

LDA Wilton, Sarsfield Road LRD: Daylight & Sunlight Impacts upon Neighbouring Properties Review

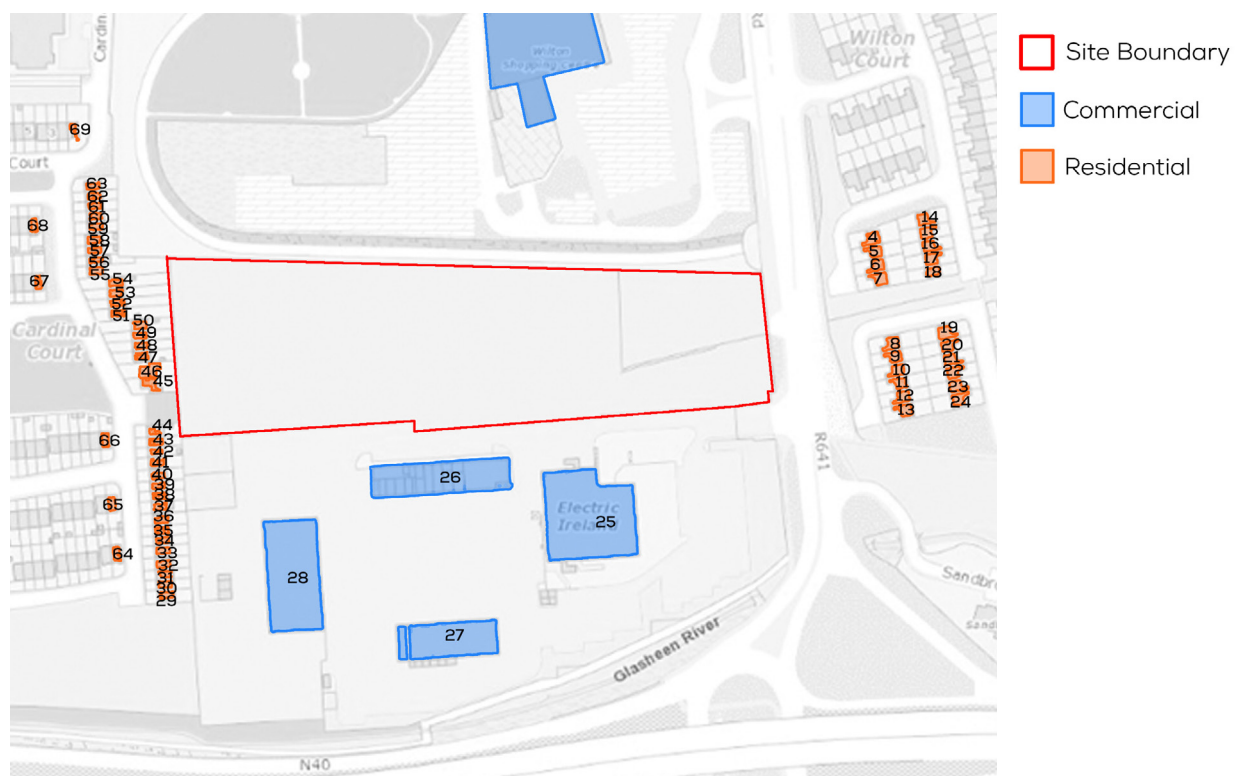
GIA have been instructed by The Land Development Agency (LDA) to advise on impacts to daylight and sunlight in relation to the proposal at Sarsfield Road, Cork.

GIA have undertaken a technical review on daylight and sunlight to understand the potential effect of the development on the amenity of the relevant neighbouring receptors.

The technical review has been considered by reference to the criteria and methodology within the Building Research Establishment Guidance (BR209, 2022). Paragraph 2.2.2 (page 14) of the document states that the guidelines are:

"intended for use for rooms in adjoining dwellings where daylight is required, including living rooms, kitchens, and bedrooms. Windows to bathrooms, toilets, storerooms, circulation areas, and garages need not be analysed."

