

- *Moderate: An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.* In this case, a development must bring about a change in the shadow environment of the area; and this change must be consistent with a pattern of change that is already occurring or is likely to occur. A moderate effect would occur where other developments were bringing about changes in sunlight access of similar extent in the area. A “moderate” impact might also be considered to occur where the level of sunlight access to a sample window or garden falls below the BRE Guide recommended level and to between 0.5 and 0.7 times its existing value, subject to consideration of other factors*.
- *Significant: An effect which, by its character, magnitude, duration or intensity, alters a sensitive aspect of the environment.* The definition implies that the existence of the development would change the extent of sunlight access in a manner that is not “consistent with existing and emerging baseline trends”. For example, a development resulting in a “significant” diminution of sunlight access would overshadow a location to the extent that there is a significant change in the amount of direct sunlight received at that location. A “significant” impact could occur where the predicted reduction in sunlight access is greater than what is envisaged to occur if the application site were developed in line with existing and emerging baseline trends. Subject to consideration of other factors, a “significant” impact could occur where sunlight access to the sample window or garden falls to between 0.25 and 0.5 times its former value*.
- *Very Significant: An effect which, by its character, magnitude, duration or intensity, significantly alters most of a sensitive aspect of the environment.* For example, a “very significant” reduction in sunlight access would occur where the development overshadows a location for most of the time that the location would have been in sunlight prior to the construction of the development and where overshadowing of that magnitude is not “consistent with existing and emerging baseline trends”. A “very significant” impact could occur where the predicted reduction in sunlight access is considerably greater than what is envisaged to occur if the application site were developed in line with existing and emerging baseline trends. Subject to consideration of other factors, a “very significant” impact could occur where sunlight access to the sample window or garden falls to between 0.01 and 0.25 times its former value¹⁵.
- *Profound: An effect which obliterates sensitive characteristics.* Examples of development resulting in a “profound” effect on sunlight access would include facilitating sunlight access at a location where that location has previously had none (e.g. facilitating sunlight access as a result of the demolition of a building) or by removal of all access to sunlight at a location.

The character of impacts may be positive, negative or neutral. Please note that, as the BRE Guide tends to refer to “adverse” impacts, the terms “adverse” and “negative” impact are used interchangeably.

In relation to sunlight access, it is conceivable that there could be positive impacts, but this implies that a development would involve a reduction of the size or scale of built form (e.g. such as the demolition of a building, which might result in an increase in sunlight access). Though that is possible, it is usually unlikely as most development involves the construction of new obstructions to sunlight access.

The range of possible impacts listed above deal largely with the extent of impact; and the extent of the impact of a development is usually proportional to the extent to which that development is large in scale and/or height and its proximity to the location. This proportionality may be modified by the extent to which the development is seen as culturally or socially acceptable, and on the interaction between the proposed development, the character of the existing shadow environment and the land use pattern of the receiving environment.

10.4.5 Impact Assessment

10.4.5.1 Do Nothing

In a “do nothing” scenario, the existing sunlight environment within neighbouring buildings and open spaces will remain unchanged.

¹⁵ Please note that, while this section sets out indicative quantitative ranges that could apply to each type of impact, this assessment considers a range of factors (such as relevant target values, the use of the affected building, the number of rooms affected within the building, etc) in classifying impacts.

10.4.5.2 Construction Phase

The potential impact of the construction phase of the proposed development on sunlight access is likely to be, initially, lesser than the potential effect of the completed development. As the proposed development nears completion, the potential impact of the emerging development is likely to be similar in all material respects to that of the completed development. It is noted that temporary structures and machinery (e.g. hoarding, scaffolding, cranes, etc.) have the potential to result in changes in sunlight access in buildings and to open spaces, although any additional impacts arising from temporary structures or machinery are likely to be temporary and minor.

10.4.5.3 Operational Phase

The statistics of Met Eireann, the Irish Meteorological Service, indicate that the sunniest months in Ireland are May and June. During December, Dublin receives a mean daily duration of 1.7 hours of sunlight out of a potential 7.4 hours sunlight each day (i.e., only 22% of potential sunlight hours). This can be compared with a mean daily duration of 6.4 hours of sunlight out of a potential 16.7 hours each day received by Dublin during June (i.e., 38% of potential sunlight hours). Therefore, impacts caused by overshadowing are generally most noticeable during the summer months and least noticeable during the winter months. Due to the low angle of the sun in mid winter, the shadow environment in all urban and suburban areas is generally dense throughout winter.

In assessing the impact of a development on sunlight access, the comments of PJ Littlefair in *Site layout planning for daylight and sunlight: a guide to good practice* (the BRE Guide) should be taken into consideration. The BRE Guide states that “it must be borne in mind that nearly all structures will create areas of new shadow, and some degree of transient overshadowing of a space is to be expected.”

Overview of the potential impact of shadows cast by the proposed development outside the application site

The application site is largely vacant at present so it is inevitable that sustainable development of the site will result in a change in the existing shadow environment.

During mornings throughout the year, the proposed development is likely to result in additional overshadowing of lands to the west. To the west of the application site, a residential development, Blackwood Square, has been recently constructed to the west and north of a dense band of mature trees protected under a Tree Protection Order - these trees intervene between the development now proposed and the eastern façade of the recently constructed, residential development at Blackwood Square (also developed by the Applicant). As set out at Section 10.3.2, and following paragraph G1.2 of the BRE Guide, the effect of shadows cast by existing landscaping was not included in this model. Shadows cast by the proposed development are likely to result in little or no impact on most units within this recently constructed development. However, if the shadows cast by the existing trees were not considered, the proposed development has the potential to result in a “slight” to “moderate” impact on sunlight access to those east-facing windows in close proximity to the proposed new structures, with a potential for “moderate” to “very significant” impacts on a small number of windows in proximity to the proposed new structures and on nearby set back bedroom windows.

To the north, shadows cast by the proposed development are likely to extend to opposing houses at the residential estate as Cedarview over the course of the day during the autumn, winter and spring months. There is a potential for shadows cast by the proposed development, in combination with envisaged development on the adjoining Northwood site, to result in “imperceptible” to “slight” impacts on sunlight access on rooms within opposing dwelling, with a potential for an “imperceptible” to “moderate” impact on sunlight access within a bedroom at No. 31 Cedarview. ARC’s analysis indicates further indicates that the proposed development is likely to have little or no material impact on sunlight access to the rear gardens of opposing houses at Cedarview within the meaning of the BRE Guide. Moreover, During the summer months (May, June, July), shadows cast by the proposed development are not likely to result in a material impact on sunlight access to Cedarview.

To the south, the proposed development is likely to reduce sunlight access to the northern facades of the office blocks at Swift Square during the very early mornings and late evenings of the summer months. However, given that rooms in these large open plan office blocks will continue to receive sunlight from other windows unaffected by shadows cast by the proposed development, the potential impact of the proposed development is likely to range from none to “imperceptible” to “slight”.

To the west, the proposed development is likely to cast shadows during the afternoons and evenings on the adjoining Northwood site, which is also in the control of the Applicant. Planning permission has been granted for a residential development in eight and nine storey blocks on the adjoining site to the east at Whitehaven (ABP Ref. TA06F.313317), but this development has yet to be constructed.

Detailed analysis of the potential impact of shadows cast by the proposed development on existing buildings outside the application site

This chapter assesses the impact of the proposed development to all potential receptors surrounding the application site - sunlight impacts are described in the section above. However, by way of example in order to illustrate briefly the findings outlined in the overview section, ARC conducted detailed analysis of the potential for the proposed development to result in impacts on sunlight access to a representative sample of sensitive receptors (i.e., windows) in buildings in proximity to the application site (please see **Figures 10-4, 10-5 and 10-6** below).



Figure 10-4: Overview diagram showing the application lands in the context of surrounding developments

Source: ARC Architectural Consultants Ltd



Figure 10-5: Indicative diagram showing location of sample windows (in yellow) at Cedarview (Zones 01-84) assessed as part of this analysis.

Source: ARC Architectural Consultants Ltd

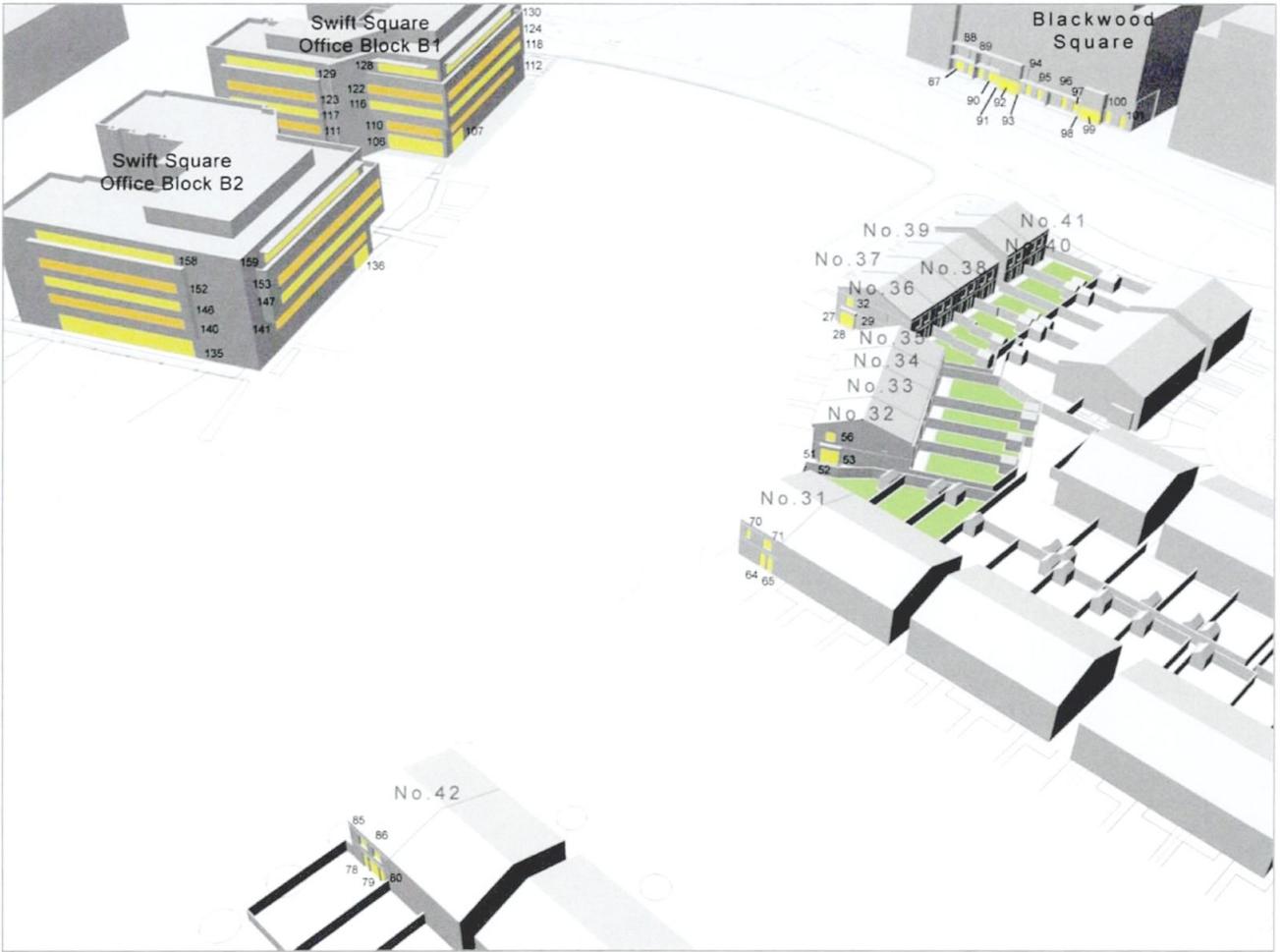


Figure 10-6: Indicative diagram showing location of sample windows (in yellow) at Cedarview, Blackwood Square (Zones 87-101) and Swift Square Offices (Zones 102-161) assessed as part of this analysis.

