% area	50%	PASS > 50% area	1.16 %
17	C	FIRST	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	4.71 %	95%	PASS > 95% area	50%	PASS > 50% area	4.71 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.71 %	95%	PASS > 95% area	50%	PASS > 50% area	1.65 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.64 %	95%	PASS > 95% area	50%	PASS > 50% area	1.63 %
18	A1	FIRST	1 BED/ 2 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	5.03 %	95%	PASS > 95% area	50%	PASS > 50% area	5.03 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.02 %	95%	PASS > 95% area	50%	PASS > 50% area	1.02 %
19	C2	FIRST	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	3.41 %	95%	PASS > 95% area	50%	PASS > 50% area	3.41 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.45 %	95%	PASS > 95% area	50%	PASS > 50% area	1.45 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.11 %	95%	PASS > 95% area	50%	PASS > 50% area	1.10 %
20	C	FIRST	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	2.41 %	95%	PASS > 95% area	50%	PASS > 50% area	2.41 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.23 %	95%	PASS > 95% area	50%	PASS > 50% area	1.23 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.71 %	95%	PASS > 95% area	50%	PASS > 50% area	1.75 %
21	B	FIRST	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	2.35 %	95%	PASS > 95% area	50%	PASS > 50% area	2.35 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.68 %	95%	PASS > 95% area	50%	PASS > 50% area	1.68 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	2.31 %	95%	PASS > 95% area	50%	PASS > 50% area	2.31 %
22	B	FIRST	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	2.39 %	95%	PASS > 95% area	50%	PASS > 50% area	2.39 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	3.34 %	95%	PASS > 95% area	50%	PASS > 50% area	3.34 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	2.10 %	95%	PASS > 95% area	50%	PASS > 50% area	2.10 %
23	C1	FIRST	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	2.01 %	95%	PASS > 95% area	50%	PASS > 50% area	2.01 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	3.22 %	95%	PASS > 95% area	50%	PASS > 50% area	3.22 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	2.86 %	95%	PASS > 95% area	50%	PASS > 50% area	2.86 %
24	B1	FIRST	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	3.33 %	95%	PASS > 95% area	50%	PASS > 50% area	3.33 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.07 %	95%	PASS > 95% area	50%	PASS > 50% area	1.07 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.28 %	95%	PASS > 95% area	50%	PASS > 50% area	1.32 %
25	B2	FIRST	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	FAIL 85% area	50%	PASS > 50% area	2.88 %	95%	FAIL 85% area	50%	PASS > 50% area	2.85 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	2.76 %	95%	PASS > 95% area	50%	PASS > 50% area	2.74 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.57 %	95%	PASS > 95% area	50%	PASS > 50% area	1.49 %
26	C	FIRST	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	5.58 %	95%	PASS > 95% area	50%	PASS > 50% area	5.38 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.20 %	95%	PASS > 95% area	50%	PASS > 50% area	1.21 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.66 %	95%	PASS > 95% area	50%	PASS > 50% area	1.66 %

SECTION 4.1 - DETAILED RESULTS

Second Floor Daylight Analysis - Summary of Room Illuminance Threshhold Levels/ Daylight Factors
(including comparitive results should adjacent site be developed)

				NO DEVELOPMENT OF ADJACENT SITE - ILLUMINANCE RESULTS					FULL DEVELOPMENT OF ADJACENT SITE - ILLUMINANCE RESULTS				
UNIT NO.	UNIT TYPE	FLOOR LEVEL	DESCRIPTION	Minimum floor area to achieve 100 lux for 50% daylight hours	Minimum floor area proposed at 100 lux for 50% daylight hours	Minimum floor area to achieve 300 lux for 50% daylight hours	Minimum floor area proposed at 300 lux for 50% daylight hours	Average Daylight Factor Achieved	Minimum floor area to achieve 100 lux for 50% daylight hours	Minimum floor area proposed at 100 lux for 50% daylight hours	Minimum floor area to achieve 300 lux for 50% daylight hours	Minimum floor area proposed at 300 lux for 50% daylight hours	Average Daylight Factor Achieved
SECOND FLOOR													
27	A	SECOND	1 BED/ 2 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	3.97 %	95%	PASS > 95% area	50%	PASS > 50% area	3.93 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.68 %	95%	PASS > 95% area	50%	PASS > 50% area	1.71 %
28	A	SECOND	1 BED/ 2 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	3.82 %	95%	PASS > 95% area	50%	PASS > 50% area	3.70 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.92 %	95%	PASS > 95% area	50%	PASS > 50% area	1.77 %
29	C1	SECOND	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	4.94 %	95%	PASS > 95% area	50%	PASS > 50% area	4.81 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.31 %	95%	PASS > 95% area	50%	PASS > 50% area	1.23 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.76 %	95%	PASS > 95% area	50%	PASS > 50% area	1.56 %
30	C2	SECOND	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	5.26 %	95%	PASS > 95% area	50%	PASS > 50% area	5.26 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.62 %	95%	PASS > 95% area	50%	PASS > 50% area	1.62 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.65 %	95%	PASS > 95% area	50%	PASS > 50% area	1.68 %
31	A1	SECOND	1 BED/ 2 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	5.74 %	95%	PASS > 95% area	50%	PASS > 50% area	5.75 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.03 %	95%	PASS > 95% area	50%	PASS > 50% area	1.04 %
32	A2	SECOND	1 BED/ 2 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	4.45 %	95%	PASS > 95% area	50%	PASS > 50% area	4.45 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.24 %	95%	PASS > 95% area	50%	PASS > 50% area	1.24 %
33	A3	SECOND	1 BED/ 2 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	4.19 %	95%	PASS > 95% area	50%	PASS > 50% area	4.20 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	4.79 %	95%	PASS > 95% area	50%	PASS > 50% area	4.79 %
34	C	SECOND	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	2.79 %	95%	PASS > 95% area	50%	PASS > 50% area	2.78 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.33 %	95%	PASS > 95% area	50%	PASS > 50% area	1.33 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.78 %	95%	PASS > 95% area	50%	PASS > 50% area	1.77 %
35	B	SECOND	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	2.39 %	95%	PASS > 95% area	50%	PASS > 50% area	2.39 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.72 %	95%	PASS > 95% area	50%	PASS > 50% area	1.76 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	2.33 %	95%	PASS > 95% area	50%	PASS > 50% area	2.35 %
36	B	SECOND	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	2.42 %	95%	PASS > 95% area	50%	PASS > 50% area	2.42 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	3.62 %	95%	PASS > 95% area	50%	PASS > 50% area	3.64 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	2.12 %	95%	PASS > 95% area	50%	PASS > 50% area	2.12 %
37	C1	SECOND	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	2.06 %	95%	PASS > 95% area	50%	PASS > 50% area	2.04 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	3.22 %	95%	PASS > 95% area	50%	PASS > 50% area	3.22 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	3.56 %	95%	PASS > 95% area	50%	PASS > 50% area	3.62 %
38	B1	SECOND	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	3.68 %	95%	PASS > 95% area	50%	PASS > 50% area	3.58 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.15 %	95%	PASS > 95% area	50%	PASS > 50% area	1.15 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.38 %	95%	PASS > 95% area	50%	PASS > 50% area	1.38 %
39	B2	SECOND	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	FAIL 90% area	50%	PASS > 50% area	3.22 %	95%	FAIL 90% area	50%	PASS > 50% area	3.23 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	2.99 %	95%	PASS > 95% area	50%	PASS > 50% area	2.99 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.91 %	95%	PASS > 95% area	50%	PASS > 50% area	1.91 %
40	C	SECOND	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	5.98 %	95%	PASS > 95% area	50%	PASS > 50% area	5.9 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	1.46 %	95%	PASS > 95% area	50%	PASS > 50% area	1.45 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	1.91 %	95%	PASS > 95% area	50%	PASS > 50% area	1.90 %

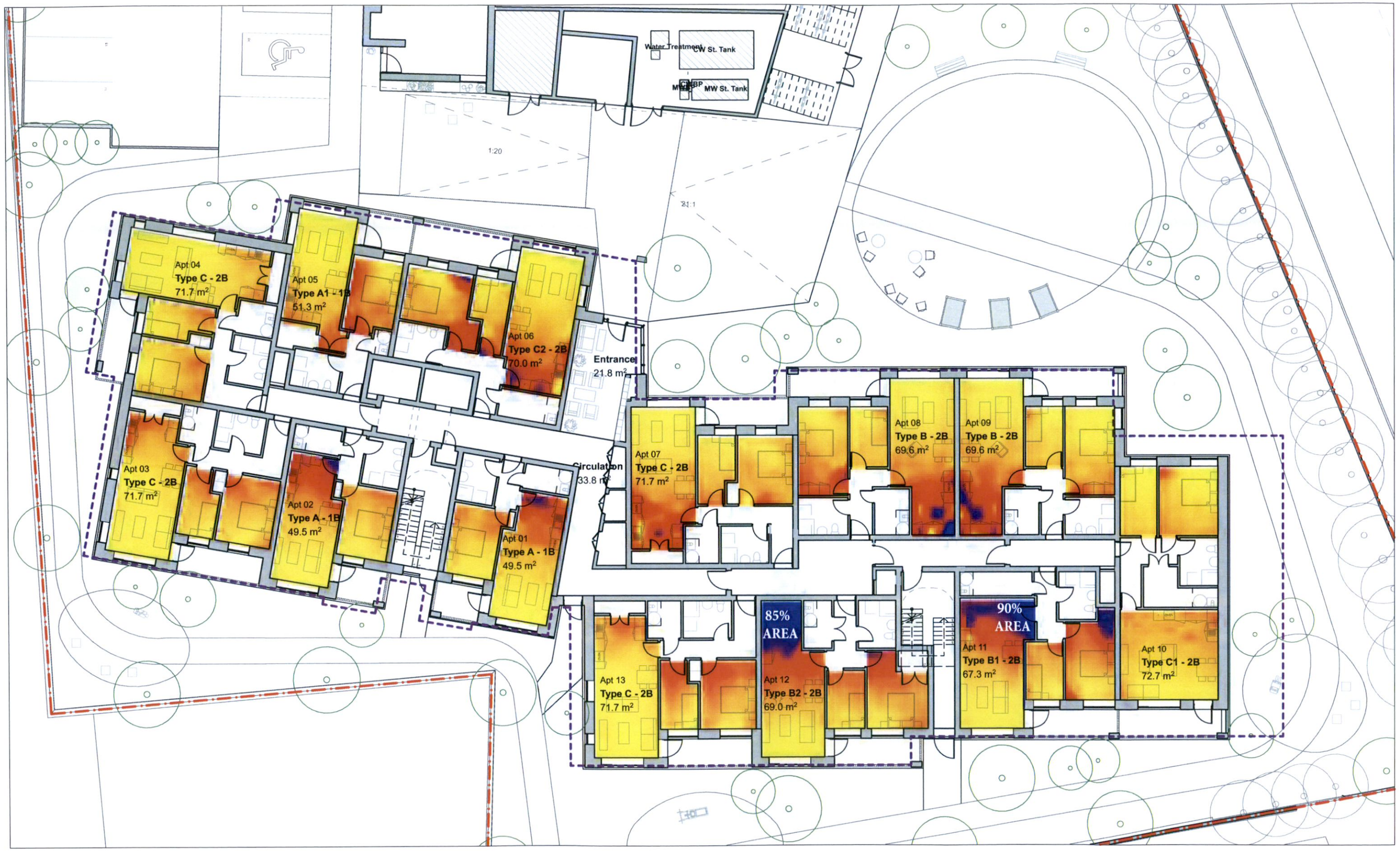
SECTION 4.1 - DETAILED RESULTS

Third Floor Daylight Analysis - Summary of Room Illuminance Threshhold Levels/ Daylight Factors
(including comparitive results should adjacent site be developed)

