

Analysis Observations

Adjacent Buildings

To the West and North-West

Figures 19 – 22, 31 – 38 and 49 - 52 indicate shadows cast by the existing and proposed development during the morning. It can be seen that the shadowing is increased in the proposed condition. This impact is mitigated by shadowing being present in the base condition and the shadow duration not increasing, i.e. in both the base and proposed cases the shadowing potential ends at 12.00.

To the North

Figures 23 – 26, 39 – 42, 51 and 52 indicate that shadowing is increased in the proposed condition. It can be seen that due to the very close proximity of the public house and office building segment to the site boundary that some degree of overshadowing to these is extremely hard to avoid. Impact beyond these buildings is mitigated by the space usage being waterfront.

To the East and North-East

Figures 27 – 30, 43 – 48, 53 and 54 indicate shadows cast by the existing and proposed development during the afternoon. It can be seen that the shadowing is increased in the proposed condition. This impact is mitigated by the shadow duration is largely unchanged and the shadowing potential only affects moderately sensitive office buildings.

Buildings of Special Interest

Particular interest is taken of the Custom House, part of Dublin's Architectural Heritage, on the north bank of the Liffey. Figures 29, 30, 45 and 46 indicate that there is shadowing potential by Liberty Hall throughout the majority of the year that reaches the Custom House.

Figures 49 – 54 and 58 - 60 indicate overshadowing of the Custom House in both the base and proposed conditions during the winter months. This overshadowing is increased in the proposed condition but does not extend beyond the winter period.

Figures 19 – 48 indicate that the proposed development does not create new shadowing to the Custom House between the spring and autumnal equinoxes.

Figure 61 and 62 are perspective views of the shadowcast conditions around the development site with the existing and proposed developments in place, respectively. These images were generated from the models used to generate Figures 19 - 60.

Figure 61 - Shadowcast conditions with the existing condition in place
March 21 – 08.00

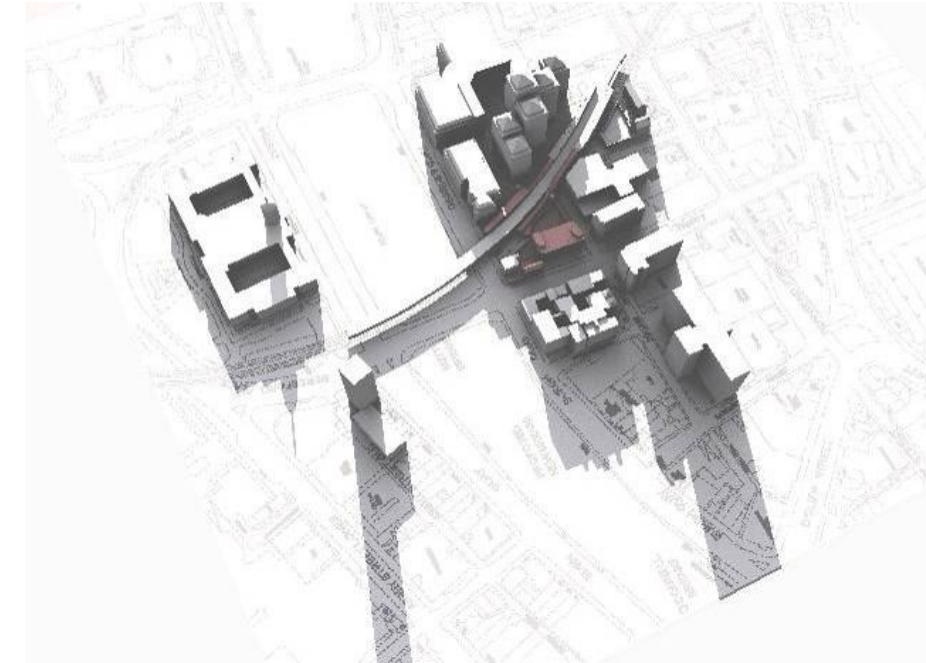


Figure 62 – Shadowcast conditions with the proposed condition in place
March 21 – 08.00