Source: ARC Architectural Consultants Ltd

As set out in **Section 10.4.1**, ARC had regard to the BRE Guide, which provides as follows in relation to the assessment of the impact of development on sunlight access to existing buildings: *“If the available sunlight hours are both less than the amount above [25% of annual probable sunlight hours, including at least 5% of annual probable sunlight hours in the winter months between 21 September and 21 March] and less than 0.8 times their former value, either over the whole year or just in the winter months (21 September to 21 March), then the occupants of the existing building will notice the loss of sunlight; if the overall annual loss is greater than 4% of APSH, the room may appear colder and less cheerful and pleasant.”* This excerpt from the BRE Guide suggests that where the construction of a new development has the potential to reduce sunlight access values below the recommended annual level, to less than 0.8 times the former level of sunlight access or by more than 4% APSH during the relevant periods, the potential impact of that proposed development will not be noticed.

The results of ARC’s analysis are outlined in **Table 10.3** below, together with a short commentary on each result.

Table 10.3: Potential impact of the proposed development on sunlight access to sample windows** in existing buildings outside the application site

Zone	Location	Annual Probable Sunlight Hours											Potential Impact	Comment
		Existing			Proposed			Does window face 90° of due south?	BRE Guide - Section 3.2.13 Criteria					
		Annual	Summer*	Winter*	Annual	Summer*	Winter*		Does window achieve 25% APSH, incl. 5% APSH in winter after construction of proposed development?	Annual <small>Change under proposed scenario expressed as "times existing value"</small>	Winter <small>Change under proposed scenario expressed as "times existing value"</small>	Is reduction greater than 4% over the course of the year?		
41 Cedarview														
01	Living Room (Floor 00)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	No	No	1.00	1.00	No	Imperceptible to Not Significant	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
02		35.66%	26.88%	8.78%	35.43%	26.88%	8.55%	Yes	Yes	0.99	0.97	No		
03		30.15%	16.63%	13.52%	25.80%	16.71%	9.09%	Yes	Yes	0.86	0.67	Yes		
04		71.95%	42.81%	29.14%	57.26%	43.12%	14.14%	Yes	Yes	0.80	0.49	Yes		
05		71.95%	42.81%	29.14%	56.25%	43.12%	13.13%	Yes	Yes	0.78	0.45	Yes		
06	Bedroom 1 (Front) (Floor 01)	31.78%	24.01%	7.77%	31.62%	24.01%	7.61%	Yes	Yes	0.99	0.98	No	Imperceptible to Not Significant	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
07		71.10%	42.27%	28.83%	60.06%	42.58%	17.48%	Yes	Yes	0.84	0.61	Yes		
08	Bedroom 2 (Front) (Floor 01)	76.92%	46.69%	30.23%	63.48%	47.01%	16.47%	Yes	Yes	0.83	0.54	Yes	Imperceptible to Not Significant	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
40 Cedarview														
09	Living Room (Floor 00)	72.26%	43.04%	29.22%	56.49%	43.36%	13.13%	Yes	Yes	0.78	0.45	Yes	Imperceptible to Not Significant	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
10		71.95%	42.89%	29.06%	56.33%	43.20%	13.13%	Yes	Yes	0.78	0.45	Yes		
11	Bedroom 1 (Front) (Floor 01)	77.62%	47.01%	30.61%	63.79%	47.32%	16.47%	Yes	Yes	0.82	0.54	Yes	Imperceptible to Not Significant	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
12	Bedroom 2 (Front) (Floor 01)	71.56%	42.34%	29.22%	57.50%	42.66%	14.84%	Yes	Yes	0.80	0.51	Yes	Imperceptible to Not Significant	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
39 Cedarview														

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13	Living Room (Floor 00)	72.34%	43.59%	28.75%	54.62%	43.82%	10.80%	Yes	Yes	0.76	0.38	Yes	Imperceptible to Not Significant	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
14		71.72%	43.13%	28.59%	54.08%	43.28%	10.80%	Yes	Yes	0.75	0.38	Yes		
15	Bedroom 1 (Front) (Floor 01)	78.48%	47.71%	30.77%	61.31%	47.95%	13.36%	Yes	Yes	0.78	0.43	Yes	Imperceptible to Not Significant	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
16	Bedroom 2 (Front) (Floor 01)	71.72%	42.35%	29.37%	55.40%	42.58%	12.82%	Yes	Yes	0.77	0.44	Yes	Imperceptible to Not Significant	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
38 Cedarview														
17	Living Room (Floor 00)	71.56%	43.28%	28.28%	53.69%	43.43%	10.26%	Yes	Yes	0.75	0.36	Yes	Imperceptible to Not Significant	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
18		72.57%	44.21%	28.36%	54.23%	44.36%	9.87%	Yes	Yes	0.75	0.35	Yes		
19	Bedroom 1 (Front) (Floor 01)	71.56%	42.34%	29.22%	55.09%	42.58%	12.51%	Yes	Yes	0.77	0.43	Yes	Imperceptible to Not Significant	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
20	Bedroom 2 (Front) (Floor 01)	78.48%	47.94%	30.54%	60.06%	48.17%	11.89%	Yes	Yes	0.77	0.39	Yes	Imperceptible to Not Significant	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
37 Cedarview														
21	Living Room (Floor 00)	72.88%	44.36%	28.52%	53.15%	44.53%	8.62%	Yes	Yes	0.73	0.30	Yes	Imperceptible to Not Significant	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
22		71.79%	43.51%	28.28%	51.83%	43.67%	8.16%	Yes	Yes	0.72	0.29	Yes		
23	Bedroom 1 (Front) (Floor 01)	78.55%	48.01%	30.54%	58.51%	48.25%	10.26%	Yes	Yes	0.74	0.34	Yes	Imperceptible to Not Significant	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
24	Bedroom 2 (Front) (Floor 01)	71.48%	42.50%	28.98%	51.83%	42.74%	9.09%	Yes	Yes	0.73	0.31	Yes	Imperceptible to Not Significant	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".

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													consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".	
36 Cedarview														
25	Living Room (Floor 00)	72.73%	44.29%	28.44%	50.97%	44.29%	6.68%	Yes	Yes	0.70	0.23	Yes	Imperceptible to Slight	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "slight" given the likely extent of additional overshadowing during the winter period.
26		72.73%	44.37%	28.36%	50.89%	44.36%	6.53%	Yes	Yes	0.70	0.23	Yes		
27		31.39%	15.15%	16.24%	17.72%	15.39%	2.33%	Yes	No	0.56	0.14	Yes		
28		50.04%	32.48%	17.56%	33.88%	31.16%	2.72%	Yes	No	0.68	0.15	Yes		
29		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	No	No	1.00	1.00	No		
30	Bedroom 1 (Front) (Floor 01)	78.48%	48.10%	30.38%	57.96%	48.40%	9.56%	Yes	Yes	0.74	0.31	Yes	Imperceptible to Not Significant	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
31	Bedroom 2 (Front) (Floor 01)	71.41%	42.43%	28.98%	50.58%	42.73%	7.85%	Yes	Yes	0.71	0.27	Yes	Imperceptible to Slight	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "slight" given the likely extent of additional overshadowing during the winter period.
32		46.46%	30.07%	16.39%	33.33%	29.45%	3.88%	Yes	Yes	0.72	0.24	Yes		
35 Cedarview														
33	Living Room (Floor 00)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	No	No	1.00	1.00	No	Imperceptible to Not Significant	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
34		37.30%	23.24%	14.06%	27.35%	23.47%	3.88%	Yes	No	0.73	0.28	Yes		
35		32.63%	14.84%	17.79%	23.70%	15.08%	8.62%	Yes	No	0.73	0.48	Yes		
36		72.49%	41.88%	30.61%	52.37%	41.34%	11.03%	Yes	Yes	0.72	0.36	Yes		
37		72.57%	41.80%	30.77%	52.45%	41.34%	11.11%	Yes	Yes	0.72	0.36	Yes		
38	Bedroom 1 (Front) (Floor 01)	41.72%	27.97%	13.75%	33.64%	28.12%	5.52%	Yes	No	0.81	0.40	Yes	Imperceptible to Not Significant	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
39		69.54%	38.38%	31.16%	50.82%	38.62%	12.20%	Yes	Yes	0.73	0.39	Yes		
40	Bedroom 2 (Front) (Floor 01)	79.02%	47.32%	31.70%	61.46%	47.55%	13.91%	Yes	Yes	0.78	0.44	Yes	Imperceptible to Not Significant	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
34 Cedarview														
41	Living Room (Floor 00)	72.57%	41.41%	31.16%	52.06%	41.65%	10.41%	Yes	Yes	0.72	0.33	Yes	Imperceptible to Not Significant	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
42		73.58%	42.34%	31.24%	52.91%	42.58%	10.33%	Yes	Yes	0.72	0.33	Yes		
43	Bedroom 1 (Front) (Floor 01)	69.39%	38.31%	31.08%	50.89%	38.61%	12.28%	Yes	Yes	0.73	0.40	Yes	Imperceptible to Not Significant	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would

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														suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
44	Bedroom 2 (Front) (Floor 01)	78.94%	47.32%	31.62%	60.68%	47.70%	12.98%	Yes	Yes	0.77	0.41	Yes	Imperceptible to Not Significant	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
33 Cedarview														
45	Living Room (Floor 00)	73.43%	42.19%	31.24%	51.67%	42.35%	9.32%	Yes	Yes	0.70	0.30	Yes	Imperceptible to Not Significant	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
46		72.73%	41.49%	31.24%	51.05%	41.65%	9.40%	Yes	Yes	0.70	0.30	Yes		
47	Bedroom 1 (Front) (Floor 01)	77.47%	45.77%	31.70%	58.28%	46.16%	12.12%	Yes	Yes	0.75	0.38	Yes	Imperceptible to Not Significant	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
48	Bedroom 2 (Front) (Floor 01)	69.54%	38.38%	31.16%	51.52%	38.78%	12.74%	Yes	Yes	0.74	0.41	Yes	Imperceptible to Not Significant	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
32 Cedarview														
49	Living Room (Floor 00)	73.04%	41.80%	31.24%	52.45%	41.88%	10.57%	Yes	Yes	0.72	0.34	Yes	Imperceptible to Not Significant	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
50		73.04%	41.80%	31.24%	52.45%	42.12%	10.33%	Yes	Yes	0.72	0.33	Yes		
51		29.14%	13.76%	15.38%	17.87%	13.91%	3.96%	Yes	No	0.61	0.26	Yes		
52		33.72%	23.08%	10.64%	28.59%	23.15%	5.44%	No	No	0.85	0.51	Yes		
53		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	No	No	1.00	1.00	No		
54	Bedroom 1 (Front) (Floor 01)	76.69%	44.99%	31.70%	57.58%	45.30%	12.28%	Yes	Yes	0.75	0.39	Yes	Imperceptible to Not Significant	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
55	Bedroom 2 (Front) (Floor 01)	69.54%	38.38%	31.16%	51.36%	38.77%	12.59%	Yes	Yes	0.74	0.40	Yes	Imperceptible to Not Significant	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
56		30.54%	20.75%	9.79%	27.04%	20.82%	6.22%	Yes	No	0.89	0.64	No		
31 Cedarview														
57	Kitchen (Floor 00)	23.08%	18.42%	4.66%	20.36%	18.42%	1.94%	No	No	0.88	0.42	No	Imperceptible to Slight	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would
58		26.81%	19.35%	7.46%	22.14%	19.42%	2.72%	No	No	0.83	0.36	Yes		