				NO DEVELOPMENT OF ADJACENT SITE - ILLUMINANCE RESULTS					FULL DEVELOPMENT OF ADJACENT SITE - ILLUMINANCE RESULTS				
UNIT NO.	UNIT TYPE	FLOOR LEVEL	DESCRIPTION	Minimum floor area to achieve 100 lux for 50% daylight hours	Minimum floor area proposed at 100 lux for 50% daylight hours	Minimum floor area to achieve 300 lux for 50% daylight hours	Minimum floor area proposed at 300 lux for 50% daylight hours	Average Daylight Factor Achieved	Minimum floor area to achieve 100 lux for 50% daylight hours	Minimum floor area proposed at 100 lux for 50% daylight hours	Minimum floor area to achieve 300 lux for 50% daylight hours	Minimum floor area proposed at 300 lux for 50% daylight hours	Average Daylight Factor Achieved
THIRD FLOOR													
41	A	THIRD	1 BED/ 2 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	4.97 %	95%	PASS > 95% area	50%	PASS > 50% area	4.93 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	4.68 %	95%	PASS > 95% area	50%	PASS > 50% area	4.66 %
42	A	THIRD	1 BED/ 2 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	4.68 %	95%	PASS > 95% area	50%	PASS > 50% area	4.65 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	5.52 %	95%	PASS > 95% area	50%	PASS > 50% area	5.07 %
43	C1	THIRD	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	5.74 %	95%	PASS > 95% area	50%	PASS > 50% area	5.62 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	3.31 %	95%	PASS > 95% area	50%	PASS > 50% area	3.22 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	4.30 %	95%	PASS > 95% area	50%	PASS > 50% area	4.23 %
44	C2	THIRD	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	5.46 %	95%	PASS > 95% area	50%	PASS > 50% area	5.46 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	3.63 %	95%	PASS > 95% area	50%	PASS > 50% area	3.58 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	3.65 %	95%	PASS > 95% area	50%	PASS > 50% area	3.65 %
45	A1	THIRD	1 BED/ 2 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	6.74 %	95%	PASS > 95% area	50%	PASS > 50% area	6.74 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	3.13 %	95%	PASS > 95% area	50%	PASS > 50% area	3.13 %
46	A2	THIRD	1 BED/ 2 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	5.65 %	95%	PASS > 95% area	50%	PASS > 50% area	5.65 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	3.87 %	95%	PASS > 95% area	50%	PASS > 50% area	3.87 %
47	A3	THIRD	1 BED/ 2 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	5.19 %	95%	PASS > 95% area	50%	PASS > 50% area	5.27 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	6.79 %	95%	PASS > 95% area	50%	PASS > 50% area	6.79 %
48	C	THIRD	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	3.79 %	95%	PASS > 95% area	50%	PASS > 50% area	3.89 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	3.13 %	95%	PASS > 95% area	50%	PASS > 50% area	3.13 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	3.78 %	95%	PASS > 95% area	50%	PASS > 50% area	3.79 %
49	B	THIRD	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	2.38 %	95%	PASS > 95% area	50%	PASS > 50% area	2.38 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	4.02 %	95%	PASS > 95% area	50%	PASS > 50% area	4.02 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	4.33 %	95%	PASS > 95% area	50%	PASS > 50% area	4.33 %
50	B	THIRD	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	2.53 %	95%	PASS > 95% area	50%	PASS > 50% area	2.53 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	5.62 %	95%	PASS > 95% area	50%	PASS > 50% area	5.62 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	3.72 %	95%	PASS > 95% area	50%	PASS > 50% area	3.72 %
51	C1	THIRD	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	4.56 %	95%	PASS > 95% area	50%	PASS > 50% area	4.59 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	3.25 %	95%	PASS > 95% area	50%	PASS > 50% area	3.25 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	4.26 %	95%	PASS > 95% area	50%	PASS > 50% area	4.26 %
52	B1	THIRD	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	4.38 %	95%	PASS > 95% area	50%	PASS > 50% area	4.33 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	2.65 %	95%	PASS > 95% area	50%	PASS > 50% area	2.59 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	3.38 %	95%	PASS > 95% area	50%	PASS > 50% area	3.31 %
53	B2	THIRD	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	4.22 %	95%	PASS > 95% area	50%	PASS > 50% area	4.12 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	5.99 %	95%	PASS > 95% area	50%	PASS > 50% area	5.93 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	4.91 %	95%	PASS > 95% area	50%	PASS > 50% area	4.90 %
54	C	THIRD	2 BED/ 3 PERSON										
			LIVING/ DINING/ KITCHEN	95%	PASS > 95% area	50%	PASS > 50% area	6.98 %	95%	PASS > 95% area	50%	PASS > 50% area	6.91 %
			BEDROOM 1	95%	PASS > 95% area	50%	PASS > 50% area	3.46 %	95%	PASS > 95% area	50%	PASS > 50% area	3.44 %
			BEDROOM 2	95%	PASS > 95% area	50%	PASS > 50% area	4.91 %	95%	PASS > 95% area	50%	PASS > 50% area	4.90 %

APPENDIX A

PLANS : ILLUMINANCE LEVEL MODELLING, INCLUDING COMPARITIVE IMPACT OF ADJACENT DEVELOPMENT AT GLEBE HOUSE BEING CONSTRUCTED



REVISION	STAGE	DATE	NOTES

N

NORTH

S SURVEY SK SKETCH CN CONSTRUCTION
PL PLANNING T TENDER SS SUPERCEDED

Figured dimensions only to be taken from this drawing - All dimensions to be checked onsite. Discrepencies to be brought to the attention of this office before commencement of work.

NOTES:

Percentage of occupied hours where illuminance is at least 100 lux, measured at 0.85 meters above the floor plate.

0% 25% 50% 75% 100%

Ground Floor Plan: 100 lux levels for at least 50% of daylight hours to be achieved over 95% of each space.
Results shown here assuming adjacent site remains undeveloped.

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JOB NO: 2001

JOB TITLE: RATHCOOLE HOUSING
TAY LANE
RATHCOOLE
DUBLIN 24

DWG NO: RATH A2-20

DRAWING TITLE: PROPOSED GROUND FLOOR PLAN

PHASE: -

REV NO:

STAGE	SCALE	AUTHOR	DATE
PLANNING	1:200 @ A3	MC	13/12/2022

REVISION	STAGE	DATE	NOTES

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0% 25% 50% 75% 100%

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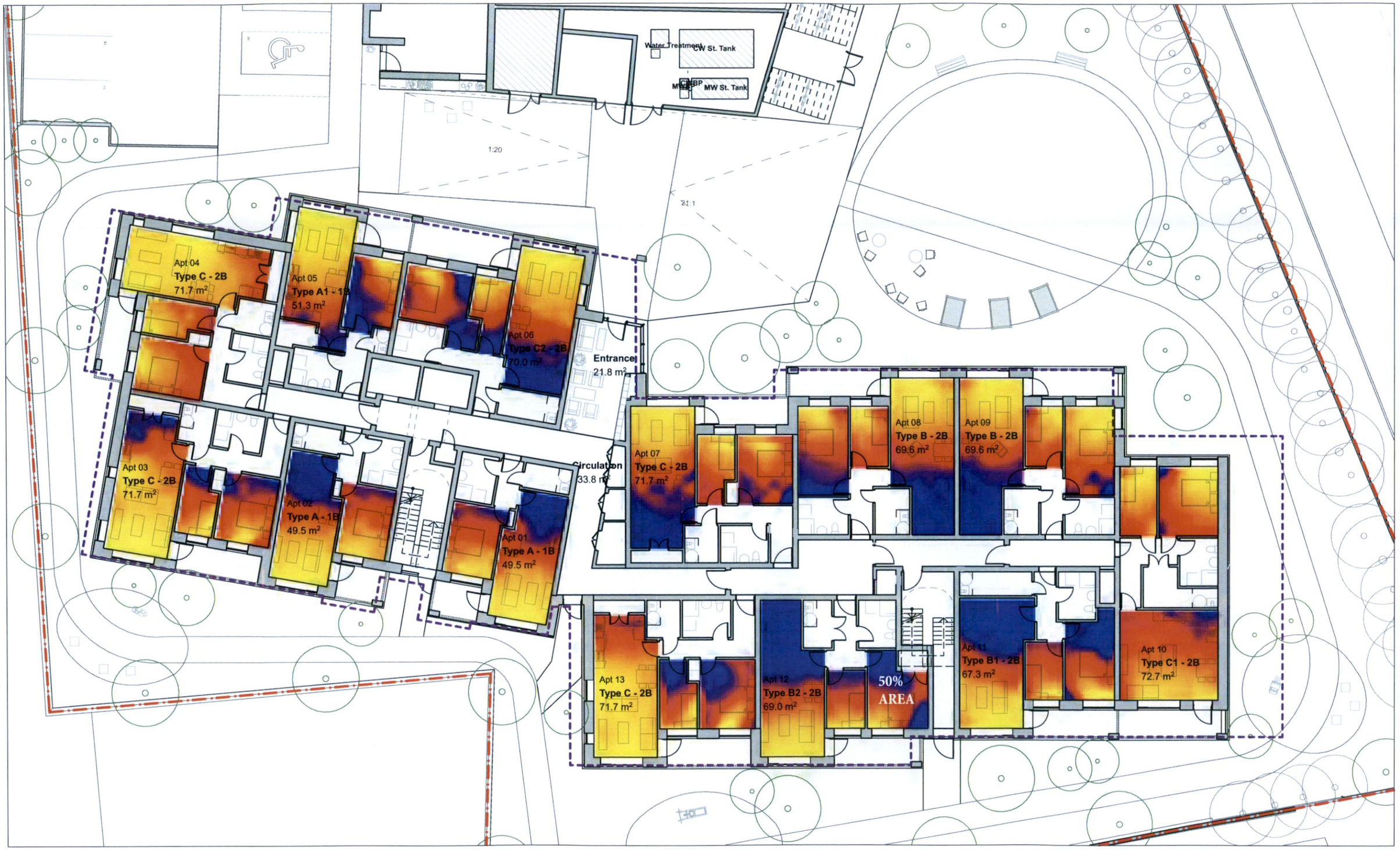
RATHCOOLE
DUBLIN 24
DWG NO: RATH A2-20
DRAWING TITLE: PROPOSED GROUND FLOOR PLAN
PHASE: -
REV NO:
STAGE: PLANNING
SCALE: 1:200 @ A3
AUTHOR: MC
DATE: 13/12/2022



REVISION	STAGE	DATE	NOTES

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NORTH

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PL PLANNING T TENDER SS SUPERCEDED

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NOTES:
Percentage of occupied hours where illuminance is at least 300 lux, measured at 0.85 meters above the floor plate.

0% 25% 50% 75% 100%

Ground Floor Plan: 300 lux levels for at least 50% of daylight hours to be achieved over 50% of each space.
Results shown here assuming adjacent site remains undeveloped.

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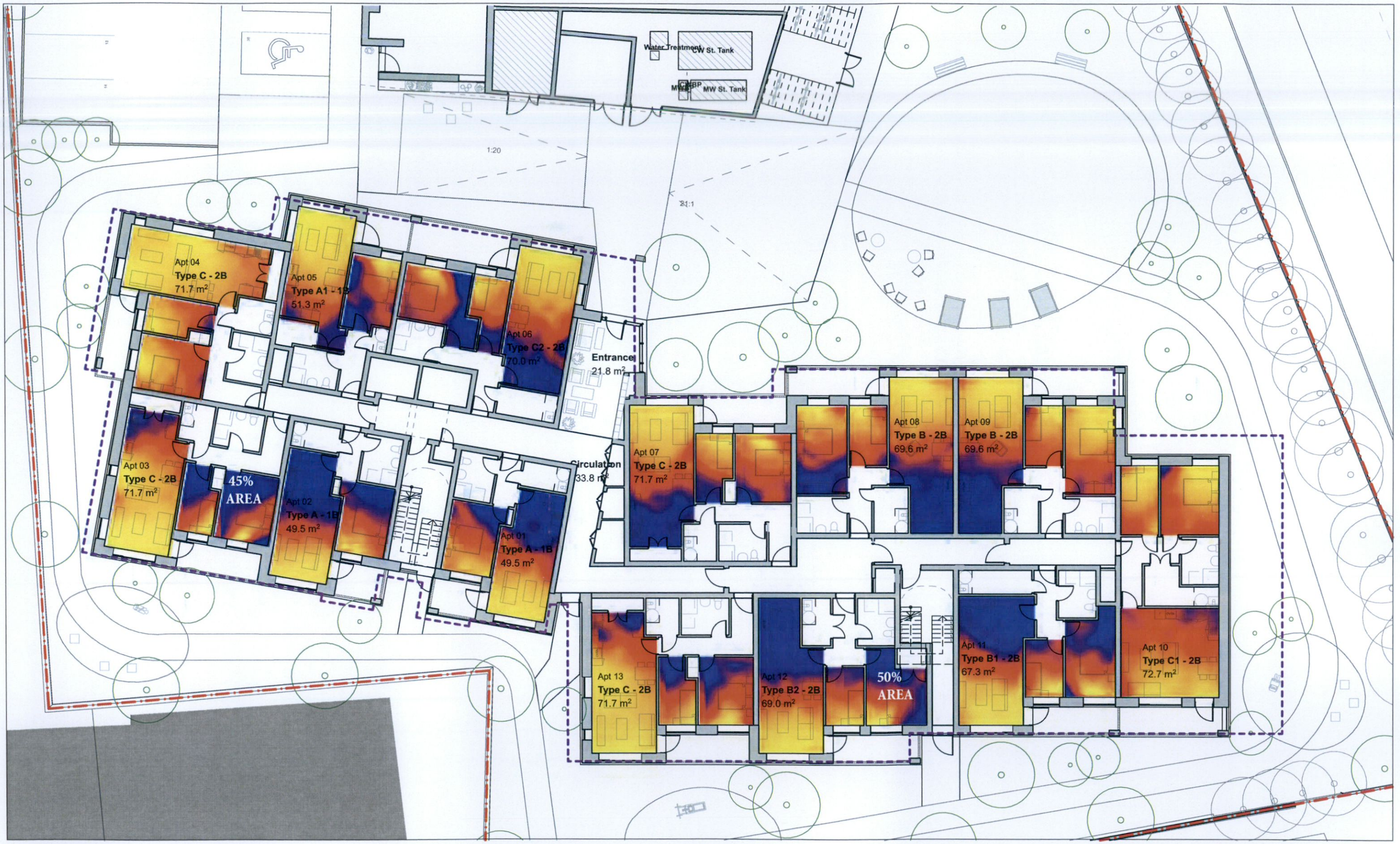
PHASE: -

