



<b>Case</b>	Alterations to previously permitted development Reg.Ref:2186/15 (PL29S.245164) increasing the total number of units from 220 no. units to 248 no. units. St. Clare's Convent and No's. 115-119 Harold's Cross Road, Harold's Cross, Dublin 6W. (www.stclaresshd.ie)
<b>Date</b>	Wednesday 20 <sup>th</sup> January 2021
<b>Start Time</b>	10.00 a.m.
<b>Location</b>	Offices of An Bord Pleanála, 64 Marlborough Street, Dublin 1.

#### **Agenda**

1. The Landscape and Visual Assessment (LVA), and, inter alia, to consider the requirement for additional viewpoints and photomontages such as the view from Leinster Park, and any further or possible visual impacts on existing residents as outlined in submissions received, and

2. The Sunlight and Daylight Analysis, so as to clearly demonstrate compliance with BRE Guidelines and to further consider other technical points raised in the various technical expert reports applicable in respect of this issue. The applicant is requested to comprehensively consider the potential impact on existing and future residents as a result of the proposed development.

[In its submission to the hearing the applicant is requested to give consideration of, inter alia, the following matters:

- A response to representations regarding additional visualisations/photomontages and consideration of views of the proposed development from surrounding residential areas. Specifically:
  - Views from Leinster Park.

- Views from St Clare’s Avenue.
- The methodology and approach to daylight, sunlight and overshadowing analysis as a result of the proposed development. Specifically:
  - The use of a 1.5% ADF to living / kitchen / dining areas; the use of only a selection of units for testing; and the approach to sunlight analysis for the proposed accommodation.
  - Commentary and quantification of potential impact upon proposed amenity spaces in relation to overshadowing.
  - Methodology and approach to the selection of windows within surrounding properties for analysis with respect to potential daylight impact and approach to sunlight analysis.

Commentary and quantification of potential impacts from the proposed development in relation to overshadowing of adjacent amenity areas.]

### Order of Proceedings

Time	Topic
10AM	<ul style="list-style-type: none"> <li>● Opening of oral hearing</li> </ul>
	<ul style="list-style-type: none"> <li>● Applicant:               <ul style="list-style-type: none"> <li>○ Summary of proposed development (max. 10 minutes)</li> <li>○ Response to issues raised on limited agenda</li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>● Planning authority               <ul style="list-style-type: none"> <li>○ Points to raise on limited agenda matters</li> </ul> </li> </ul>
	<ul style="list-style-type: none"> <li>● Observers               <ul style="list-style-type: none"> <li>○ Points to raise on limited agenda matters</li> </ul> </li> </ul>
<b>13:00 – 14:00</b>	<b>Break</b>
	<ul style="list-style-type: none"> <li>● Questioning between the parties</li> </ul>
	<ul style="list-style-type: none"> <li>● Closing comments in the following order:</li> </ul>

Time	Topic
2PM	<ul style="list-style-type: none"> <li>○ Observers</li> <li>○ Planning Authority</li> <li>○ Applicant</li> </ul>
	<ul style="list-style-type: none"> <li>● Closing of oral hearing</li> </ul>

### Other Matters

Parties to the application are reminded that the hearing is designed to allow further necessary elaboration, discussion and examination of relevant issues pertaining to the matters outlined in the limited Agenda and will not allow any discussion on any other issues outside of the agenda. Submissions should be concise dealing only with the relevant matters as outlined above. Where maps/diagrams/images are referenced in submissions, these should be available for display and should be of a scale that ensures they are legible to all at the Hearing.

Following the completion of a submission by a given party on the particular matters as outlined in the agenda, the Inspector may facilitate relevant questions and cross-questioning.

The Inspector may at her discretion lead a discussion on other matters directly related to agenda matters, such as appropriateness of conditions to deal with matters arising, should the Board be minded to grant planning permission for the proposed development.

The Inspector may at her discretion invite closing statements, if required they will be invited in the following order. The Parties shall note that no legal arguments, new material or issues other than those pertaining to the limited agenda may be produced or referred to at this point and should be confined to 5 minutes.

1. Observers
2. Planning Authority
3. Applicant

**NOTE:** Participants are requested to make available sufficient copies of any written documentation submitted at the hearing to each party (minimum 2 copies to each party and 3 copies to the Board).

Please also note that a digital recording will be made of the evidence given at the hearing.

Please contact us as soon as possible, if you or a member of your group has any access requirements so that we may facilitate you in attending this oral hearing. It may not be possible to facilitate requests for an event made after the request deadline due to the short time period available to organise the request.