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59		22.07%	17.17%	4.90%	19.19%	17.17%	2.02%	No	No	0.87	0.41	No		
60		76.30%	45.84%	30.46%	62.70%	46.07%	16.63%	Yes	Yes	0.82	0.55	Yes		
61	Living Room (Floor 00)	18.26%	17.48%	0.78%	18.03%	17.49%	0.54%	No	No	0.99	0.69	No	Imperceptible to Not Significant	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
62		83.53%	52.37%	31.16%	70.78%	52.60%	18.18%	Yes	Yes	0.85	0.58	Yes		
63		25.33%	16.47%	8.86%	25.33%	16.47%	8.86%	Yes	No	1.00	1.00	No		
64		43.51%	27.89%	15.62%	43.51%	27.89%	15.62%	Yes	Yes	1.00	1.00	No		
65		43.51%	27.89%	15.62%	43.51%	27.89%	15.62%	Yes	Yes	1.00	1.00	No		
66	Bedroom 1 (Rear) (Floor 01)	32.09%	26.26%	5.83%	29.29%	26.26%	3.03%	No	No	0.91	0.52	No	Imperceptible to Moderate	This window faces within 90° of due north. Notwithstanding this, applying the BRE Guide Section 3.2.13 criteria for windows facing within 90° of due south would suggest the impact of the proposed development on this window would be "imperceptible" as Annual Probable Sunlight Hours received by this window are not likely fall by more than 4% Annual Probable Sunlight Hours over the course of the year or fall to less than 0.8 times their former value after the construction of the proposed development. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "moderate" as the construction of the proposal is likely to result in a considerable reduction in sunlight to the window during the winter period.
67	Bedroom 2 (Rear) (Floor 01)	31.55%	25.41%	6.14%	28.52%	25.41%	3.11%	No	No	0.90	0.51	No	Imperceptible to Not Significant	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
68		71.79%	42.03%	29.76%	59.60%	42.27%	17.33%	Yes	Yes	0.83	0.58	Yes		
69	Bedroom 3 (Front) (Floor 01)	79.25%	48.40%	30.85%	67.75%	48.64%	19.11%	Yes	Yes	0.85	0.62	Yes	Imperceptible to Not Significant	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
70		42.74%	27.90%	14.84%	42.74%	27.90%	14.84%	Yes	Yes	1.00	1.00	No		
71	Bedroom 4 (Front) (Floor 01)	47.94%	30.54%	17.40%	47.71%	30.54%	17.17%	Yes	Yes	1.00	0.99	No	Imperceptible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. This impact is assessed as "imperceptible".
42 Cedarview														
72	Living Room (Floor 00)	33.41%	28.28%	5.13%	30.07%	27.89%	2.18%	No	No	0.90	0.42	No	Imperceptible to Slight	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. While the BRE Guide would suggest that an impact of this extent is not likely to be noticeable, taking a conservative approach, this impact is assessed as "imperceptible" to "slight" as the construction of the proposal is likely to reduce sunlight during the winter period to the south-facing windows to just above and below the minimum level recommended by the BRE Guide.
73		33.41%	28.28%	5.13%	30.07%	27.82%	2.25%	No	No	0.90	0.44	No		
74		21.21%	20.51%	0.70%	19.50%	19.50%	0.00%	No	No	0.92	0.00	No		
75		82.98%	52.75%	30.23%	79.64%	51.82%	27.82%	Yes	Yes	0.96	0.92	No		
76		22.69%	13.83%	8.86%	22.69%	13.83%	8.86%	Yes	No	1.00	1.00	No		
77	Kitchen (Floor 00)	77.86%	48.33%	29.53%	75.76%	47.71%	28.05%	Yes	Yes	0.97	0.95	No	Imperceptible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. This impact is assessed as "imperceptible".
78		42.27%	27.97%	14.30%	42.27%	27.97%	14.30%	Yes	No	1.00	1.00	No		
79		52.37%	33.80%	18.57%	52.37%	33.80%	18.57%	Yes	Yes	1.00	1.00	No		
80		43.12%	27.97%	15.15%	43.12%	27.97%	15.15%	Yes	No	1.00	1.00	No		

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81	Bedroom 1 (Front) (Floor 01)	35.51%	28.21%	7.30%	32.56%	28.13%	4.43%	No	No	0.92	0.61	No	Imperceptible to Not Significant	This window faces within 90° of due north. Notwithstanding this, applying the BRE Guide Section 3.2.13 criteria for windows facing within 90° of due south would suggest the impact of the proposed development on this window would be "imperceptible" as Annual Probable Sunlight Hours received by this window are not likely fall by more than 4% Annual Probable Sunlight Hours over the course of the year. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
82	Bedroom 2 (Front) (Floor 01)	31.86%	27.82%	4.04%	28.75%	27.66%	1.09%	No	No	0.90	0.27	No	Imperceptible to Not Significant	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
83		79.49%	49.34%	30.15%	76.69%	49.18%	27.51%	Yes	Yes	0.96	0.91	No		
84	Bedroom 3 (Rear) (Floor 01)	70.94%	42.11%	28.83%	69.23%	41.96%	27.27%	Yes	Yes	0.98	0.95	No	Imperceptible	As this window will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. This impact is assessed as "imperceptible".
85		43.90%	28.05%	15.85%	43.90%	28.05%	15.85%	Yes	Yes	1.00	1.00	No		
86	Bedroom 4 (Rear) (Floor 01)	43.90%	28.05%	15.85%	43.90%	28.05%	15.85%	Yes	Yes	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access to this room.
Blackwood Square														
87	Kitchen / Living / Dining (Floor 00)	19.50%	15.30%	4.20%	13.13%	13.05%	0.08%	Yes	No	0.67	0.02	Yes	Moderate to Very Significant	Note: this analysis excludes the effect of shadows cast by the mature boundary trees subject to a Tree Preservation Order. The amount of Annual Probable Sunlight Hours received by this window over the course of the year is likely to fall to a "moderate" degree (e.g. to between 0.5-0.7 times its former value), while the amount of Annual Probable Sunlight Hours received by this window over the winter period is likely to fall to a "very significant" degree (e.g. to between 0.01-0.25 times its former value). This impact is assessed as "moderate" to "very significant".
88	Bedroom (Floor 00)	27.58%	15.54%	12.04%	20.67%	13.44%	7.23%	Yes	No	0.75	0.60	Yes	Slight to Moderate	Note: this analysis excludes the effect of shadows cast by the mature boundary trees subject to a Tree Preservation Order. The amount of Annual Probable Sunlight Hours received by this window over the course of the year is likely to fall to between 0.7-0.8 times its former value - this impact is assessed as "slight". However, given that sunlight access to this window is likely to fall to between 0.5-0.7 times its former value during the winter period, taking a conservative approach, this impact is assessed as "slight" to "moderate".
89	Kitchen / Living / Dining (Floor 00)	16.32%	14.61%	1.71%	13.36%	13.36%	0.00%	Yes	No	0.82	0.00	No		
90		28.44%	16.09%	12.35%	21.99%	15.15%	6.84%	Yes	No	0.77	0.55	Yes	Slight to Moderate	Note: this analysis excludes the effect of shadows cast by the mature boundary trees subject to a Tree Preservation Order. The amount of Annual Probable Sunlight Hours received by this room over the course of the year is likely to fall to between 0.7-0.8 times its former value - this impact is assessed as "slight". However, given that sunlight access to this room is likely to fall to between 0.5-0.7 times its former value during the winter period, taking a conservative approach, this impact is assessed as "slight" to "moderate".
91	Kitchen / Living / Dining (Floor 00)	30.46%	13.75%	16.71%	24.94%	13.75%	11.19%	Yes	Yes	0.82	0.67	Yes		
92		53.69%	33.72%	19.97%	47.47%	33.56%	13.91%	Yes	Yes	0.88	0.70	Yes		
93		11.42%	11.26%	0.16%	11.19%	11.19%	0.00%	No	No	0.98	0.00	No	Imperceptible to Not Significant	Note: this analysis excludes the effect of shadows cast by the mature boundary trees subject to a Tree Preservation Order. As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
94	Bedroom (Floor 00)	24.09%	17.10%	6.99%	18.26%	17.02%	1.24%	Yes	No	0.76	0.18	Yes		
													Slight to Very Significant	Note: this analysis excludes the effect of shadows cast by the mature boundary trees subject to a Tree Preservation Order. The amount of Annual Probable Sunlight Hours received by this window over the course of the year is likely to fall to between 0.7-0.8 times its former value - this impact is assessed as "slight". However, given that sunlight access to this window is likely to fall to between 0.01-0.25 times its former value during the winter period, taking a conservative approach, this impact is assessed as "slight" to "very significant".

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95	Bedroom (Floor 00)	28.13%	17.02%	11.11%	20.98%	17.02%	3.96%	Yes	No	0.75	0.36	Yes	Slight to Significant	Note: this analysis excludes the effect of shadows cast by the mature boundary trees subject to a Tree Preservation Order. The amount of Annual Probable Sunlight Hours received by this window over the course of the year is likely to fall to between 0.7-0.8 times its former value - this impact is assessed as "slight". However, given that sunlight access to this window is likely to fall to between 0.25-0.5 times its former value during the winter period, taking a conservative approach, this impact is assessed as "slight" to "significant".
96	Bedroom (Floor 00)	29.45%	18.26%	11.19%	22.38%	18.26%	4.12%	Yes	No	0.76	0.37	Yes	Slight to Significant	Note: this analysis excludes the effect of shadows cast by the mature boundary trees subject to a Tree Preservation Order. The amount of Annual Probable Sunlight Hours received by this window over the course of the year is likely to fall to between 0.7-0.8 times its former value - this impact is assessed as "slight". However, given that sunlight access to this window is likely to fall to between 0.25-0.5 times its former value during the winter period, taking a conservative approach, this impact is assessed as "slight" to "significant".
97	Bedroom (Floor 00)	29.68%	18.18%	11.50%	22.61%	18.26%	4.35%	Yes	No	0.76	0.38	Yes	Slight to Significant	Note: this analysis excludes the effect of shadows cast by the mature boundary trees subject to a Tree Preservation Order. The amount of Annual Probable Sunlight Hours received by this window over the course of the year is likely to fall to between 0.7-0.8 times its former value - this impact is assessed as "slight". However, given that sunlight access to this window is likely to fall to between 0.25-0.5 times its former value during the winter period, taking a conservative approach, this impact is assessed as "slight" to "significant".
98	Kitchen / Living / Dining (Floor 00)	34.81%	16.86%	17.95%	28.36%	16.94%	11.42%	Yes	Yes	0.81	0.64	Yes	Imperceptible to Not Significant	Note: this analysis excludes the effect of shadows cast by the mature boundary trees subject to a Tree Preservation Order. As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
99		54.39%	33.72%	20.67%	48.33%	33.80%	14.53%	Yes	Yes	0.89	0.70	Yes		
100	Bedroom (Floor 00)	18.80%	17.09%	1.71%	17.79%	17.09%	0.70%	Yes	No	0.95	0.41	No	Imperceptible to Not Significant	Note: this analysis excludes the effect of shadows cast by the mature boundary trees subject to a Tree Preservation Order. The BRE Guide Section 3.2.13 criteria for windows facing within 90° of due south would suggest the impact of the proposed development on this window would be "imperceptible" as Annual Probable Sunlight Hours received by this window are not likely fall by more than 4% Annual Probable Sunlight Hours over the course of the year or fall to less than 0.8 times their former value after the construction of the proposed development. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".
101	Bedroom (Floor 00)	39.55%	28.05%	11.50%	34.11%	28.13%	5.98%	Yes	Yes	0.86	0.52	Yes	Imperceptible to Not Significant	Note: this analysis excludes the effect of shadows cast by the mature boundary trees subject to a Tree Preservation Order. As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. If noticeable, shadows cast by the proposed development are not likely to result in "significant consequences" for the character of the sunlight environment. This impact is assessed as "imperceptible" to "not significant".