REV NO:

STAGE	SCALE	AUTHOR	DATE
PLANNING	1:200 @ A3	MC	13/12/2022



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0% 25% 50% 75% 100%

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DUBLIN 24

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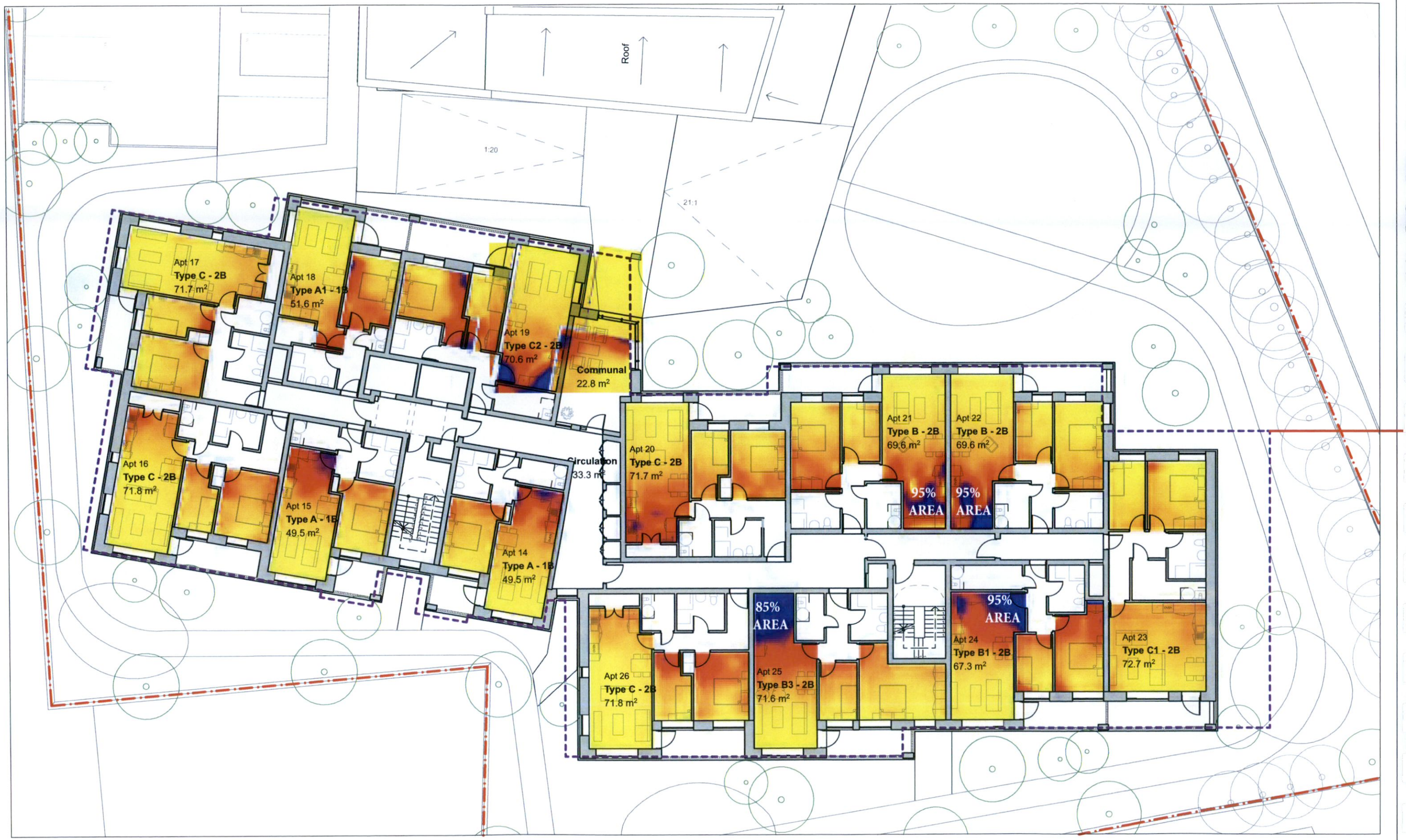
PHASE : -

REV NO :

STAGE :	SCALE :	AUTHOR :	DATE :
PLANNING	1:200 @ A3	MC	13/12/2022



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0% 25% 50% 75% 100%

First Floor Plan: 100 lux levels for at least 50% of daylight hours to be achieved over 95% of each space.
Results shown here assuming adjacent site remains undeveloped.

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TAY LANE
RATHCOOLE
DUBLIN 24
DWG NO. RATH A2-21
DRAWING TITLE : PROPOSED FIRST FLOOR PLAN
PHASE : -
REV NO.
STAGE : PLANNING
SCALE : 1:200 @ A3
AUTHOR : MC
DATE : 13/12/2022

REVISION	STAGE	DATE	NOTES

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RATHCOOLE
DUBLIN 24

DWG NO: RATH A2-21

DRAWING TITLE: PROPOSED FIRST FLOOR PLAN

PHASE: -

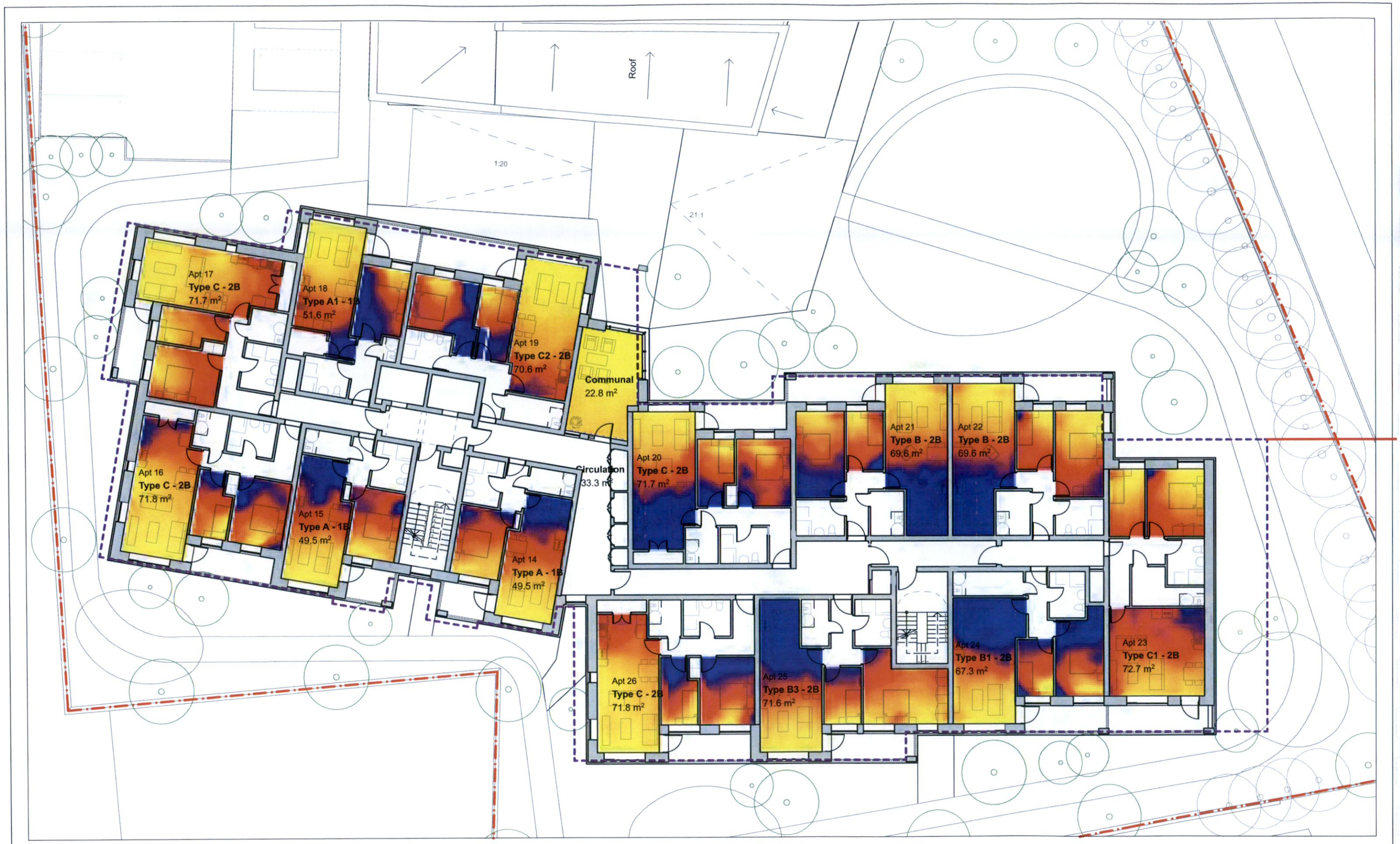
REV NO:

STAGE: PLANNING

SCALE: 1:200 @ A3

AUTHOR: MC

DATE: 13/12/2022



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NOTES:
Percentage of occupied hours where illuminance is at least 300 lux, measured at 0.85 meters above the floor plate.

0% 25% 50% 75% 100%

First Floor Plan: 300 lux levels for at least 50% of daylight hours to be achieved over 50% of each space.
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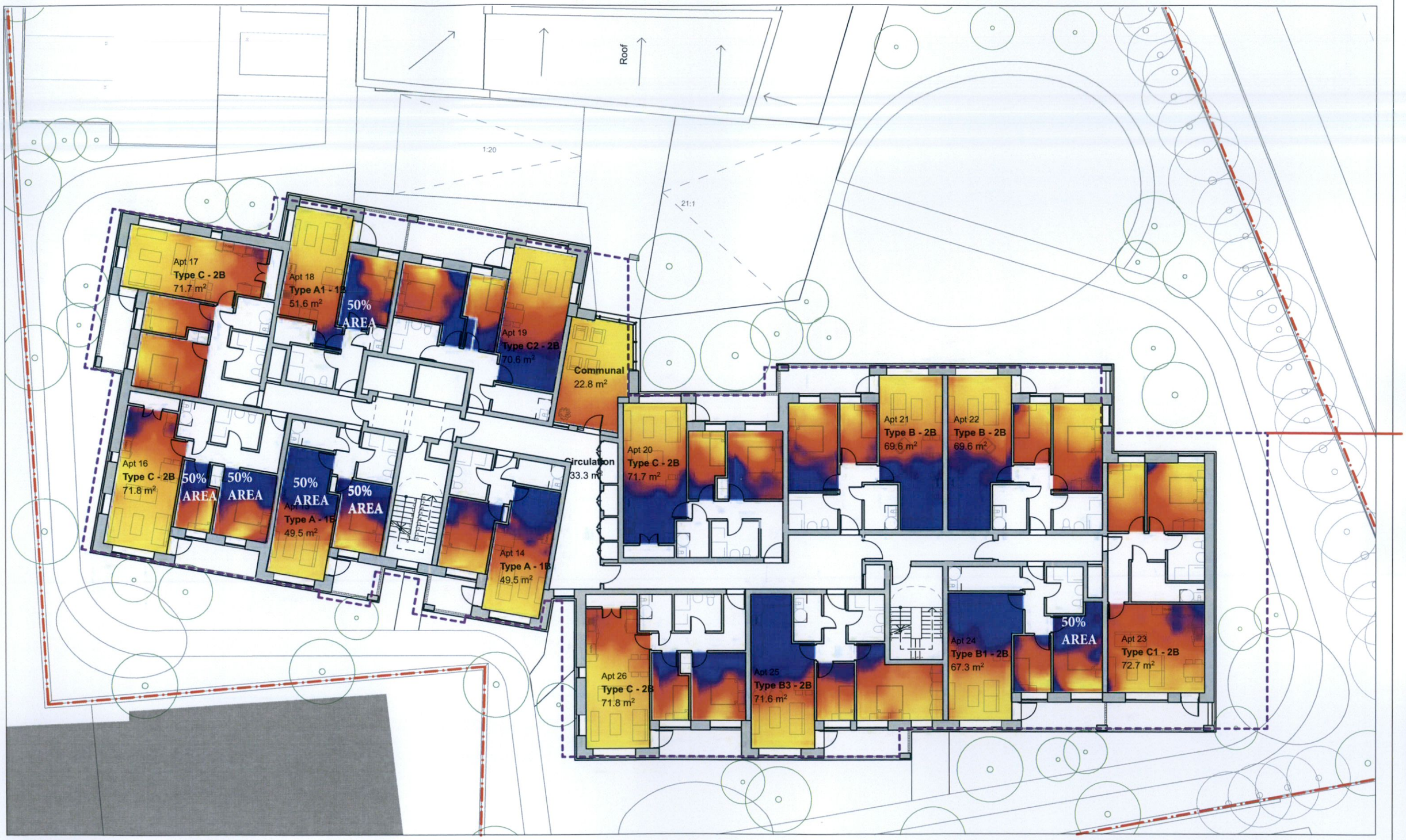
TAY LANE
RATHCOOLE
DUBLIN 24
DWG NO: RATH A2-21
DRAWING TITLE: PROPOSED FIRST FLOOR PLAN
PHASE: -
REV NO:
STAGE: PLANNING
SCALE: 1:200 @ A3
AUTHOR: MC
DATE: 13/12/2022