GIA have undertaken comprehensive due diligence of the surrounding area to understand the uses of the neighbouring buildings. The map below identifies the uses of the buildings in the immediate surrounding area. Only those identified in orange may be considered relevant for daylight and sunlight assessment.



Owing to the scale of the Proposed Development and relative proximity of neighbouring residential properties, an initial assessment has been undertaken using the 25° subtend approach outlined in the BRE Guidelines. The Guidelines state that "[2.2.5] First, draw a section in a plane perpendicular to each affected main window wall of the existing building (Figure 14). Measure the angle to the horizontal subtended by the new development at the level of the centre of the lowest window. If this angle is less than 25° for the whole of the development then it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. If, for any part of the new development, this angle is more than 25°, a more detailed check is needed to find the loss of skylight to the existing building."

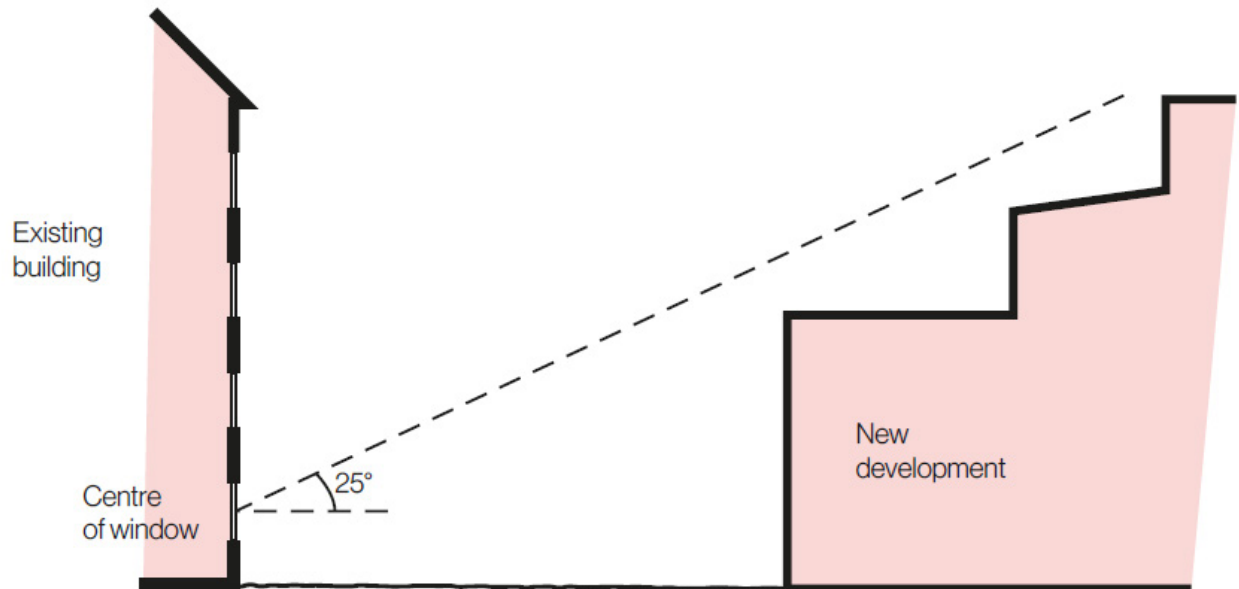


Figure 14: Section in plane perpendicular to the affected window wall

GIA have placed a 3D computer model of the Proposed Development within a model of the surrounding area and performed a 25° subtend review, the results of which are shown on the following page whereby a 25° plane is shown in red, projected from the centre-point of the closest window of the neighbouring residential properties.

The 25° subtend study has identified there are no breaches of the 25° subtend resulting from the Proposed Development. Therefore daylight and sunlight amenity to the existing residential properties along Wilton Court and Cardinal Court are unlikely to be significantly affected by the Proposed Development and not further assessment is required.