Swift Square Office Block – Block 1

102	Floor 00a	25.33%	12.59%	12.74%	25.33%	12.59%	12.74%	Yes	Yes	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access to this room.
103		47.71%	32.09%	15.62%	47.71%	32.09%	15.62%	No	Yes	1.00	1.00	No		
104	Floor 00b	28.59%	17.25%	11.34%	28.59%	17.25%	11.34%	Yes	Yes	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access to this room.
105		18.88%	9.25%	9.63%	18.88%	9.25%	9.63%	No	Yes	1.00	1.00	No		
106	Reception	14.30%	13.45%	0.85%	13.68%	12.83%	0.85%	No	No	0.96	1.00	No	Imperceptible	The windows serving this room face within 90° of due north. Notwithstanding this, applying the BRE Guide Section 3.2.13 criteria for windows facing within 90° of due south would suggest the impact of the proposed development on this

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107		9.48%	9.48%	0.00%	8.24%	8.24%	0.00%	No	No	0.87	1.00	No		window would be "imperceptible" as Annual Probable Sunlight Hours received by these windows are not likely fall by more than 4% Annual Probable Sunlight Hours over the course of the year or fall to less than 0.8 times their former value after the construction of the proposed development. This impact is assessed as "imperceptible".
108	Floor 01	33.64%	22.14%	11.50%	33.64%	22.14%	11.50%	Yes	Yes	1.00	1.00	No	Imperceptible	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. Please note that the test outlined at Section 3.2.13 of the BRE Guide refers to sunlight within a living room in a typical dwelling. As this room is a large floor plate, open plan office, the requirement for sunlight or, indeed, the need to control sunlight entering the space is likely to be different. In the absence of an appropriate test for sunlight access tailored to the requirements of commercial offices, the test at Section 3.2.13 has been applied.
109		26.88%	14.14%	12.74%	26.88%	14.14%	12.74%	No	Yes	1.00	1.00	No		
110		10.49%	9.17%	1.32%	9.87%	8.55%	1.32%	No	No	0.94	1.00	No		
111		31.24%	17.25%	13.99%	31.24%	17.25%	13.99%	No	Yes	1.00	1.00	No		
112		4.35%	4.35%	0.00%	3.42%	3.42%	0.00%	No	No	0.79	1.00	No		
113		57.26%	40.32%	16.94%	57.26%	40.32%	16.94%	Yes	Yes	1.00	1.00	No		
114	Floor 02	39.78%	27.74%	12.04%	39.78%	27.74%	12.04%	Yes	Yes	1.00	1.00	No	Imperceptible	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. Please note that the test outlined at Section 3.2.13 of the BRE Guide refers to sunlight within a living room in a typical dwelling. As this room is a large floor plate, open plan office, the requirement for sunlight or, indeed, the need to control sunlight entering the space is likely to be different. In the absence of an appropriate test for sunlight access tailored to the requirements of commercial offices, the test at Section 3.2.13 has been applied.
115		30.07%	17.72%	12.35%	30.07%	17.72%	12.35%	No	Yes	1.00	1.00	No		
116		28.59%	24.86%	3.73%	27.82%	24.09%	3.73%	No	No	0.97	1.00	No		
117		34.34%	20.35%	13.99%	34.34%	20.35%	13.99%	No	Yes	1.00	1.00	No		
118		12.51%	12.51%	0.00%	11.27%	11.27%	0.00%	No	No	0.90	1.00	No		
119		57.26%	40.32%	16.94%	57.26%	40.32%	16.94%	Yes	Yes	1.00	1.00	No		
120	Floor 03	45.14%	31.39%	13.75%	45.14%	31.39%	13.75%	Yes	Yes	1.00	1.00	No	Imperceptible	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. Please note that the test outlined at Section 3.2.13 of the BRE Guide refers to sunlight within a living room in a typical dwelling. As this room is a large floor plate, open plan office, the requirement for sunlight or, indeed, the need to control sunlight entering the space is likely to be different. In the absence of an appropriate test for sunlight access tailored to the requirements of commercial offices, the test at Section 3.2.13 has been applied.
121		34.81%	22.14%	12.67%	34.81%	22.14%	12.67%	No	Yes	1.00	1.00	No		
122		33.10%	27.51%	5.59%	32.32%	26.73%	5.59%	No	Yes	0.98	1.00	No		
123		37.45%	23.62%	13.83%	37.45%	23.62%	13.83%	No	Yes	1.00	1.00	No		
124		12.51%	12.51%	0.00%	11.27%	11.27%	0.00%	No	No	0.90	1.00	No		
125		56.57%	39.63%	16.94%	56.57%	39.63%	16.94%	Yes	Yes	1.00	1.00	No		
126	Floor 04	51.52%	34.89%	16.63%	51.52%	34.89%	16.63%	Yes	Yes	1.00	1.00	No	Imperceptible	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. Please note that the test outlined at Section 3.2.13 of the BRE Guide refers to sunlight within a living room in a typical dwelling. As this room is a large floor plate, open plan office, the requirement for sunlight or, indeed, the need to control sunlight entering the space is likely to be different. In the absence of an appropriate test for sunlight access tailored to the requirements of commercial offices, the test at Section 3.2.13 has been applied.
127		41.18%	26.96%	14.22%	41.18%	26.96%	14.22%	No	Yes	1.00	1.00	No		
128		18.57%	13.91%	4.66%	18.49%	13.83%	4.66%	No	No	1.00	1.00	No		
129		18.88%	12.43%	6.45%	18.88%	12.43%	6.45%	No	No	1.00	1.00	No		
130		4.35%	4.35%	0.00%	3.26%	3.26%	0.00%	No	No	0.75	1.00	No		
131		29.68%	18.96%	10.72%	29.68%	18.96%	10.72%	Yes	Yes	1.00	1.00	No		
Swift Square Office Block – Block 2														
132	Floor 00a	26.42%	13.60%	12.82%	26.42%	13.60%	12.82%	Yes	Yes	1.00	1.00	No	None	ARC's analysis indicates that the proposed development is not likely to result in any change in sunlight access to this room.
133		25.64%	13.05%	12.59%	25.64%	13.05%	12.59%	No	Yes	1.00	1.00	No		
134	Floor 00b	27.35%	17.25%	10.10%	27.35%	17.25%	10.10%	Yes	Yes	1.00	1.00	0.00	Imperceptible	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable.
135		31.78%	22.46%	9.32%	31.78%	22.46%	9.32%	No	No	0.57	0.98	Yes		
136	Reception	10.10%	10.10%	0.00%	6.99%	6.99%	0.00%	No	No	0.60	1.00	Yes	Imperceptible to Slight	Applying the Section 3.2.13 criteria, the BRE Guide would suggest the impact of the proposed development on this room does not fall within adverse ranges as the amount of sunlight received by the room (i.e. through Window 137) after the

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137		27.66%	26.65%	1.01%	24.55%	23.54%	1.01%	Yes	No	0.89	1.00	No		construction of the proposed development will not be reduced to less than 0.8 times its former value. However, taking a conservative approach, this impact is assessed as "imperceptible" to "slight" as the construction of the proposal is likely to reduce sunlight to the room below the level recommended by the BRE Guide.
138	Floor 01	32.25%	22.07%	10.18%	32.25%	22.07%	10.18%	Yes	Yes	1.00	1.00	No	Imperceptible	As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. Please note that the test outlined at Section 3.2.13 of the BRE Guide refers to sunlight within a living room in a typical dwelling. As this room is a large floor plate, open plan office, the requirement for sunlight or, indeed, the need to control sunlight entering the space is likely to be different. In the absence of an appropriate test for sunlight access tailored to the requirements of commercial offices, the test at Section 3.2.13 has been applied.
139		27.58%	14.76%	12.82%	27.58%	14.76%	12.82%	No	Yes	1.00	1.00	No		
140		42.11%	27.97%	14.14%	42.11%	27.97%	14.14%	No	No	0.70	0.94	Yes		
141		4.35%	4.35%	0.00%	0.93%	0.93%	0.00%	No	Yes	0.00	1.00	Yes		
142		18.80%	16.62%	2.18%	15.54%	13.36%	2.18%	No	No	0.83	1.00	No		
143		40.25%	26.34%	13.91%	40.25%	26.34%	13.91%	Yes	Yes	1.00	1.00	No		
144	Floor 02	38.54%	27.74%	10.80%	38.54%	27.74%	10.80%	Yes	Yes	1.00	1.00	No	Imperceptible	
145		30.77%	17.72%	13.05%	30.77%	17.72%	13.05%	No	Yes	1.00	1.00	No		As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. Please note that the test outlined at Section 3.2.13 of the BRE Guide refers to sunlight within a living room in a typical dwelling. As this room is a large floor plate, open plan office, the requirement for sunlight or, indeed, the need to control sunlight entering the space is likely to be different. In the absence of an appropriate test for sunlight access tailored to the requirements of commercial offices, the test at Section 3.2.13 has been applied.
146		42.66%	27.97%	14.69%	42.66%	27.97%	14.69%	No	No	0.73	0.90	Yes		
147		12.51%	12.51%	0.00%	6.68%	6.68%	0.00%	No	Yes	0.43	1.00	Yes		
148		45.14%	38.92%	6.22%	43.59%	37.37%	6.22%	No	No	0.97	1.00	No		
149		45.69%	31.86%	13.83%	45.69%	31.86%	13.83%	Yes	Yes	1.00	1.00	No		
150	Floor 03	43.75%	31.16%	12.59%	43.75%	31.16%	12.59%	Yes	Yes	1.00	1.00	No	Imperceptible	
151		35.12%	22.07%	13.05%	35.12%	22.07%	13.05%	No	Yes	1.00	1.00	No		
152		42.74%	27.90%	14.84%	42.74%	27.90%	14.84%	No	Yes	0.77	0.82	Yes		
153		12.51%	12.51%	0.00%	6.76%	6.76%	0.00%	No	Yes	0.45	1.00	Yes		
154		50.66%	40.17%	10.49%	49.96%	39.47%	10.49%	No	No	0.99	1.00	No		
155		50.27%	35.12%	15.15%	50.27%	35.12%	15.15%	Yes	Yes	1.00	1.00	No		
156	Floor 04	50.89%	34.26%	16.63%	50.89%	34.26%	16.63%	Yes	Yes	1.00	1.00	No	Imperceptible	
157		41.49%	26.96%	14.53%	41.49%	26.96%	14.53%	No	Yes	0.99	1.00	No		As this room will continue to receive more than 25% Annual Probable Sunlight Hours (including 5% Annual Probable Sunlight Hours during the winter period) after the construction of the proposed development, the BRE Guide would suggest that the impact of the proposal is not likely to be noticeable. Please note that the test outlined at Section 3.2.13 of the BRE Guide refers to sunlight within a living room in a typical dwelling. As this room is a large floor plate, open plan office, the requirement for sunlight or, indeed, the need to control sunlight entering the space is likely to be different. In the absence of an appropriate test for sunlight access tailored to the requirements of commercial offices, the test at Section 3.2.13 has been applied.
158		21.21%	13.83%	7.38%	21.21%	13.83%	7.38%	No	No	0.70	0.92	Yes		
159		4.35%	4.35%	0.00%	0.93%	0.93%	0.00%	No	No	0.11	1.00	No		
160		29.14%	18.81%	10.33%	28.83%	18.50%	10.33%	No	No	0.99	1.00	No		
161		27.74%	17.56%	10.18%	27.74%	17.56%	10.18%	Yes	Yes	1.00	1.00	No		

* For the purposes of this calculation, summer is taken to mean the period between March and September, and winter is considered to be the period between September and March.