REVISION	STAGE	DATE	NOTES

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NORTH

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First Floor Plan: 300 lux levels for at least 50% of daylight hours to be achieved over 50% of each space.
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RATHCOOLE
DUBLIN 24

DWG NO : RATH A2-21

DRAWING TITLE : PROPOSED FIRST FLOOR PLAN

PHASE : -

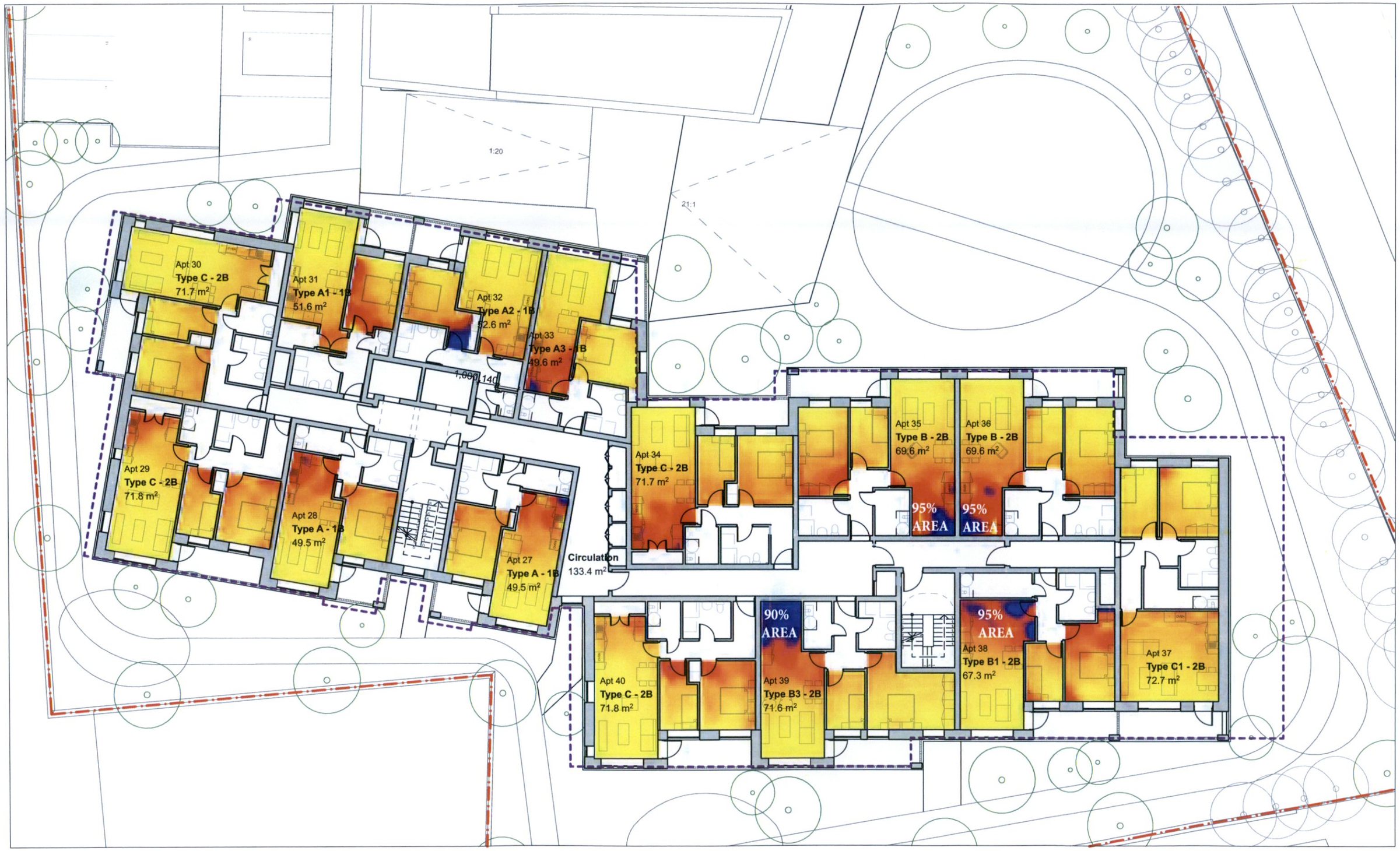
REV NO :

STAGE : PLANNING

SCALE : 1:200 @ A3

AUTHOR : MC

DATE : 13/12/2022



REVISION	STAGE	DATE	NOTES

N

NORTH

S SURVEY SK SKETCH CN CONSTRUCTION
PL PLANNING T TENDER SS SUPERCEDED

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NOTES:
Percentage of occupied hours where illuminance is at least 100 lux, measured at 0.85 meters above the floor plate.

0% 25% 50% 75% 100%

Second Floor Plan: 100 lux levels for at least 50% of daylight hours to be achieved over 95% of each space.
Results shown here assuming adjacent site remains undeveloped.

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JOB TITLE: RATHCOOLE HOUSING
TAY LANE
RATHCOOLE
DUBLIN 24
DWG NO: RATH A2-22
DRAWING TITLE: PROPOSED SECOND FLOOR PLAN
PHASE: -
REV NO:
STAGE: PLANNING
SCALE: 1:200 @ A3
AUTHOR: MC
DATE: 13/12/2022

REVISION	STAGE	DATE	NOTES

N

NORTH

S SURVEY SK SKETCH CN CONSTRUCTION
PL PLANNING T TENDER SS SUPERCEDED

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Percentage of occupied hours where illuminance is at least 100 lux, measured at 0.85 meters above the floor plate.

0% 25% 50% 75% 100%

Second Floor Plan: 100 lux levels for at least 50% of daylight hours to be achieved over 95% of each space.
Results shown here assuming adjacent site is developed.

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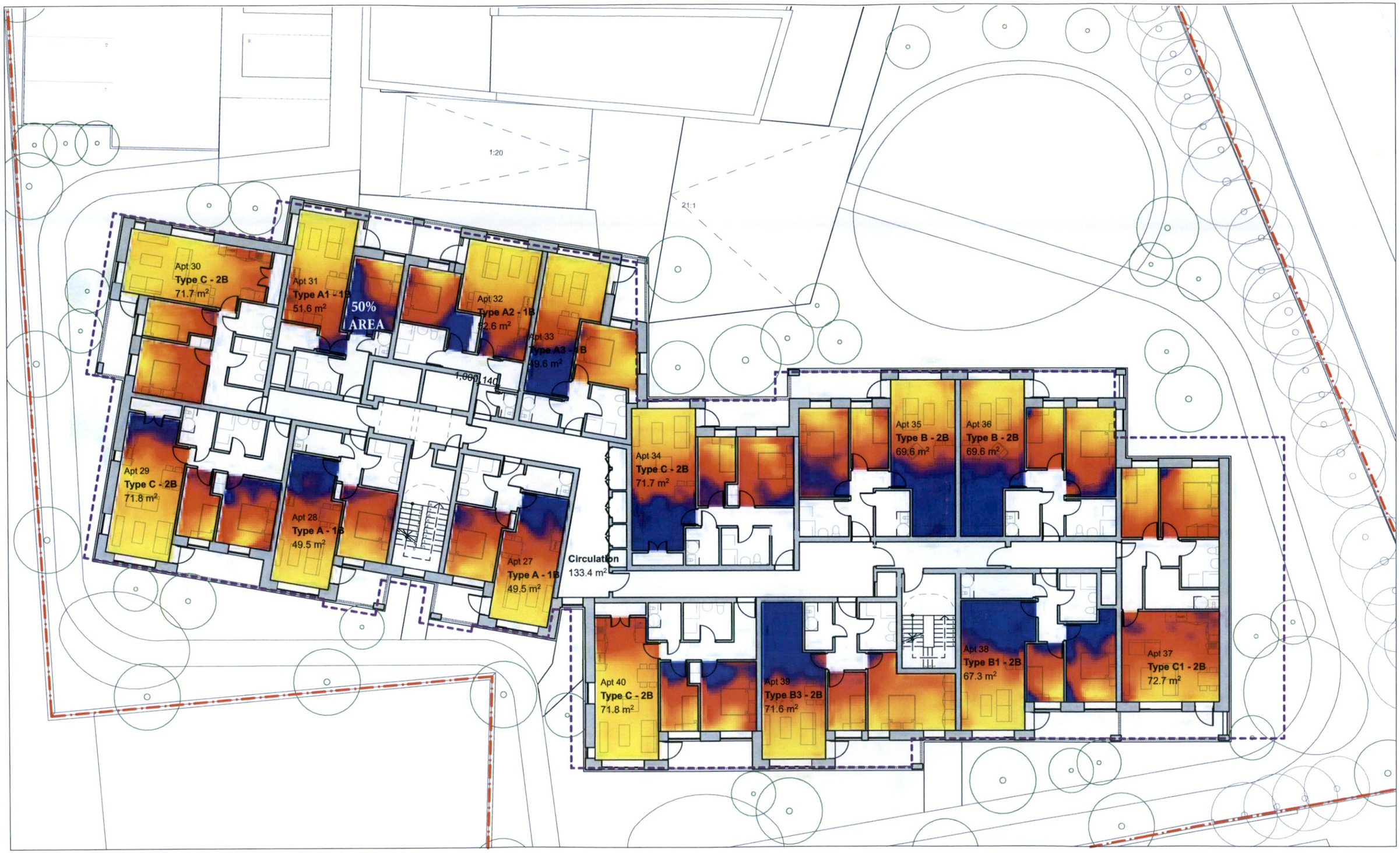
CLIENT : RIVERSIDE PROJECTS LIMITED
JOB NO : 2001
JOB TITLE : RATHCOOLE HOUSING
TAY LANE
RATHCOOLE
DUBLIN 24
DWG NO : RATH A2-22
DRAWING TITLE : PROPOSED SECOND FLOOR PLAN
PHASE : -
REV NO :
STAGE : PLANNING
SCALE : 1:200 @ A3
AUTHOR : MC
DATE : 13/12/2022



REVISION	STAGE	DATE	NOTES

N

NORTH

S SURVEY SK SKETCH CN CONSTRUCTION
PL PLANNING T TENDER SS SUPERCEDED

Figured dimensions only to be taken from this drawing - All dimensions to be checked onsite
Discrepencies to be brought to the attention of this office before commencement of work.

NOTES:
Percentage of occupied hours where illuminance is at least 300 lux, measured at 0.85 meters above the floor plate.

0% 25% 50% 75% 100%

Second Floor Plan: 300 lux levels for at least 50% of daylight hours to be achieved over 50% of each space.
Results shown here assuming adjacent site remains undeveloped.

