8th March 2022

Fumbally Exchange, Argus House, Dublin 8
T. +353 (0)1 264 7800
E. rory@bpg3.com
W. www.bpg3.com

Re: DAYLIGHT ASSESSMENT FOR PROPOSED DEVELOPMENT ON RAVENS ROCK ROAD, SANDYFORD, DUBLIN 18.

To whom it may concern,

BPG3 has been engaged by Ravensbrook Ltd to assess the daylight levels associated with a proposed development on Ravens Rock Road, Sandyford, Dublin 18. The outputs of this assessment are located within three separate daylight reports which are included with this application.

Daylight impact has been assessed with respect to the test methods detailed in the BRE (Building Research Establishment) guide *'Site layout planning for daylight and sunlight - A guide to good practice'* 2nd Edition. The results of this testing are presented in Daylight Report 1 of 3.

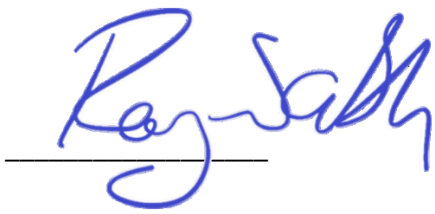
In accordance with the guidance provided in current ministerial guidelines, including *Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities, 2021* and *Urban Development and Building Heights – Guidelines for Planning Authorities, 2018*, daylight adequacy within the proposed development has been assessed with reasonable and appropriate regard to the recommendations provided in the BRE (Building Research Establishment) guide *'Site layout planning for daylight and sunlight - A guide to good practice'* 2nd Edition and BS 8206-2: 2008 – *'Lighting for Buildings – Part 2: Code of Practice for Daylighting'*, British Standards Institute, 2008. This testing regime is reflective of the traditional testing regime which has been adopted in Ireland over the past number of years. The results of this testing are presented in Daylight Report 2 of 3.

As some ambiguity exits in Ireland currently regarding the standing of BS 8206 relative to the new European Daylight Standard (*EN 17037 Daylight in Buildings*) a decision was made, in the interest of completeness, to assess daylight adequacy using a dual assessment approach. In this case BPG3 has been commissioned to repeat the assessment of daylight adequacy using the alternative testing

regime detailed in Irelands implementation of the new European Standard (I.S. EN 17037); see Daylight Report 3 of 3. While some overlap exists between Daylight Report 2 of 3 and Daylight Report 3 of 3 it is important to note that they have been drafted as stand-alone reports which are to be read independently of each other.

Additional material has also been generated to explore the daylight interactions which could occur between the proposed development and future developments on neighbouring sites. The degree to which the proposed development could affect the development potential of neighbouring sites has been explored within the daylight impact report (Report 1 of 3); the degree to which the proposed development would be capable of maintaining adequate daylight levels with future neighbouring developments in place has been explored in the first daylight adequacy report (Report 2 of 3). In the interest of economy this additional testing has not been repeated in the second daylight adequacy report (Report 3 of 3).

Yours sincerely,



Rory Walsh BEng MEngSc MScSP PhD MIPI
Principal Daylight Consultant
BPG3.