** Survey information of all structures on private lands surrounding the application site was not available. Where insufficient survey information was available and window sizes / locations could not be informed by information available from the online planning register or from aerial photography, window sizes / locations were estimated by ARC.

Detailed analysis of the potential impact of shadows cast by the proposed development on gardens / amenity areas outside the application site

Insofar as amenity spaces / gardens are concerned, Section 3.3.17 of the BRE Guide provides that “It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable.” [Emphasis added.] This suggests that where a garden or amenity area can receive two hours of sun over half its area on 21 March notwithstanding the construction of a proposed development, loss of sunlight as a result of additional overshadowing is not likely to be noticed.

Section 3.3.8 provides that “Locations that can and cannot receive two or more hours of sunlight on 21 March may be found using specialist software. The space is divided into a grid of points with a recommended spacing of 0.3 m or less, and the proportion of these points that can receive two hours of sunlight on March 21 is computed.”

In determining whether or not to include existing and proposed substantial trees in the three dimensional model for the purposes of this quantitative analysis, ARC made reference to the BRE Guide (as updated in 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, partly because their shapes are almost impossible to predict, 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).” Given this, ARC did not include the shadows cast by any landscape planting in the assessment model.

Having regard to the criteria for identifying receptors particularly sensitive to changes in the shadow environment discussed above,

ARC undertook detailed quantitative analysis of the gardens and amenity areas most likely to be affected by shadows cast by the proposed development on 21st March (i.e. private amenity spaces (rear gardens) at Cedarview - see **Figure 10.7** below).



Figure 10-7: Indicative diagram showing location of sample amenity spaces at Cedarview assessed as part of this analysis

Source: ARC Architectural Consultants Ltd

Table 10.4 sets out the likely proportion of these gardens in sunlight before and after the construction of the proposed development throughout the day on 21st March. ARC’s analysis indicates that the proposed development is likely to have no impact on the proportion of the studied rear gardens capable of receiving sunlight for two hours on 21st March.

Table 10.4: Potential impact of the proposed development on sunlight access to sample neighbouring gardens / amenity spaces

Rear Garden	Proportion of space (grid points) capable of receiving two hours of sunlight on 21st March		Change Change under Proposed Scenario expressed as "times existing value"	Potential Impact (The impact of the proposed scenario on existing development)	Comment (The impact of the proposed scenario on existing development)
	Existing	Proposed			
29 Cedarview	64.65%	64.65%	1.00	None	ARC's analysis indicates that shadows cast by the proposed development will not result in any change in the proportion of this space (65 sq m) capable of receiving two hours of sunlight on 21st March.
30 Cedarview	62.64%	62.64%	1.00	None	ARC's analysis indicates that shadows cast by the proposed development will not result in any change in the proportion of this space (59 sq m) capable of receiving two hours of sunlight on 21st March.
31 Cedarview	84.22%	84.22%	1.00	None	ARC's analysis indicates that shadows cast by the proposed development will not result in any change in the proportion of this space (68 sq m) capable of receiving two hours of sunlight on 21st March.
32 Cedarview	56.19%	56.19%	1.00	None	ARC's analysis indicates that shadows cast by the proposed development will not result in any change in the proportion of this space (67 sq m) capable of receiving two hours of sunlight on 21st March.
33 Cedarview	49.93%	49.93%	1.00	None	ARC's analysis indicates that shadows cast by the proposed development will not result in any change in the proportion of this space (56 sq m) capable of receiving two hours of sunlight on 21st March.
34 Cedarview	53.92%	53.92%	1.00	None	ARC's analysis indicates that shadows cast by the proposed development will not result in any change in the proportion of this space (62 sq m) capable of receiving two hours of sunlight on 21st March.
35 Cedarview	77.59%	77.59%	1.00	None	ARC's analysis indicates that shadows cast by the proposed development will not result in any change in the proportion of this space (76 sq m) capable of receiving two hours of sunlight on 21st March.
36 Cedarview	58.05%	58.05%	1.00	None	ARC's analysis indicates that shadows cast by the proposed development will not result in any change in the proportion of this space (61 sq m) capable of receiving two hours of sunlight on 21st March.
37 Cedarview	24.88%	24.88%	1.00	None	ARC's analysis indicates that shadows cast by the proposed development will not result in any change in the proportion of this space (40 sq m) capable of receiving two hours of sunlight on 21st March.
38 Cedarview	36.06%	36.06%	1.00	None	ARC's analysis indicates that shadows cast by the proposed development will not result in any change in the proportion of this space (52 sq m) capable of receiving two hours of sunlight on 21st March.
39 Cedarview	39.12%	39.12%	1.00	None	ARC's analysis indicates that shadows cast by the proposed development will not result in any change in the proportion of this space (52 sq m) capable of receiving two hours of sunlight on 21st March.
40 Cedarview	37.81%	37.81%	1.00	None	ARC's analysis indicates that shadows cast by the proposed development will not result in any change in the proportion of this space (57 sq m) capable of receiving two hours of sunlight on 21st March.
41 Cedarview	56.68%	56.68%	1.00	None	ARC's analysis indicates that shadows cast by the proposed development will not result in any change in the proportion of this space (58 sq m) capable of receiving two hours of sunlight on 21st March.

10.4.6 Mitigation Measures

10.4.6.1 Construction Phase

The subject application proposes the development of a large zoned and serviced site. In these circumstances, scope for mitigation measures during the construction phase, which would preserve a sustainable level of density, is limited.

10.4.6.2 Operational Phase

The subject application proposes the development of a large zoned and serviced site. In these circumstances, scope for mitigation measures during the operational phase, which would preserve a sustainable level of density, is limited.

10.4.7 Cumulative Impact

A review of the Fingal County Council online planning register did not identify any developments for which permission has been granted, which, in combination with the development now proposed, would have the potential to result in material cumulative impacts on the daylight environment surrounding the application site.

However, it is noted that planning permission has been granted for a residential development in eight and nine storey blocks on the adjoining site to the east at Whitehaven (ABP Ref. TA06F.313317). As part of this assessment, ARC has assessed the potential for the proposed development, in combination with that envisaged development to result in cumulative impacts on sunlight access to lands surrounding the application site.

10.4.7.1 Construction Phase

The potential cumulative impact of the construction phase of the proposed development, in combination with the permitted Whitehaven development (ABP Ref. TA06F.313317) on the adjoining site to the east, on sunlight access to the surrounding area is likely to be, initially, lesser than the cumulative impact of the completed developments. As the proposed and envisaged developments near completion, the potential impact of the emerging developments is likely to be similar in all material respects to that of the completed developments. It is noted that temporary structures and machinery (e.g., hoarding, scaffolding, cranes, etc.) have the potential to result in changes in sunlight access, although any additional impacts arising from temporary structures or machinery are likely to be temporary and minor.

10.4.7.2 Operational Phase

Overview of the potential cumulative impact of the proposed development, in combination with the permitted Whitehaven development (ABP Ref. TA06F.313317), on sunlight access to lands outside the application site

ARC's analysis indicates that there is a potential for the proposed development, in combination with the permitted Whitehaven development (ABP Ref. TA06F.313317) on the adjoining site to the east, to result in cumulative impacts on sunlight access additional to those already described in **Section 10.4.5** above.

The proposed development, in combination with the permitted Whitehaven development on the adjoining site to the east, has the potential to result in some additional impacts on sunlight access to some neighbouring residential lands at Cedarview (and, in particular, those closest to the boundaries of the application site). In most cases, while ARC's analysis indicated that the proposed development, in combination with the permitted Whitehaven development, would result in a greater reduction in sunlight access to some windows in existing buildings, the further reduction is likely to be so minor that it would not change the way the impact to that building was assessed and categorised in **Section 10.4.5** above. ARC's analysis indicated that the greatest potential for cumulative impacts on sunlight access arises in relation to a small number of houses at Cedarview closest to the application site and the adjoining Whitehaven site to the east, although most impacts identified are likely to fall within the range of minor impacts. For example, the cumulative effect of the proposed development, in combination with the permitted Whitehaven development, is likely to result in an "imperceptible" to "slight" impact on sunlight access to the living room at No. 32 Cedarview, an "imperceptible" to "not significant" impact on a bedroom at No. 31 Cedarview, an "imperceptible" to "slight"

impact on the kitchen of No. 42 Cedarview, and “imperceptible” to “not significant” impacts on a number of the bedrooms at No. 42 Cedarview.

Detailed analysis of the potential cumulative impact of the proposed development, in combination with the permitted Whitehaven development (ABP Ref. TA06F.313317), on sunlight access to existing buildings outside the application site

This analysis assesses the potential for the proposed development, in combination with the permitted Whitehaven development (ABP Ref. TA06F.313317) on the adjoining site to the east, to result in cumulative impacts on all potential receptors surrounding the application site - these impacts are described in the section above. However, by way of example in order to illustrate briefly the findings outlined in the overview section, ARC conducted detailed analysis of the potential for the proposed development in combination with the permitted Whitehaven development (ABP Ref. TA06F.313317) on the adjoining site to the east, to result in impacts on sunlight access to a representative sample of sensitive receptors (i.e. rooms) to the representative sample of sensitive receptors identified with reference to section 3.2.7 of the BRE Guide (please see **Figures 10-4-10-6** above). The representative sample of buildings includes worst case scenario examples, such as rooms at close proximity to the proposed development and rooms at low levels of accommodation.

