

## Conclusions

### Impacts

Our analysis indicates the proposed Tara Street Station Redevelopment is only likely to have a major impact on the facades of the adjacent buildings that face directly onto it.

### Daylight Performance

Our daylight analysis indicates that approximately half of the test planes identified on the buildings around the proposed development are likely to have access to direct daylight reduced by less than the benchmark 20% limit. It is not uncommon for planners to accept a reduction in excess of the benchmark 20% in locations where building density makes achieving a 20% reduction impracticable, and as a whole redevelopment will benefit the local environment.

The impact of the proposed Tara Street Station Redevelopment on daylight access to the buildings around it is limited to windows on facades that face directly onto it. The context information available indicates the sensitivity of impacting on these windows is mitigated by the majority of the spaces served by them being less or moderately sensitive instances.

### Sunlight Performance

Our analysis indicates that limited or no new sunlight obstruction is likely to be presented by the proposed development to the commercial and retail properties to the east, west and south throughout the majority of the year.

Our analysis indicates that a moderate increase in overshadowing is expected throughout the majority of the year to the north-east and north-west of the development. The impact is mitigated by the space use being typically less sensitive buildings and waterfront.

Our analysis indicates increased overshadowing to the north of the development. This impact is mitigated by the space use being waterfront and the river Liffey.

Our analysis indicates that overshadowing occurs to the Custom House in both the base and proposed conditions. Between the spring and autumnal equinox overshadowing is not increased by the proposed development. During the winter, late autumn and early spring, new shadowing is expected.

### Potential Construction Impacts

The construction phase has a potential for shading due to the presence of cranes, scaffolding and hoist equipment on site. Impacts to the site will vary, but despite the potential for overshadowing during the construction phase due to on site activities, the nature of these impacts are temporary.

### Summary

Our analysis indicates the overall sensitive impact of the proposed development on daylight and sunlight access to adjacent buildings is moderate.

It is our assessment that the likely daylight and sunlight performance of the proposed development could be considered acceptable with regard to gaining planning consent.