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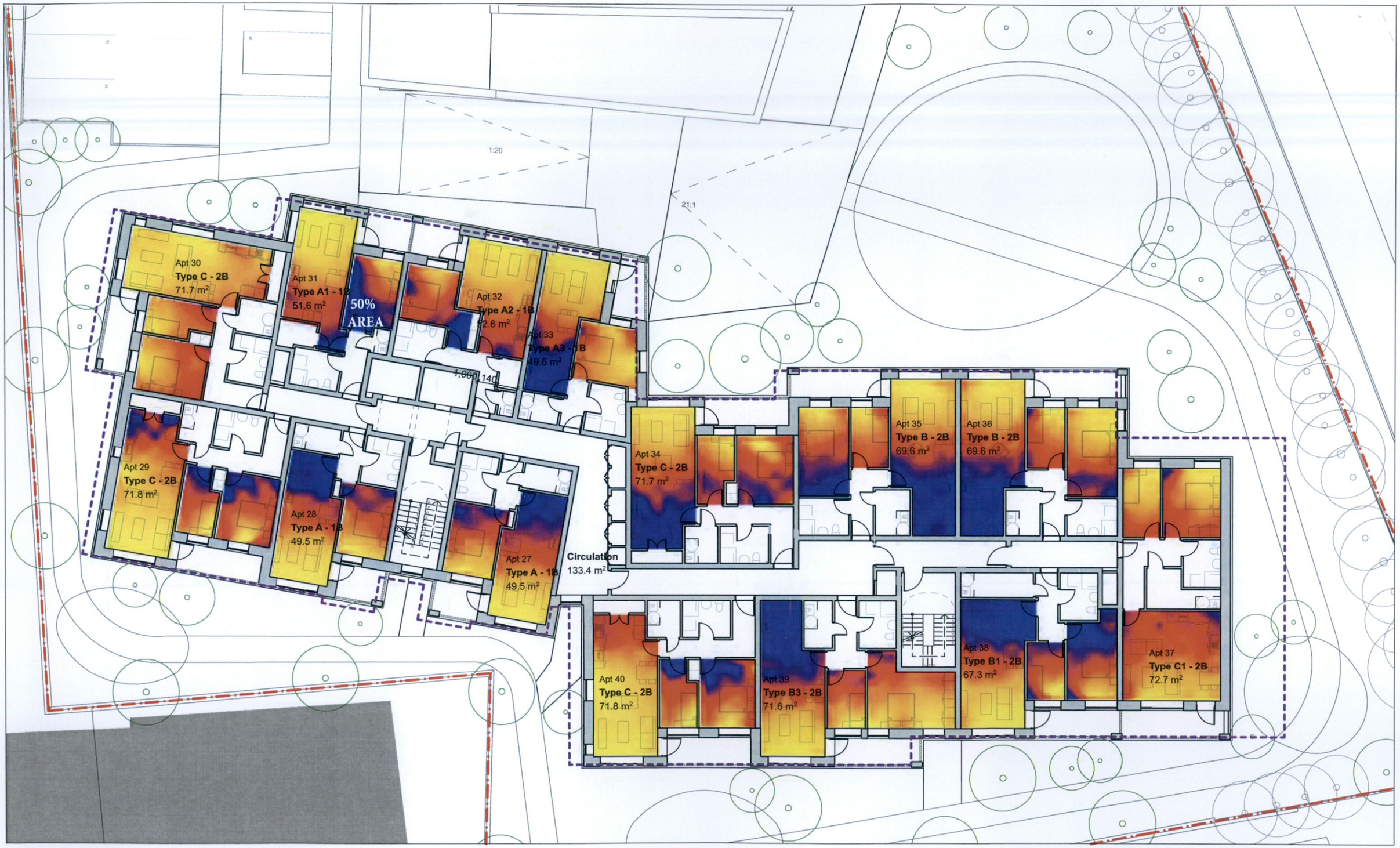
DRAWING TITLE: PROPOSED SECOND FLOOR PLAN

PHASE: -

REV NO:

STAGE:	SCALE:	AUTHOR:	DATE:
PLANNING	1:200 @ A3	MC	13/12/2022



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Percentage of occupied hours where illuminance is at least 300 lux, measured at 0.85 meters above the floor plate.

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Second Floor Plan: 300 lux levels for at least 50% of daylight hours to be achieved over 50% of each space.
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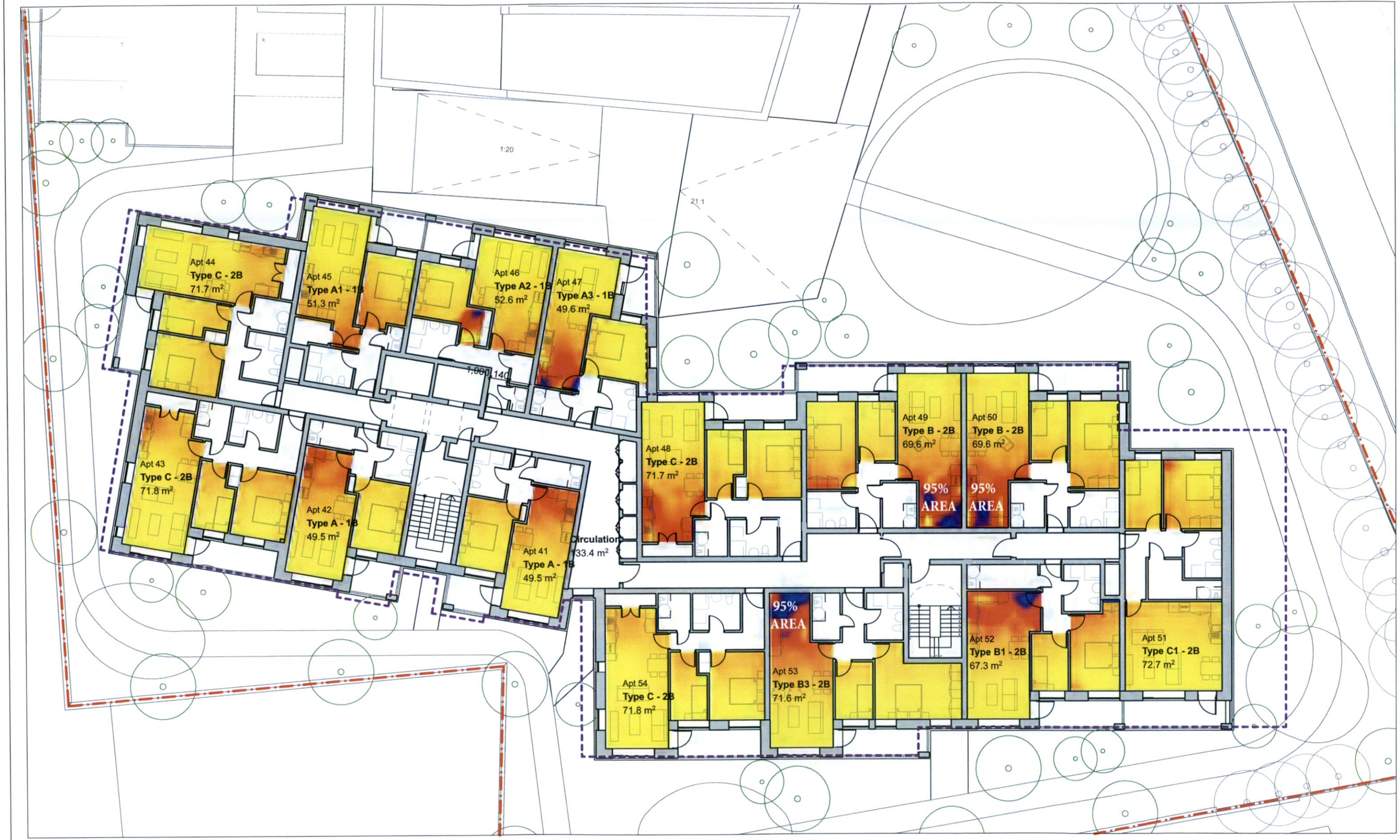
SCALE : 1:200 @ A3
AUTHOR : MC
DATE : 13/12/2022



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NOTES:
Percentage of occupied hours where illuminance is at least 100 lux, measured at 0.85 meters above the floor plate.

0% 25% 50% 75% 100%

Third Floor Plan: 100 lux levels for at least 50% of daylight hours to be achieved over 95% of each space.
Results shown here assuming adjacent site remains undeveloped.

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CLIENT: RIVERSIDE PROJECTS LIMITED			JOB NO: 2001
JOB TITLE: RATHCOOLE HOUSING TAY LANE RATHCOOLE DUBLIN 24			DWG NO: RATH A2-23
DRAWING TITLE: PROPOSED THIRD FLOOR PLAN			PHASE: -
STAGE: PLANNING	SCALE: 1:200 @ A3	AUTHOR: MC	DATE: 13/12/2022

REV NO:

REVISION	STAGE	DATE	NOTES

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NOTES:

Percentage of occupied hours where illuminance is at least 100 lux, measured at 0.85 meters above the floor plate.

0% 25% 50% 75% 100%

Third Floor Plan: 100 lux levels for at least 50% of daylight hours to be achieved over 95% of each space.
Results shown here assuming adjacent site is developed.

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JOB TITLE: RATHCOOLE HOUSING
TAY LANE
RATHCOOLE
DUBLIN 24

DWG NO: RATH A2-23

DRAWING TITLE: PROPOSED THIRD FLOOR PLAN

PHASE: -

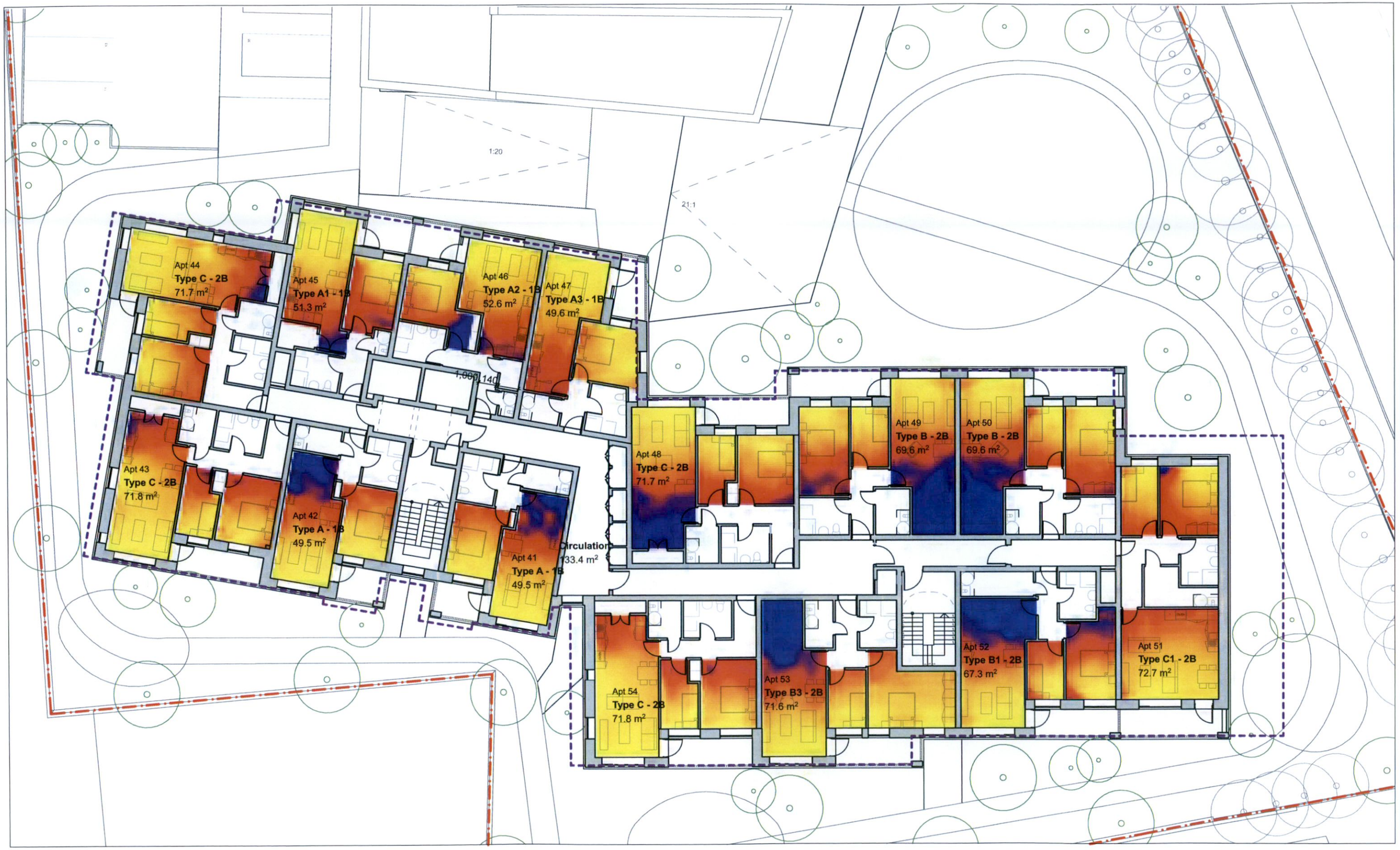
REV NO:

STAGE: PLANNING

SCALE: 1:200 @ A3

AUTHOR: MC

DATE: 13/12/2022



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NOTES:

Percentage of occupied hours where illuminance is at least 300 lux, measured at 0.85 meters above the floor plate.