The results of ARC’s analysis are set out in **Table 10-5** below:

Table 10.5: Potential impact of the proposed development on sunlight access to sample windows** in existing buildings outside the application site

Zone	Location	Annual Probable Sunlight Hours											Does window face 90° of due south?	BRE Guide - Section 3.2.13 Criteria			Potential Impact <small>(The impact of the cumulative proposed scenario on existing development)</small>		
		Existing			Cumulative Existing*			Proposed			Cumulative Proposed**			Does window achieve 25% APSH, incl. 5% APSH in winter after construction of proposed development?	Annual <small>Change under cumulative proposed scenario expressed as "times existing value"</small>	Winter <small>Change under cumulative proposed scenario expressed as "times existing value"</small>		Is reduction greater than 4% over the course of the year?	
		Annual	Summer*	Winter*	Annual	Summer*	Winter*	Annual	Summer*	Winter*	Annual	Summer*							Winter*
41 Cedarview																			
01	Living Room (Floor 00)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	No	No	1.00	1.00	No	Imperceptible to Not Significant
02		35.66%	26.88%	8.78%	35.66%	26.88%	8.78%	35.43%	26.88%	8.55%	35.43%	26.88%	8.55%	Yes	Yes	0.99	0.97	No	
03		30.15%	16.63%	13.52%	30.15%	16.63%	13.52%	25.80%	16.71%	9.09%	25.80%	16.71%	9.09%	Yes	Yes	0.86	0.67	Yes	
04		71.95%	42.81%	29.14%	71.64%	42.81%	28.83%	57.26%	43.12%	14.14%	57.26%	43.12%	14.14%	Yes	Yes	0.80	0.49	Yes	
05		71.95%	42.81%	29.14%	71.64%	42.81%	28.83%	56.25%	43.12%	13.13%	56.25%	43.12%	13.13%	Yes	Yes	0.78	0.45	Yes	
06	Bedroom 1 (Front) (Floor 01)	31.78%	24.01%	7.77%	31.78%	24.01%	7.77%	31.62%	24.01%	7.61%	31.62%	24.01%	7.61%	Yes	Yes	0.99	0.98	No	Imperceptible to Not Significant
07		71.10%	42.27%	28.83%	70.94%	42.27%	28.67%	60.06%	42.58%	17.48%	60.06%	42.58%	17.48%	Yes	Yes	0.84	0.61	Yes	
08	Bedroom 2 (Front) (Floor 01)	76.92%	46.69%	30.23%	76.38%	46.70%	29.68%	63.48%	47.01%	16.47%	63.48%	47.01%	16.47%	Yes	Yes	0.83	0.54	Yes	Imperceptible to Not Significant
40 Cedarview																			
09	Living Room (Floor 00)	72.26%	43.04%	29.22%	71.95%	43.05%	28.90%	56.49%	43.36%	13.13%	56.49%	43.36%	13.13%	Yes	Yes	0.78	0.45	Yes	Imperceptible to Not Significant
10		71.95%	42.89%	29.06%	71.56%	42.89%	28.67%	56.33%	43.20%	13.13%	56.33%	43.20%	13.13%	Yes	Yes	0.78	0.45	Yes	
11	Bedroom 1 (Front) (Floor 01)	77.62%	47.01%	30.61%	77.00%	47.01%	29.99%	63.79%	47.32%	16.47%	63.79%	47.32%	16.47%	Yes	Yes	0.82	0.54	Yes	Imperceptible to Not Significant
12	Bedroom 2 (Front) (Floor 01)	71.56%	42.34%	29.22%	71.41%	42.35%	29.06%	57.50%	42.66%	14.84%	57.50%	42.66%	14.84%	Yes	Yes	0.80	0.51	Yes	
39 Cedarview																			
13	Living Room (Floor 00)	72.34%	43.59%	28.75%	71.95%	43.59%	28.36%	54.62%	43.82%	10.80%	54.62%	43.82%	10.80%	Yes	Yes	0.76	0.38	Yes	Imperceptible to Not Significant
14		71.72%	43.13%	28.59%	71.33%	43.12%	28.21%	54.08%	43.28%	10.80%	54.08%	43.28%	10.80%	Yes	Yes	0.75	0.38	Yes	
15	Bedroom 1 (Front) (Floor 01)	78.48%	47.71%	30.77%	77.78%	47.71%	30.07%	61.31%	47.95%	13.36%	61.31%	47.95%	13.36%	Yes	Yes	0.78	0.43	Yes	Imperceptible to Not Significant
16	Bedroom 2 (Front) (Floor 01)	71.72%	42.35%	29.37%	71.48%	42.34%	29.14%	55.40%	42.58%	12.82%	55.40%	42.58%	12.82%	Yes	Yes	0.77	0.44	Yes	
38 Cedarview																			
17	Living Room (Floor 00)	71.56%	43.28%	28.28%	71.17%	43.28%	27.89%	53.69%	43.43%	10.26%	53.69%	43.43%	10.26%	Yes	Yes	0.75	0.36	Yes	Imperceptible to Not Significant

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18		72.57%	44.21%	28.36%	72.18%	44.21%	27.97%	54.23%	44.36%	9.87%	54.23%	44.36%	9.87%	Yes	Yes	0.75	0.35	Yes	
19	Bedroom 1 (Front) (Floor 01)	71.56%	42.34%	29.22%	71.41%	42.35%	29.06%	55.09%	42.58%	12.51%	55.09%	42.58%	12.51%	Yes	Yes	0.77	0.43	Yes	Imperceptible to Not Significant
20	Bedroom 2 (Front) (Floor 01)	78.48%	47.94%	30.54%	77.62%	47.94%	29.68%	60.06%	48.17%	11.89%	60.06%	48.17%	11.89%	Yes	Yes	0.77	0.39	Yes	Imperceptible to Not Significant
37 Cedarview																			
21	Living Room (Floor 00)	72.88%	44.36%	28.52%	72.26%	44.37%	27.89%	53.15%	44.53%	8.62%	53.15%	44.53%	8.62%	Yes	Yes	0.73	0.30	Yes	Imperceptible to Not Significant
22		71.79%	43.51%	28.28%	71.17%	43.51%	27.66%	51.83%	43.67%	8.16%	51.83%	43.67%	8.16%	Yes	Yes	0.72	0.29	Yes	
23	Bedroom 1 (Front) (Floor 01)	78.55%	48.01%	30.54%	77.47%	48.02%	29.45%	58.51%	48.25%	10.26%	58.51%	48.25%	10.26%	Yes	Yes	0.74	0.34	Yes	Imperceptible to Not Significant
24	Bedroom 2 (Front) (Floor 01)	71.48%	42.50%	28.98%	71.10%	42.51%	28.59%	51.83%	42.74%	9.09%	51.83%	42.74%	9.09%	Yes	Yes	0.73	0.31	Yes	Imperceptible to Not Significant
36 Cedarview																			
25	Living Room (Floor 00)	72.73%	44.29%	28.44%	71.95%	44.21%	27.74%	50.97%	44.29%	6.68%	50.97%	44.29%	6.68%	Yes	Yes	0.70	0.23	Yes	Imperceptible to Slight
26		72.73%	44.37%	28.36%	71.95%	44.29%	27.66%	50.89%	44.36%	6.53%	50.89%	44.36%	6.53%	Yes	Yes	0.70	0.23	Yes	
27		31.39%	15.15%	16.24%	31.39%	15.15%	16.24%	17.72%	15.39%	2.33%	17.72%	15.39%	2.33%	Yes	No	0.56	0.14	Yes	
28		50.04%	32.48%	17.56%	48.10%	32.48%	15.62%	33.88%	31.16%	2.72%	33.88%	31.16%	2.72%	Yes	No	0.68	0.15	Yes	
29		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	No	No	1.00	1.00	No	
30	Bedroom 1 (Front) (Floor 01)	78.48%	48.10%	30.38%	77.23%	48.09%	29.14%	57.96%	48.40%	9.56%	57.96%	48.40%	9.56%	Yes	Yes	0.74	0.31	Yes	Imperceptible to Not Significant
31	Bedroom 2 (Front) (Floor 01)	71.41%	42.43%	28.98%	70.94%	42.42%	28.52%	50.58%	42.73%	7.85%	50.58%	42.73%	7.85%	Yes	Yes	0.71	0.27	Yes	Imperceptible to Slight
32		46.46%	30.07%	16.39%	45.07%	30.15%	14.92%	33.33%	29.45%	3.88%	33.33%	29.45%	3.88%	Yes	Yes	0.72	0.24	Yes	
35 Cedarview																			
33	Living Room (Floor 00)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	No	No	1.00	1.00	No	Imperceptible to Not Significant
34		37.30%	23.24%	14.06%	37.30%	23.24%	14.06%	27.35%	23.47%	3.88%	27.35%	23.47%	3.88%	Yes	No	0.73	0.28	Yes	
35		32.63%	14.84%	17.79%	32.63%	14.84%	17.79%	23.70%	15.08%	8.62%	23.70%	15.08%	8.62%	Yes	No	0.73	0.48	Yes	
36		72.49%	41.88%	30.61%	69.39%	41.96%	27.43%	52.37%	41.34%	11.03%	52.37%	41.34%	11.03%	Yes	Yes	0.72	0.36	Yes	
37		72.57%	41.80%	30.77%	69.46%	41.88%	27.58%	52.45%	41.34%	11.11%	52.45%	41.34%	11.11%	Yes	Yes	0.72	0.36	Yes	
38	Bedroom 1 (Front) (Floor 01)	41.72%	27.97%	13.75%	41.72%	27.97%	13.75%	33.64%	28.12%	5.52%	33.64%	28.12%	5.52%	Yes	No	0.81	0.40	Yes	Imperceptible to Not Significant
39		69.54%	38.38%	31.16%	67.60%	38.46%	29.14%	50.82%	38.62%	12.20%	50.82%	38.62%	12.20%	Yes	Yes	0.73	0.39	Yes	
40	Bedroom 2 (Front) (Floor 01)	79.02%	47.32%	31.70%	76.61%	47.39%	29.22%	61.46%	47.55%	13.91%	61.46%	47.55%	13.91%	Yes	Yes	0.78	0.44	Yes	Imperceptible to Not Significant
34 Cedarview																			
41	Living Room (Floor 00)	72.57%	41.41%	31.16%	69.23%	41.49%	27.74%	52.06%	41.65%	10.41%	51.36%	41.65%	9.71%	Yes	Yes	0.71	0.31	Yes	Imperceptible to Not Significant