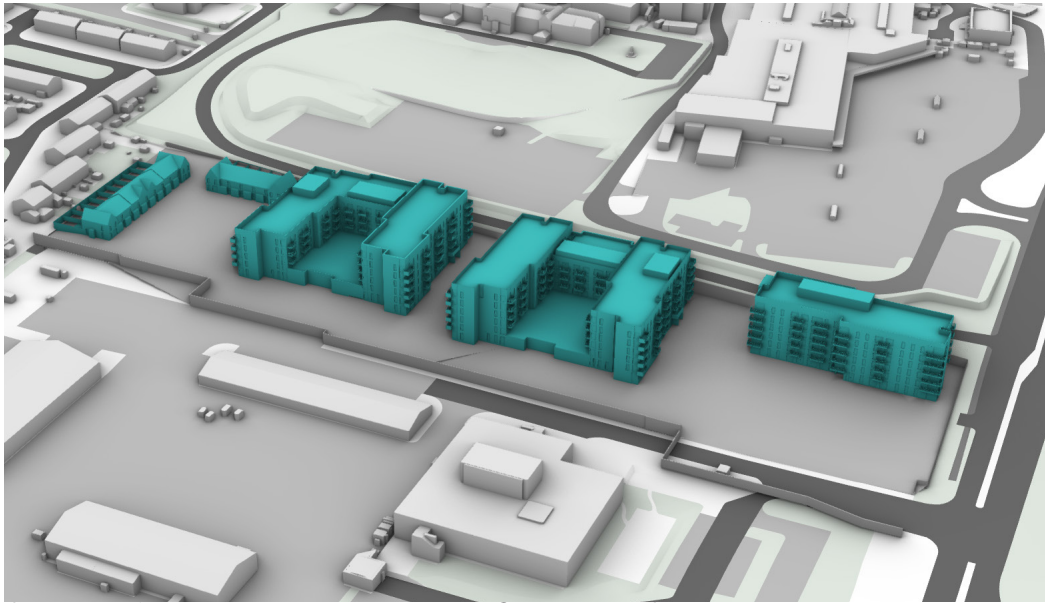
It is understood there is a valid planning permission for redevelopment of the northern end of the Wilton Shopping Centre site (ref: 1837794). Given the significant distance from the Proposed Development to the portion of the Wilton Shopping Centre site pending redevelopment, the Proposed Development would not impact the daylight and sunlight levels enjoyed by the future redevelopment of this neighbouring site.