0% 25% 50% 75% 100%

Third Floor Plan: 300 lux levels for at least 50% of daylight hours to be achieved over 50% of each space.
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DRAWING TITLE: PROPOSED THIRD FLOOR PLAN

PHASE: -

REV NO:

STAGE	SCALE	AUTHOR	DATE
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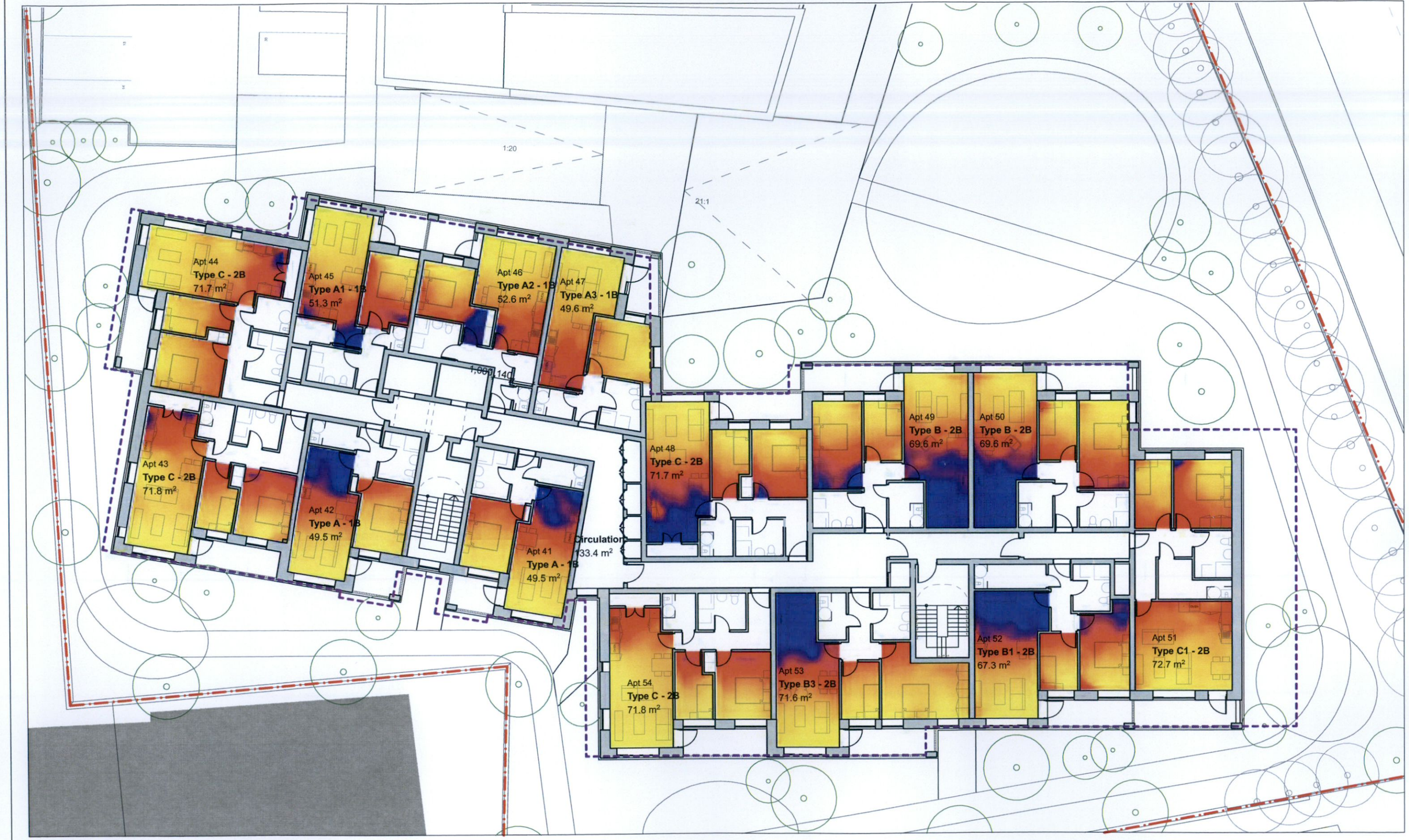

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0% 25% 50% 75% 100%

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DUBLIN 24

DWG NO: RATH A2-23

DRAWING TITLE: PROPOSED THIRD FLOOR PLAN

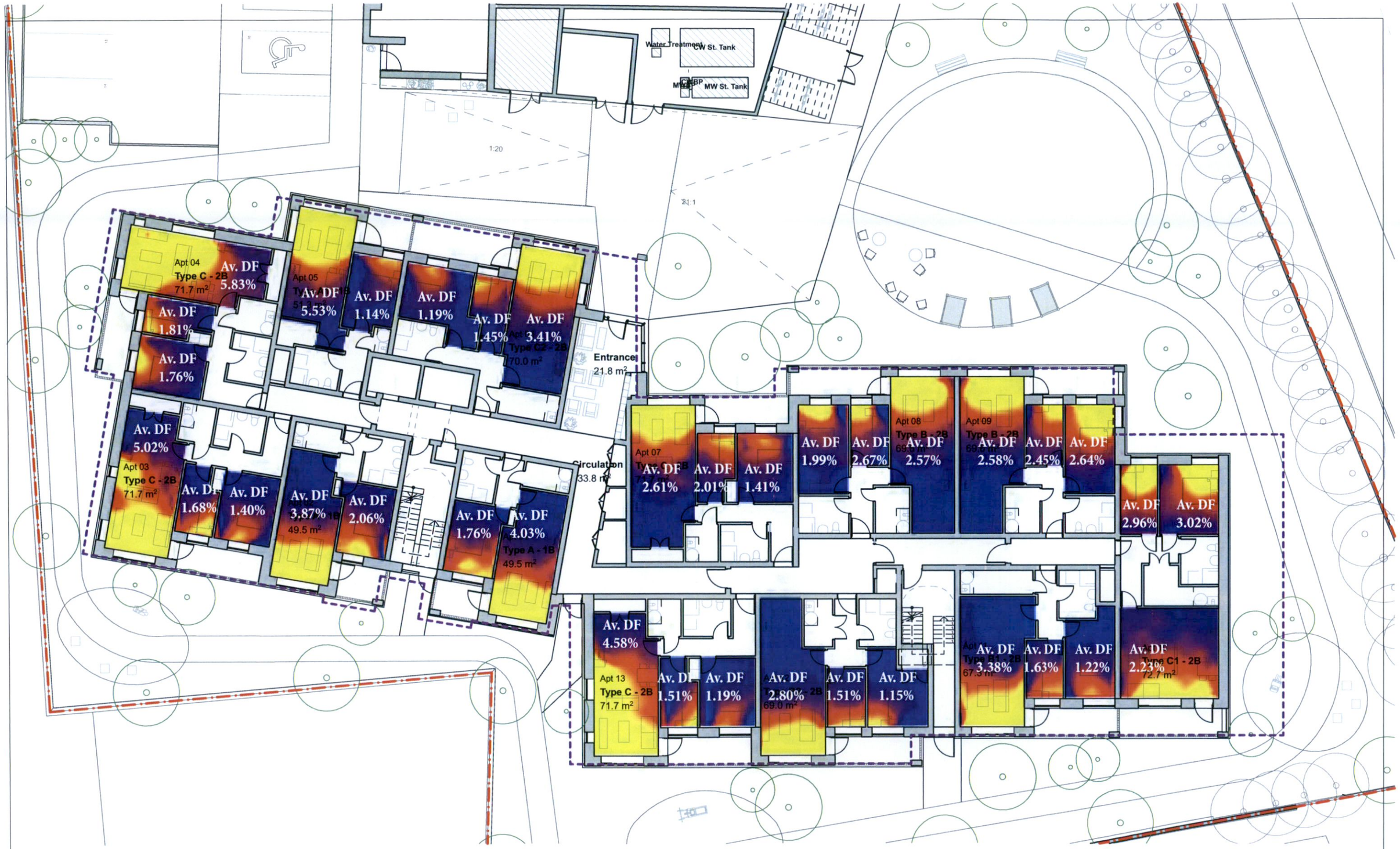
PHASE: -

REV NO:

STAGE:	SCALE:	AUTHOR:	DATE:
PLANNING	1:200 @ A3	MC	13/12/2022

APPENDIX B

PLANS : AVERAGE DAYLIGHT FACTOR MODELLING, INCLUDING COMPARITIVE IMPACT OF ADJACENT DEVELOPMENT AT GLEBE HOUSE BEING CONSTRUCTED



REVISION	STAGE	DATE	NOTES

N

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Percentage of Floor Area where Daylight Factor (DF) is measured at 0.85 meters above the floor plate.

Min Pt DF 0.1%

Average DF 3.12%

Uniformity Ratio: 0.03

0.5 1 1.5 2 2.5 3 4 5

10% 20% 16% 11% 7% 5% 7% 5% 19%

Ground Floor Plan: Daylight Factors. Results shown here assuming adjacent site remains undeveloped.

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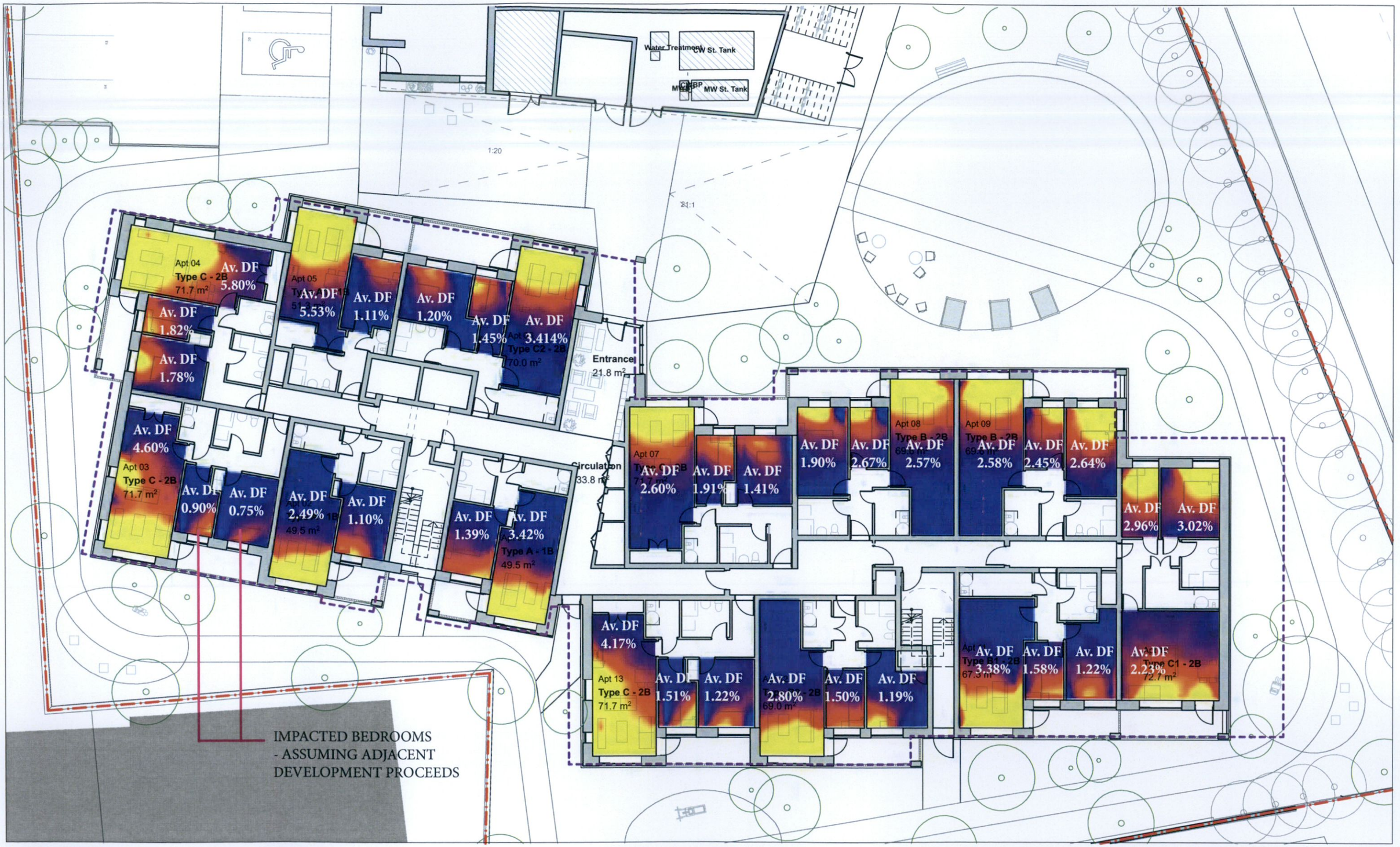
JOB TITLE: RATHCOOLE HOUSING TAY LANE RATHCOOLE DUBLIN 24				DWG NO: RATH A2-20
DRAWING TITLE: PROPOSED GROUND FLOOR PLAN			PHASE: -	REV NO
STAGE: PLANNING	SCALE: 1:200 @ A3	AUTHOR: MC	DATE: 13/12/2022	



REVISION	STAGE	DATE	NOTES

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Percentage of Floor Area where Daylight Factor (DF) is measured at 0.85 meters above the floor plate.