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42		73.58%	42.34%	31.24%	70.40	42.43	27.97	52.91%	42.58%	10.33%	52.21	42.58	9.63	Yes	Yes	0.71	0.31	Yes	
43	Bedroom 1 (Front) (Floor 01)	69.39%	38.31%	31.08%	66.90%	38.38%	28.52%	50.89%	38.61%	12.28%	50.74%	38.62%	12.12%	Yes	Yes	0.73	0.39	Yes	Imperceptible to Not Significant
44	Bedroom 2 (Front) (Floor 01)	78.94%	47.32%	31.62%	76.30%	47.40%	28.90%	60.68%	47.70%	12.98%	60.14%	47.71%	12.43%	Yes	Yes	0.76	0.39	Yes	Imperceptible to Not Significant
33 Cedarview																			
45	Living Room (Floor 00)	73.43%	42.19%	31.24%	70.24%	42.27%	27.97%	51.67%	42.35%	9.32%	50.74%	42.35%	8.39%	Yes	Yes	0.69	0.27	Yes	Imperceptible to Not Significant
46		72.73%	41.49%	31.24%	69.62%	41.57%	28.05%	51.05%	41.65%	9.40%	50.12%	41.65%	8.47%	Yes	Yes	0.69	0.27	Yes	
47	Bedroom 1 (Front) (Floor 01)	77.47%	45.77%	31.70%	74.98%	45.84%	29.14%	58.28%	46.16%	12.12%	57.65%	46.15%	11.50%	Yes	Yes	0.74	0.36	Yes	Imperceptible to Not Significant
48	Bedroom 2 (Front) (Floor 01)	69.54%	38.38%	31.16%	67.13%	38.46%	28.67%	51.52%	38.78%	12.74%	50.74%	38.77%	11.97%	Yes	Yes	0.73	0.38	Yes	Imperceptible to Not Significant
32 Cedarview																			
49	Living Room (Floor 00)	73.04%	41.80%	31.24%	69.23%	41.88%	27.35%	52.45%	41.88%	10.57%	51.20%	41.88%	9.32%	Yes	Yes	0.70	0.30	Yes	Imperceptible to Slight
50		73.04%	41.80%	31.24%	69.08%	41.96%	27.12%	52.45%	42.12%	10.33%	50.51%	42.12%	8.39%	Yes	Yes	0.69	0.27	Yes	
51		29.14%	13.76%	15.38%	24.94%	13.91%	11.03%	17.87%	13.91%	3.96%	15.38%	13.98%	1.40%	Yes	No	0.53	0.09	Yes	
52		33.72%	23.08%	10.64%	29.45%	23.23%	6.22%	28.59%	23.15%	5.44%	25.49%	23.24%	2.25%	No	No	0.76	0.21	Yes	
53		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	No	No	1.00	1.00	No	
54	Bedroom 1 (Front) (Floor 01)	76.69%	44.99%	31.70%	74.13%	45.07%	29.06%	57.58%	45.30%	12.28%	56.57%	45.30%	11.27%	Yes	Yes	0.74	0.36	Yes	Imperceptible to Not Significant
55	Bedroom 2 (Front) (Floor 01)	69.54%	38.38%	31.16%	66.20%	38.46%	27.74%	51.36%	38.77%	12.59%	49.65%	38.77%	10.88%	Yes	Yes	0.71	0.35	Yes	Imperceptible to Not Significant
56		30.54%	20.75%	9.79%	26.96%	20.90%	6.06%	27.04%	20.82%	6.22%	24.63%	20.90%	3.73%	Yes	No	0.81	0.38	No	
31 Cedarview																			
57	Kitchen (Floor 00)	23.08%	18.42%	4.66%	23.08%	18.42%	4.66%	20.36%	18.42%	1.94%	20.36%	18.42%	1.94%	No	No	0.88	0.42	No	Imperceptible to Slight
58		26.81%	19.35%	7.46%	26.81%	19.35%	7.46%	22.14%	19.42%	2.72%	22.14%	19.42%	2.72%	No	No	0.83	0.36	Yes	
59		22.07%	17.17%	4.90%	22.07%	17.17%	4.90%	19.19%	17.17%	2.02%	19.19%	17.17%	2.02%	No	No	0.87	0.41	No	
60		76.30%	45.84%	30.46%	71.02%	46.00%	25.02%	62.70%	46.07%	16.63%	57.42%	46.23%	11.19%	Yes	Yes	0.75	0.37	Yes	
61	Living Room (Floor 00)	18.26%	17.48%	0.78%	18.26%	17.48%	0.78%	18.03%	17.49%	0.54%	18.03%	17.49%	0.54%	No	No	0.99	0.69	No	Imperceptible to Not Significant
62		83.53%	52.37%	31.16%	76.92%	52.52%	24.40%	70.78%	52.60%	18.18%	64.18%	52.76%	11.42%	Yes	Yes	0.77	0.37	Yes	
63		25.33%	16.47%	8.86%	19.74%	16.63%	3.11%	25.33%	16.47%	8.86%	19.74%	16.63%	3.11%	Yes	No	0.78	0.35	No	
64		43.51%	27.89%	15.62%	37.14%	28.05%	9.09%	43.51%	27.89%	15.62%	37.14%	28.05%	9.09%	Yes	Yes	0.85	0.58	No	
65		43.51%	27.89%	15.62%	37.45%	28.05%	9.40%	43.51%	27.89%	15.62%	37.45%	28.05%	9.40%	Yes	Yes	0.86	0.60	No	
66	Bedroom 1 (Rear) (Floor 01)	32.09%	26.26%	5.83%	32.09%	26.26%	5.83%	29.29%	26.26%	3.03%	29.29%	26.26%	3.03%	No	No	0.91	0.52	No	Imperceptible to Moderate
67	Bedroom 2 (Rear) (Floor 01)	31.55%	25.41%	6.14%	31.55%	25.41%	6.14%	28.52%	25.41%	3.11%	28.52%	25.41%	3.11%	No	No	0.90	0.51	No	Imperceptible to Not Significant

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68		71.79%	42.03%	29.76%	67.91%	42.19%	25.72%	59.60%	42.27%	17.33%	55.71%	42.42%	13.29%	Yes	Yes	0.78	0.45	Yes	
69	Bedroom 3 (Front) (Floor 01)	79.25%	48.40%	30.85%	73.97%	48.56%	25.41%	67.75%	48.64%	19.11%	62.47%	48.79%	13.68%	Yes	Yes	0.79	0.44	Yes	Imperceptible to Not Significant
70		42.74%	27.90%	14.84%	37.06%	28.05%	9.01%	42.74%	27.90%	14.84%	37.06%	28.05%	9.01%	Yes	Yes	0.87	0.67	No	
71	Bedroom 4 (Front) (Floor 01)	47.94%	30.54%	17.40%	42.66%	30.69%	11.97%	47.71%	30.54%	17.17%	42.42%	30.69%	11.73%	Yes	Yes	0.88	0.67	Yes	Imperceptible to Not Significant
42 Cedarview																			
72	Living Room (Floor 00)	33.41%	28.28%	5.13%	33.41%	28.28%	5.13%	30.07%	27.89%	2.18%	30.07%	27.89%	2.18%	No	No	0.90	0.42	No	Imperceptible to Slight
73		33.41%	28.28%	5.13%	33.41%	28.28%	5.13%	30.07%	27.82%	2.25%	30.07%	27.82%	2.25%	No	No	0.90	0.44	No	
74		21.21%	20.51%	0.70%	21.21%	20.51%	0.70%	19.50%	19.50%	0.00%	19.50%	19.50%	0.00%	No	No	0.92	0.00	No	
75		82.98%	52.75%	30.23%	64.41%	53.14%	11.27%	79.64%	51.82%	27.82%	60.76%	52.21%	8.55%	Yes	Yes	0.73	0.28	Yes	
76		22.69%	13.83%	8.86%	15.31%	13.91%	1.40%	22.69%	13.83%	8.86%	15.31%	13.91%	1.40%	Yes	No	0.67	0.16	Yes	
77	Kitchen (Floor 00)	77.86%	48.33%	29.53%	56.64%	48.56%	8.08%	75.76%	47.71%	28.05%	54.16%	47.94%	6.22%	Yes	Yes	0.70	0.21	Yes	Imperceptible to Slight
78		42.27%	27.97%	14.30%	31.70%	28.05%	3.65%	42.27%	27.97%	14.30%	31.70%	28.05%	3.65%	Yes	No	0.75	0.26	Yes	
79		52.37%	33.80%	18.57%	41.96%	33.96%	8.00%	52.37%	33.80%	18.57%	41.96%	33.95%	8.00%	Yes	Yes	0.80	0.43	Yes	
80		43.12%	27.97%	15.15%	32.01%	28.13%	3.88%	43.12%	27.97%	15.15%	32.01%	28.13%	3.88%	Yes	No	0.74	0.26	Yes	
81	Bedroom 1 (Front) (Floor 01)	35.51%	28.21%	7.30%	35.51%	28.21%	7.30%	32.56%	28.13%	4.43%	32.56%	28.13%	4.43%	No	No	0.92	0.61	No	Imperceptible
82	Bedroom 2 (Front) (Floor 01)	31.86%	27.82%	4.04%	31.86%	27.82%	4.04%	28.75%	27.66%	1.09%	28.75%	27.66%	1.09%	No	No	0.90	0.27	No	Imperceptible to Not Significant
83		79.49%	49.34%	30.15%	62.94%	49.73%	13.21%	76.69%	49.18%	27.51%	60.14%	49.57%	10.57%	Yes	Yes	0.76	0.35	Yes	
84	Bedroom 3 (Rear) (Floor 01)	70.94%	42.11%	28.83%	52.68%	42.58%	10.10%	69.23%	41.96%	27.27%	50.74%	42.43%	8.31%	Yes	Yes	0.72	0.29	Yes	Imperceptible to Not Significant
85		43.90%	28.05%	15.85%	34.19%	28.21%	5.98%	43.90%	28.05%	15.85%	34.19%	28.21%	5.98%	Yes	Yes	0.73	0.38	Yes	
86	Bedroom 4 (Rear) (Floor 01)	43.90%	28.05%	15.85%	33.88%	28.21%	5.67%	43.90%	28.05%	15.85%	33.88%	28.21%	5.67%	Yes	Yes	0.77	0.36	Yes	Imperceptible to Not Significant
Blackwood Square																			
87	Kitchen / Living / Dining (Floor 00)	19.50%	15.30%	4.20%	19.42%	15.30%	4.12%	13.13%	13.05%	0.08%	13.13%	13.05%	0.08%	Yes	No	0.67	0.02	Yes	Moderate to Very Significant
88	Bedroom (Floor 00)	27.58%	15.54%	12.04%	27.51%	15.54%	11.97%	20.67%	13.44%	7.23%	20.67%	13.44%	7.23%	Yes	No	0.75	0.60	Yes	Slight to Moderate
89	Kitchen / Living / Dining (Floor 00)	16.32%	14.61%	1.71%	16.24%	14.61%	1.63%	13.36%	13.36%	0.00%	13.36%	13.36%	0.00%	Yes	No	0.82	0.00	No	Slight to Moderate
90		28.44%	16.09%	12.35%	28.36%	16.08%	12.28%	21.99%	15.15%	6.84%	21.99%	15.15%	6.84%	Yes	No	0.77	0.55	Yes	
91	Kitchen / Living / Dining (Floor 00)	30.46%	13.75%	16.71%	30.46%	13.75%	16.71%	24.94%	13.75%	11.19%	24.94%	13.75%	11.19%	Yes	Yes	0.82	0.67	Yes	Imperceptible to Not Significant
92		53.69%	33.72%	19.97%	53.61%	33.72%	19.89%	47.47%	33.56%	13.91%	47.47%	33.56%	13.91%	Yes	Yes	0.88	0.70	Yes	
93		11.42%	11.26%	0.16%	11.34%	11.26%	0.08%	11.19%	11.19%	0.00%	11.19%	11.19%	0.00%	No	No	0.98	0.00	No	