Yours sincerely

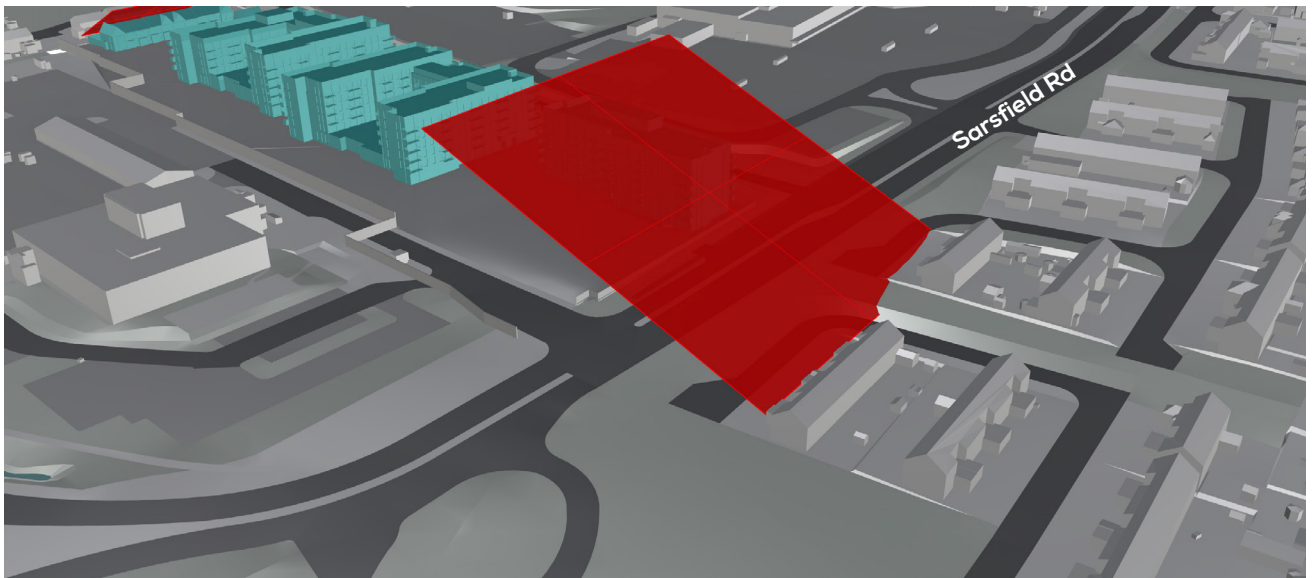
For and on behalf of GIA

K Stewart

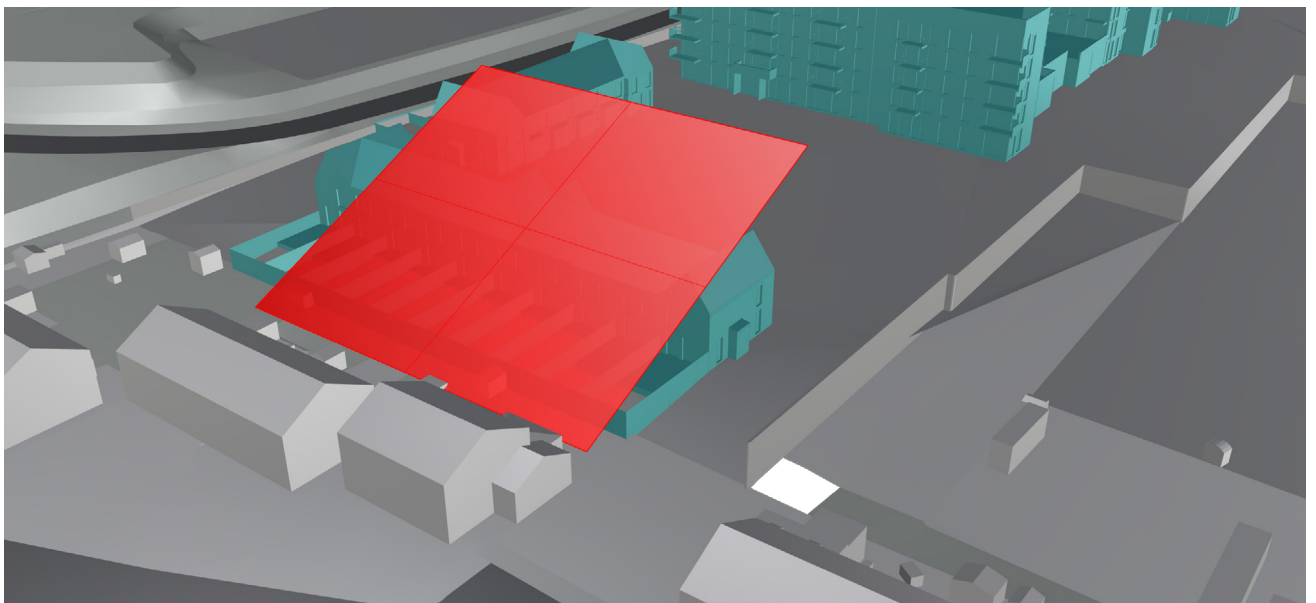
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Overview of Proposed Development within Surrounding Context



Impact upon Wilton Court Properties



Impact upon Cardinal Court Properties