Min Pt DF 0.1%

Average DF 2.94%

Uniformity Ratio: 0.03

0.5 1 1.5 2 2.5 3 4 5

12% 22% 15% 10% 7% 5% 7% 4% 18%

Ground Floor Plan: Daylight Factors. Results shown here assuming adjacent site is developed.

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TAY LANE
RATHCOOLE
DUBLIN 24

DWG NO: RATH A2-20

DRAWING TITLE: PROPOSED GROUND FLOOR PLAN

PHASE: -

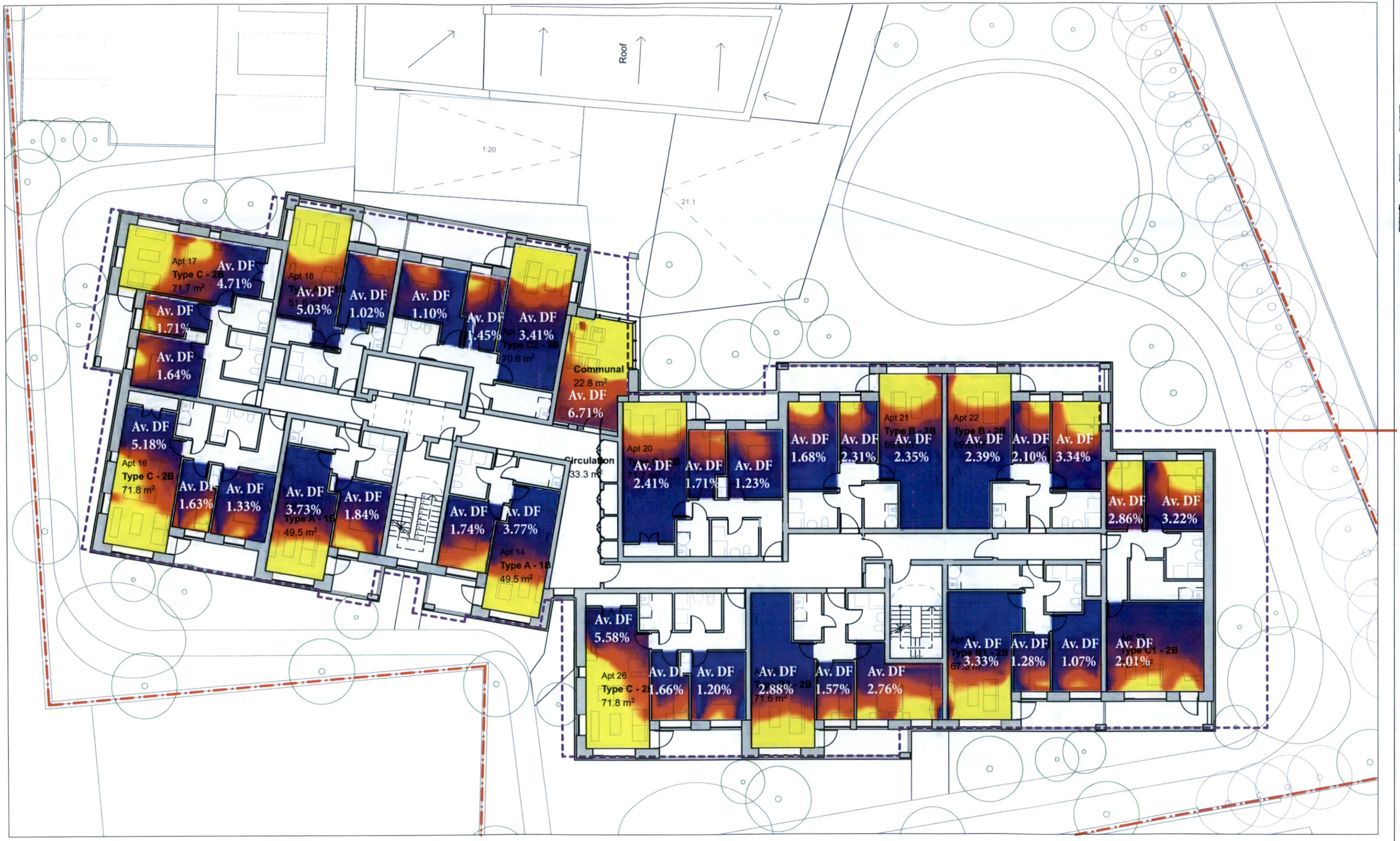
REV NO:

STAGE: PLANNING

SCALE: 1:200 @ A3

AUTHOR: MC

DATE: 13/12/2022



REVISION	STAGE	DATE	NOTES

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Percentage of Floor Area where Daylight Factor (DF) is measured at 0.85 meters above the floor plate.

Min Pt DF 0.1%

Average DF 2.94%

Uniformity Ratio: 0.03

0.5	1	1.5	2	2.5	3	4	5
9%	23%	17%	9%	7%	4%	9%	4%	18%

First Floor Plan: Daylight Factors. Results shown here assuming adjacent site remains undeveloped.

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JOB TITLE: RATHCOOLE HOUSING TAY LANE RATHCOOLE DUBLIN 24				DWG NO: RATH A2-21
DRAWING TITLE: PROPOSED FIRST FLOOR PLAN			PHASE: -	REV NO:
STAGE: PLANNING	SCALE: 1:200 @ A3	AUTHOR: MC	DATE: 13/12/2022	

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Percentage of Floor Area where Daylight Factor (DF) is measured at 0.85 meters above the floor plate.

Min Pt DF 0.1%

Average DF 2.85%

Uniformity Ratio: 0.04

0.5 1 1.5 2 2.5 3 4 5

11% 23% 17% 8% 7% 5% 8% 4% 17%

First Floor Plan: Daylight Factors. Results shown here assuming adjacent site is developed.

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RATHCOOLE
DUBLIN 24

DWG NO : RATH A2-21

DRAWING TITLE : PROPOSED FIRST FLOOR PLAN

PHASE : -

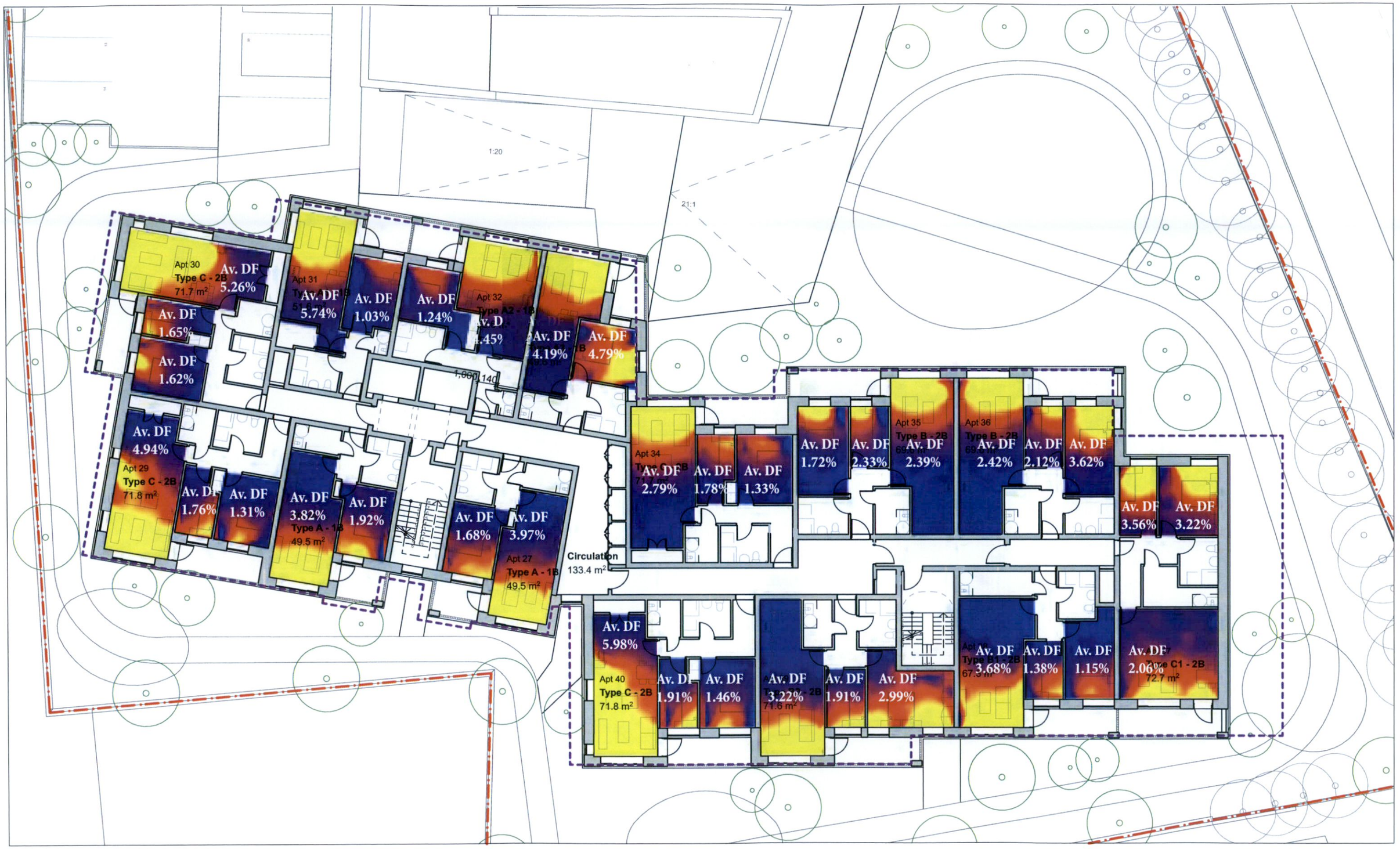
REV NO :

STAGE : PLANNING

SCALE : 1:200 @ A3

AUTHOR : MC

DATE : 13/12/2022



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Percentage of Floor Area where Daylight Factor (DF) is measured at 0.85 meters above the floor plate.

Min Pt DF 0.1%

Average DF 3.29%

Uniformity Ratio: 0.03

0.5 1 1.5 2 2.5 3 4 5

7% 20% 16% 11% 8% 5% 8% 5% 20%

Second Floor Plan: Daylight Factors. Results shown here assuming adjacent site remains undeveloped.

