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18th July 2023

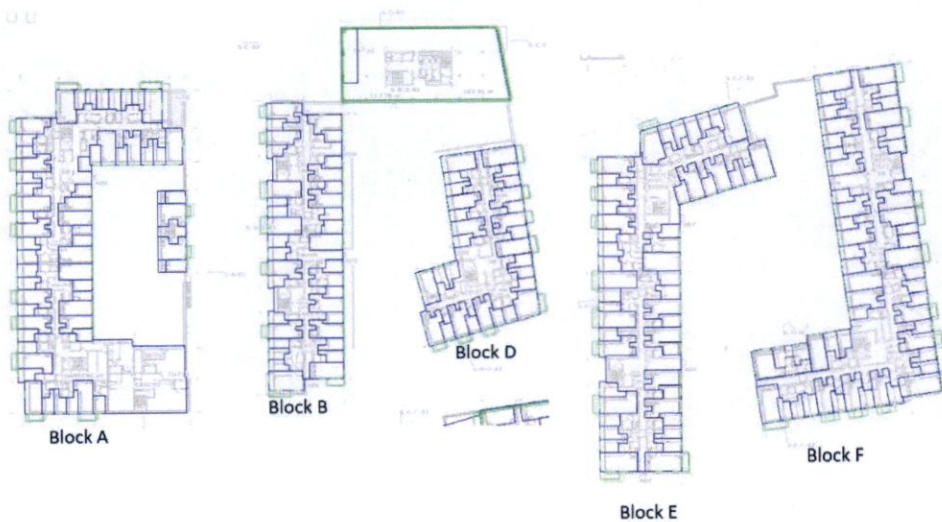
To Whom it May Concern,

Project: Clonburris T2, Dublin – Daylight, Sunlight & Overshadowing (DSOR) – Further information Response SDZ 22A/0018

I hereby write to you with regards to the design changes made to the development and in addition to this in response to the request for further information with regards to the following project, Clonburris T2.

The Design Changes

With reference to item 6(b) the landmark building and design alterations to the scheme, there are no additional impacts. Furthermore, when compared to our model the design changes show a decrease to the depth of all the spaces (refer to the screenshot below). This design change will only improve the daylight within all these spaces as the light will be able to project deeper into the space as a result of this reduced depth. Subsequently the overall performance of the development will only improve on what has already been submitted. Therefore, no additional assessment needs to be completed in our opinion.





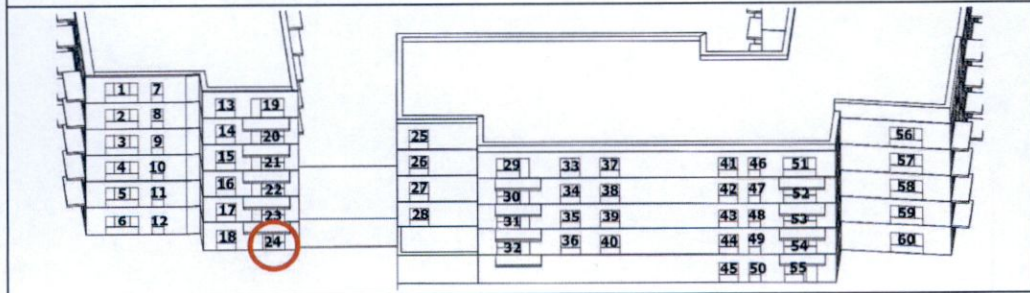
Item no. 7(a) Sunlight to Amenity

- Sunlight to amenity – 2 hours of sunlight on March 21st over 50% standard met for existing amenity spaces. Only 92% of proposed amenity spaces meet the requirement. The applicant states ‘all amenity areas will be quality spaces in terms of sunlight,’ however, no justification is proposed for this deviation, nor is any mitigation proposed. **Additional information** is requested in this regard.

As per the BRE Guide, the minimum requirements for amenity spaces to appear adequately sunlit throughout the year is to have at least 50% of the gardens or amenity spaces receive at least 2 hours of sunlight on March 21st. In the case of this project the communal amenities spaces provided are well surpassing this minimum threshold and achieving 2 hours of sunlight on March 21st for 92% of the combined area, therefore significantly exceeding the BRE recommendations. In our opinion there would be no requirement for a justification or mitigation for the remaining 8% given the high performance with regards to sunlight which the communal areas receive.

Item no. 7(b) Daylight to Existing Buildings

- Daylight existing buildings – neighbouring dwellings of Phase 1A and 3 assessed. 97% have a proposed VSC not less than 0.8 times their former value. 3 points drop below this value. The justification provided states 2 are dual aspect apartments and have large windows and have windows on a secondary elevation. Also, Phase 1A was tested with a future massing for Phase 2 in place. The applicant is requested to set out the details of the third property that falls below the standard. **Additional information.**



In response to this further information request, as per Section 2.1.6 of the BRE Guide, if the VSC value in the proposed scheme is less than 0.8 times its value (that of the existing) however it is between 15% and 27%, adequate daylight should still be expected if larger than conventional windows are being adopted. Window no.24 has a Proposed VSC value of 20.29 and has larger than conventional windows (total glazed panels of 2.8m by width and 2.25m by height), therefore adequate daylight would be expected within this space. It is further noted that the unit is dual aspect.



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I trust the above evidence satisfies the further information request. If we can be of any further assistance please do not hesitate to contact me.

Your Sincerely
Douglas Bell

A handwritten signature in black ink, appearing to read 'Douglas Bell', with a stylized flourish extending from the end.

Consultancy Manager
Lighting and BIM