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94	Bedroom (Floor 00)	24.09%	17.10%	6.99%	24.01%	17.09%	6.92%	18.26%	17.02%	1.24%	18.26%	17.02%	1.24%	Yes	No	0.76	0.18	Yes	Slight to Very Significant
95	Bedroom (Floor 00)	28.13%	17.02%	11.11%	28.05%	17.02%	11.03%	20.98%	17.02%	3.96%	20.98%	17.02%	3.96%	Yes	No	0.75	0.36	Yes	Slight to Significant
96	Bedroom (Floor 00)	29.45%	18.26%	11.19%	29.37%	18.26%	11.11%	22.38%	18.26%	4.12%	22.38%	18.26%	4.12%	Yes	No	0.76	0.37	Yes	Slight to Significant
97	Bedroom (Floor 00)	29.68%	18.18%	11.50%	29.60%	18.18%	11.42%	22.61%	18.26%	4.35%	22.61%	18.26%	4.35%	Yes	No	0.76	0.38	Yes	Slight to Significant
98	Kitchen / Living / Dining (Floor 00)	34.81%	16.86%	17.95%	34.65%	16.86%	17.79%	28.36%	16.94%	11.42%	28.36%	16.94%	11.42%	Yes	Yes	0.81	0.64	Yes	Imperceptible to Not Significant
99		54.39%	33.72%	20.67%	54.23%	33.72%	20.51%	48.33%	33.80%	14.53%	48.33%	33.80%	14.53%	Yes	Yes	0.89	0.70	Yes	
100	Bedroom (Floor 00)	18.80%	17.09%	1.71%	18.65%	17.10%	1.55%	17.79%	17.09%	0.70%	17.79%	17.09%	0.70%	Yes	No	0.95	0.41	No	Imperceptible to Not Significant
101	Bedroom (Floor 00)	39.55%	28.05%	11.50%	39.39%	28.05%	11.34%	34.11%	28.13%	5.98%	34.11%	28.13%	5.98%	Yes	Yes	0.86	0.52	Yes	Imperceptible to Not Significant
Swift Square Office Block – Block 1																			
102	Floor 00a	25.33%	12.59%	12.74%	25.33%	12.59%	12.74%	25.33%	12.59%	12.74%	25.33%	12.59%	12.74%	Yes	Yes	1.00	1.00	No	None
103		47.71%	32.09%	15.62%	47.71%	32.09%	15.62%	47.71%	32.09%	15.62%	47.71%	32.09%	15.62%	No	Yes	1.00	1.00	No	
104	Floor 00b	28.59%	17.25%	11.34%	28.59%	17.25%	11.34%	28.59%	17.25%	11.34%	28.59%	17.25%	11.34%	Yes	Yes	1.00	1.00	No	None
105		18.88%	9.25%	9.63%	18.88%	9.25%	9.63%	18.88%	9.25%	9.63%	18.88%	9.25%	9.63%	No	Yes	1.00	1.00	No	
106	Reception	14.30%	13.45%	0.85%	13.99%	13.14%	0.85%	13.68%	12.83%	0.85%	13.68%	12.83%	0.85%	No	No	0.96	1.00	No	Imperceptible
107		9.48%	9.48%	0.00%	9.48%	9.48%	0.00%	8.24%	8.24%	0.00%	8.24%	8.24%	0.00%	No	No	0.87	1.00	No	
108	Floor 01	33.64%	22.14%	11.50%	33.64%	22.14%	11.50%	33.64%	22.14%	11.50%	33.64%	22.14%	11.50%	Yes	Yes	1.00	1.00	No	Imperceptible
109		26.88%	14.14%	12.74%	26.88%	14.14%	12.74%	26.88%	14.14%	12.74%	26.88%	14.14%	12.74%	No	Yes	1.00	1.00	No	
110		10.49%	9.17%	1.32%	10.49%	9.17%	1.32%	9.87%	8.55%	1.32%	9.87%	8.55%	1.32%	No	No	0.94	1.00	No	
111		31.24%	17.25%	13.99%	31.24%	17.25%	13.99%	31.24%	17.25%	13.99%	31.24%	17.25%	13.99%	No	Yes	1.00	1.00	No	
112		4.35%	4.35%	0.00%	4.35%	4.35%	0.00%	3.42%	3.42%	0.00%	3.42%	3.42%	0.00%	No	No	0.79	1.00	No	
113		57.26%	40.32%	16.94%	57.26%	40.32%	16.94%	57.26%	40.32%	16.94%	57.26%	40.32%	16.94%	Yes	Yes	1.00	1.00	No	
114	Floor 02	39.78%	27.74%	12.04%	39.78%	27.74%	12.04%	39.78%	27.74%	12.04%	39.78%	27.74%	12.04%	Yes	Yes	1.00	1.00	No	Imperceptible
115		30.07%	17.72%	12.35%	30.07%	17.72%	12.35%	30.07%	17.72%	12.35%	30.07%	17.72%	12.35%	No	Yes	1.00	1.00	No	
116		28.59%	24.86%	3.73%	28.59%	24.86%	3.73%	27.82%	24.09%	3.73%	27.82%	24.09%	3.73%	No	No	0.97	1.00	No	
117		34.34%	20.35%	13.99%	34.34%	20.35%	13.99%	34.34%	20.35%	13.99%	34.34%	20.35%	13.99%	No	Yes	1.00	1.00	No	
118		12.51%	12.51%	0.00%	12.51%	12.51%	0.00%	11.27%	11.27%	0.00%	11.27%	11.27%	0.00%	No	No	0.90	1.00	No	
119		57.26%	40.32%	16.94%	57.26%	40.32%	16.94%	57.26%	40.32%	16.94%	57.26%	40.32%	16.94%	Yes	Yes	1.00	1.00	No	
120	Floor 03	45.14%	31.39%	13.75%	45.14%	31.39%	13.75%	45.14%	31.39%	13.75%	45.14%	31.39%	13.75%	Yes	Yes	1.00	1.00	No	Imperceptible
121		34.81%	22.14%	12.67%	34.81%	22.14%	12.67%	34.81%	22.14%	12.67%	34.81%	22.14%	12.67%	No	Yes	1.00	1.00	No	
122		33.10%	27.51%	5.59%	33.10%	27.51%	5.59%	32.32%	26.73%	5.59%	32.32%	26.73%	5.59%	No	Yes	0.98	1.00	No	

EIAR VOLUME 2: Main Text

123		37.45	23.62%	13.83%	37.45%	23.62%	13.83%	37.45%	23.62%	13.83%	37.45%	23.62%	13.83%	No	Yes	1.00	1.00	No	
124		12.51%	12.51%	0.00%	12.51%	12.51%	0.00%	11.27%	11.27%	0.00%	11.27%	11.27%	0.00%	No	No	0.90	1.00	No	
125		56.57%	39.63%	16.94%	56.57%	39.63%	16.94%	56.57%	39.63%	16.94%	56.57%	39.63%	16.94%	Yes	Yes	1.00	1.00	No	
126	Floor 04	51.52%	34.89%	16.63%	51.52%	34.89%	16.63%	51.52%	34.89%	16.63%	51.52%	34.89%	16.63%	Yes	Yes	1.00	1.00	No	Imperceptible
127		41.18%	26.96%	14.22%	41.18%	26.96%	14.22%	41.18%	26.96%	14.22%	41.18%	26.96%	14.22%	No	Yes	1.00	1.00	No	
128		18.57%	13.91%	4.66%	18.57%	13.91%	4.66%	18.49%	13.83%	4.66%	18.49%	13.83%	4.66%	No	No	1.00	1.00	No	
129		18.88%	12.43%	6.45%	18.88%	12.43%	6.45%	18.88%	12.43%	6.45%	18.88%	12.43%	6.45%	No	No	1.00	1.00	No	
130		4.35%	4.35%	0.00%	4.35%	4.35%	0.00%	3.26%	3.26%	0.00%	3.26%	3.26%	0.00%	No	No	0.75	1.00	No	
131		29.68%	18.96%	10.72%	29.68%	18.96%	10.72%	29.68%	18.96%	10.72%	29.68%	18.96%	10.72%	Yes	Yes	1.00	1.00	No	
Swift Square Office Block – Block 2																			
132	Floor 00a	26.42%	13.60%	12.82%	26.42%	13.6%	12.82%	26.42%	13.60%	12.82%	26.42%	13.60%	12.82%	Yes	Yes	1.00	1.00	No	None
133		25.64%	13.05%	12.59%	25.64%	13.05%	12.59%	25.64%	13.05%	12.59%	25.64%	13.05%	12.59%	No	Yes	1.00	1.00	No	
134	Floor 00b	27.35%	17.25%	10.10%	27.35%	17.25%	10.10%	27.35%	17.25%	10.10%	27.35%	17.25%	10.10%	Yes	Yes	1.00	1.00	0.00	Imperceptible
135		31.78%	22.46%	9.32%	31.78%	22.46%	9.32%	31.78%	22.46%	9.32%	31.78%	22.46%	9.32%	No	No	0.57	0.98	Yes	
136	Reception	10.10%	10.10%	0.00%	9.17%	9.17%	0.00%	6.99%	6.99%	0.00%	6.06%	6.06%	0.00%	No	No	0.60	1.00	Yes	Imperceptible to Slight
137		27.66%	26.65%	1.01%	27.66%	26.65%	1.01%	24.55%	23.54%	1.01%	24.55%	23.54%	1.01%	Yes	No	0.89	1.00	No	
138	Floor 01	32.25%	22.07%	10.18%	32.25%	22.07%	10.18%	32.25%	22.07%	10.18%	32.25%	22.07%	10.18%	Yes	Yes	1.00	1.00	No	Imperceptible
139		27.58%	14.76%	12.82%	27.58%	14.76%	12.82%	27.58%	14.76%	12.82%	27.58%	14.76%	12.82%	No	Yes	1.00	1.00	No	
140		42.11%	27.97%	14.14%	29.68%	16.39%	13.29%	42.11%	27.97%	14.14%	29.68%	16.39%	13.29%	No	No	0.70	0.94	Yes	
141		4.35%	4.35%	0.00%	3.42%	3.42%	0.00%	0.93%	0.93%	0.00%	0.00%	0.00%	0.00%	No	Yes	0.00	1.00	Yes	
142		18.80%	16.62%	2.18%	18.80%	16.62%	2.18%	15.54%	13.36%	2.18%	15.54%	13.36%	2.18%	No	No	0.83	1.00	No	
143		40.25%	26.34%	13.91%	40.25%	26.34%	13.91%	40.25%	26.34%	13.91%	40.25%	26.34%	13.91%	Yes	Yes	1.00	1.00	No	
144	Floor 02	38.54%	27.74%	10.80%	38.54%	27.74%	10.80%	38.54%	27.74%	10.80%	38.54%	27.74%	10.80%	Yes	Yes	1.00	1.00	No	Imperceptible
145		30.77%	17.72%	13.05%	30.77%	17.72%	13.05%	30.77%	17.72%	13.05%	30.77%	17.72%	13.05%	No	Yes	1.00	1.00	No	
146		42.66%	27.97%	14.69%	31.24%	17.95%	13.29%	42.66%	27.97%	14.69%	31.24%	17.95%	13.29%	No	No	0.73	0.90	Yes	
147		12.51%	12.51%	0.00%	11.19%	11.19%	0.00%	6.68%	6.68%	0.00%	5.36%	5.36%	0.00%	No	Yes	0.43	1.00	Yes	
148		45.14%	38.92%	6.22%	45.14%	38.92%	6.22%	43.59%	37.37%	6.22%	43.59%	37.37%	6.22%	No	No	0.97	1.00	No	
149		45.69%	31.86%	13.83%	45.69%	31.86%	13.83%	45.69%	31.86%	13.83%	45.69%	31.86%	13.83%	Yes	Yes	1.00	1.00	No	
150	Floor 03	43.75%	31.16%	12.59%	43.75%	31.16%	12.59%	43.75%	31.16%	12.59%	43.75%	31.16%	12.59%	Yes	Yes	1.00	1.00	No	Imperceptible
151		35.12%	22.07%	13.05%	35.12%	22.07%	13.05%	35.12%	22.07%	13.05%	35.12%	22.07%	13.05%	No	Yes	1.00	1.00	No	
152		42.74%	27.90%	14.84%	32.71%	20.51%	12.20%	42.74%	27.90%	14.84%	32.71%	20.51%	12.20%	No	Yes	0.77	0.82	Yes	
153		12.51%	12.51%	0.00%	11.34%	11.34%	0.00%	6.76%	6.76%	0.00%	5.59%	5.59%	0.00%	No	Yes	0.45	1.00	Yes	
154		50.66%	40.17%	10.49%	50.66%	40.17%	10.49%	49.96%	39.47%	10.49%	49.96%	39.47%	10.49%	No	No	0.99	1.00	No	