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PHASE: -

REV NO:

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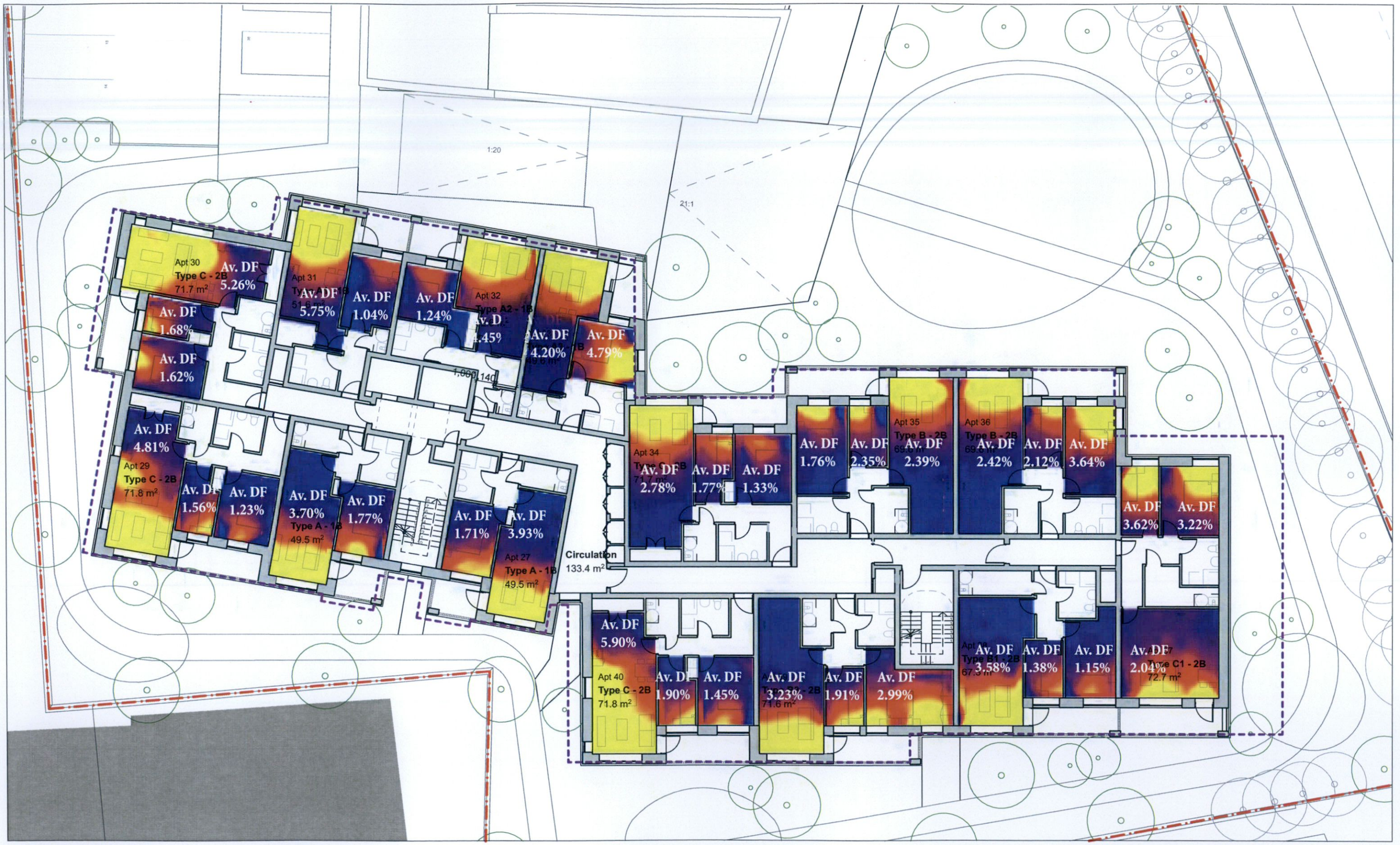
SCALE: 1:200 @ A3

AUTHOR: MC

DATE: 13/12/2022



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Percentage of Floor Area where Daylight Factor (DF) is measured at 0.85 meters above the floor plate.

Min Pt DF 0.1%

Average DF 3.25%

Uniformity Ratio: 0.03

0.5 1 1.5 2 2.5 3 4 5

7% 20% 16% 11% 8% 5% 8% 5% 20%

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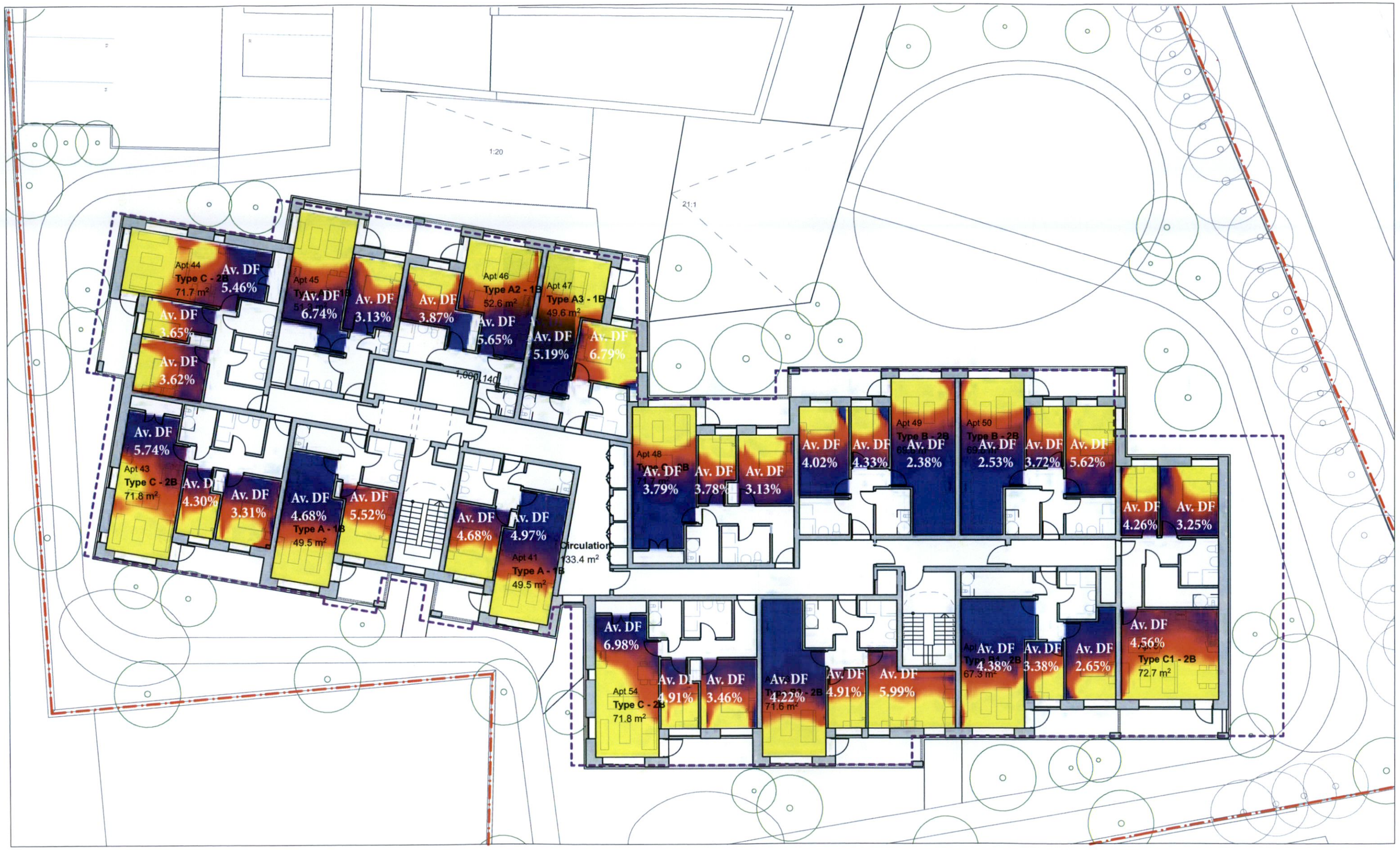
DWG NO :	RATH A2-22
DRAWING TITLE :	PROPOSED SECOND FLOOR PLAN
PHASE :	-
REV NO :	
STAGE :	PLANNING
SCALE :	1:200 @ A3
AUTHOR :	MC
DATE :	13/12/2022



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Percentage of Floor Area where Daylight Factor (DF) is measured at 0.85 meters above the floor plate.

Min Pt DF 0.2%

Average DF 4.73%

Uniformity Ratio: 0.04

0.5 1 1.5 2 2.5 3 4 5

5% 10% 11% 12% 7% 7% 9% 8% 31%

Third Floor Plan: Daylight Factors. Results shown here assuming adjacent site remains undeveloped.

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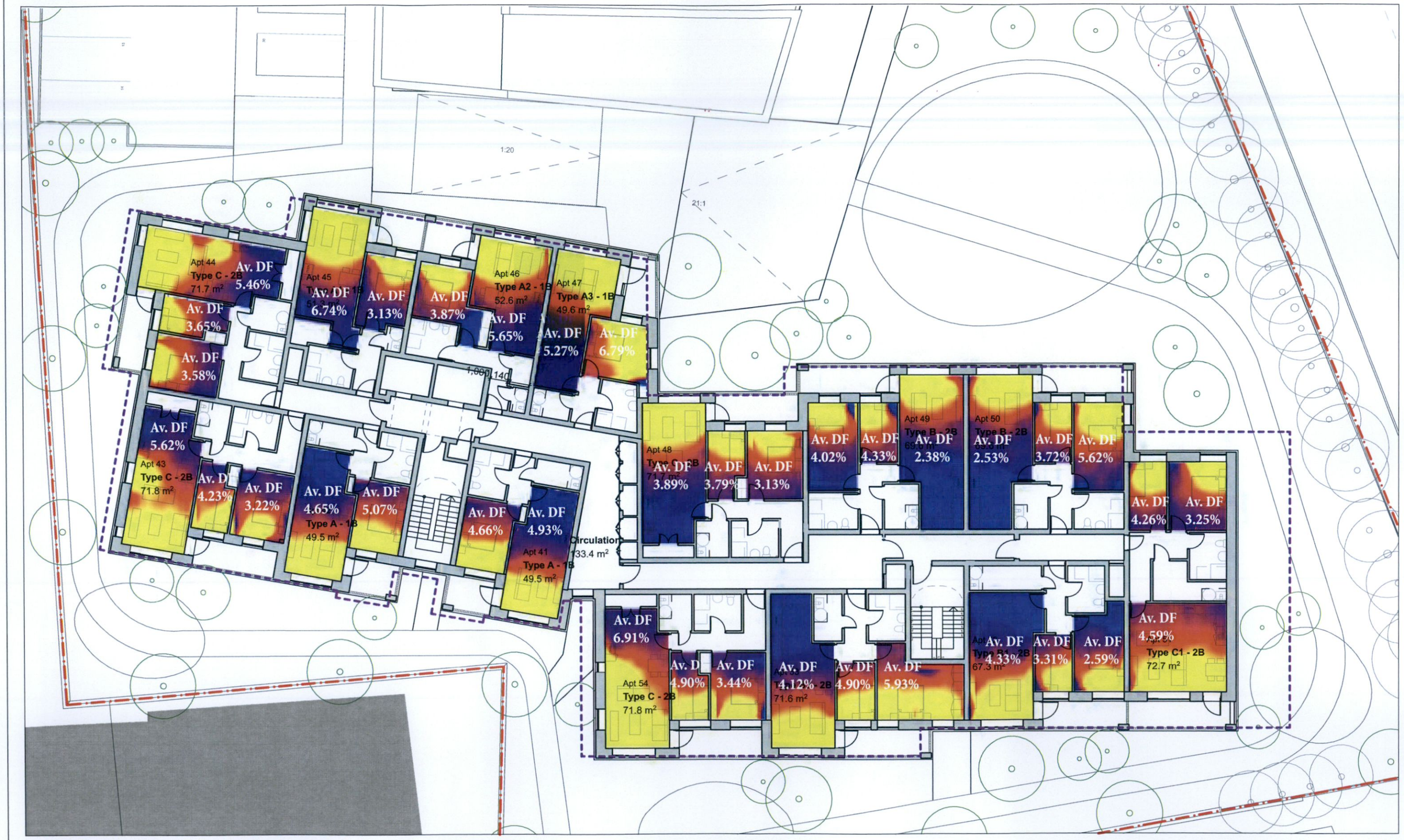
JOB TITLE :	RATHCOOLE HOUSING TAY LANE RATHCOOLE DUBLIN 24
DRAWING TITLE :	PROPOSED THIRD FLOOR PLAN
PHASE :	-
STAGE :	PLANNING
SCALE :	1:200 @ A3
AUTHOR :	MC
DATE :	13/12/2022
JOB NO :	2001
DWG NO :	RATH A2-23
REV NO :	



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Percentage of Floor Area where Daylight Factor (DF) is measured at 0.85 meters above the floor plate.

Min Pt DF 0.2%

Average DF 4.74%

Uniformity Ratio: 0.04

0.5 1 1.5 2 2.5 3 4 5

4% 11% 11% 11% 9% 6% 9% 8% 31%

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