Richmond Road Phase 2

Large-scale Residential Development (LRD) at No. 158A Richmond Road, Dublin 3

Landscape and Visual Impact Assessment

For Malkey Limited
February 2023

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LANDSCAPE & VISUAL IMPACT ASSESSMENT

1. Introduction

Mitchell + Associates was engaged by Malkey Limited, in March 2022 to prepare a Landscape and Visual Impact Assessment (LVIA) for a proposed Large-scale Residential Development (LRD) at No. 158A Richmond Road, Dublin 3 (Leydens Wholesalers and Distributors Dublin). This LVIA report assesses the impact of the proposed development on the landscape character and visual amenity of the current site and on the contiguous area and the site environs. It considers these in the context of the site, within Dublin's north inner-city area. It describes the landscape character of the subject site and its hinterland, together with the visibility of the site from significant viewpoints in the locality. It includes an outline of the methodology utilised to assess the impacts and descriptions of the receiving environment (baseline) and of the potential impacts of the development. Mitigation measures introduced to ameliorate or offset impacts are considered and the resultant predicted (residual) impacts outlined. This report should be read with reference to the photomontages, which are contained in a separate A3 report prepared by 3D Design Bureau.

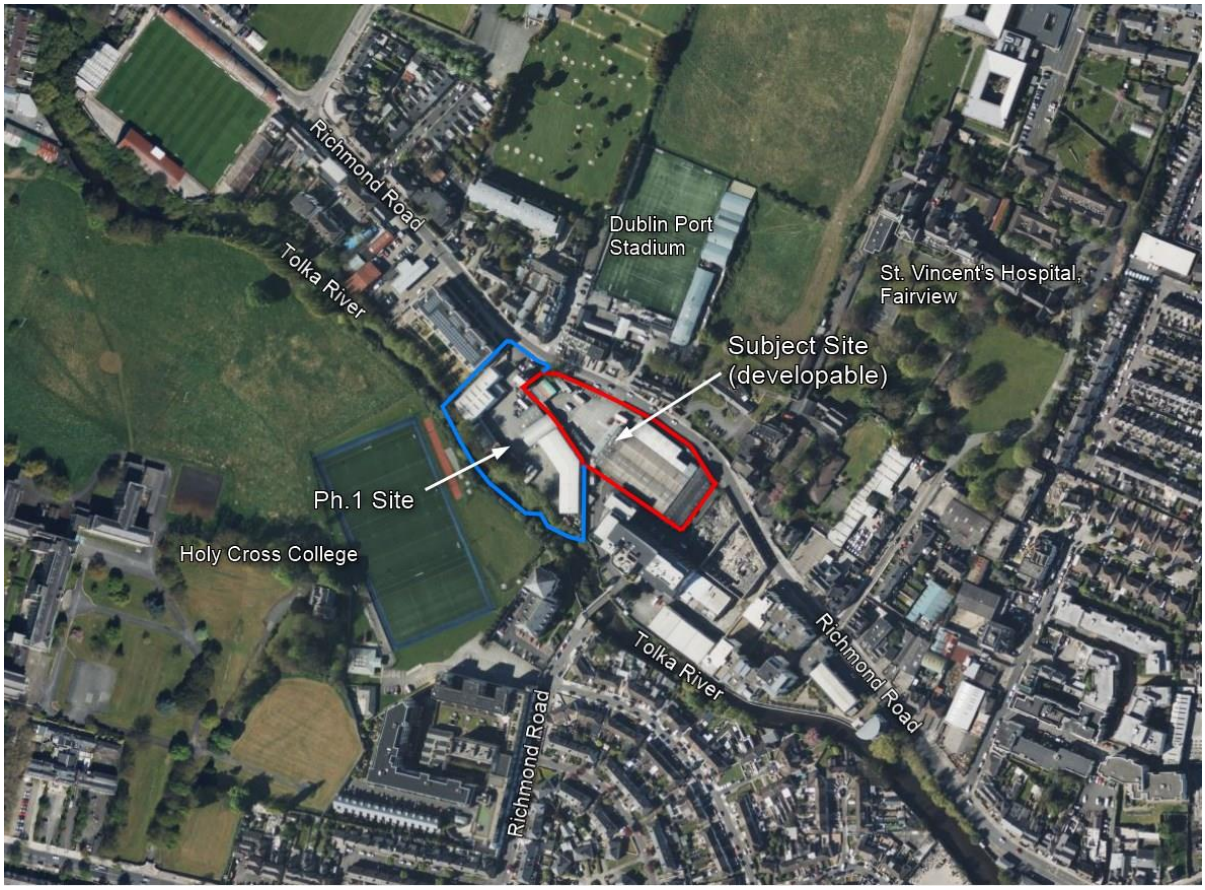

Figure 1: Site location and context (Source: Bing maps with overlay by Mitchell + Associates). The red line indicates the developable site (the application site includes works on Richmond Road). The blue line indicates the adjacent (Phase 1) site in the ownership of the applicant, which was submitted for planning in 2021 (Planning ref. SHD0032/21, ABP ref. TA29N.312352).

2. Methodology

2.1 Introduction

This assessment was carried out between July 2022 and January 2023. Landscape and Visual Impact Assessment (LVIA) includes consideration of two main aspects:

- Landscape Character Impact – the assessment of effects on the character of the landscape arising from the insertion of the proposed development into the existing landscape context. The 'landscape' aspect of assessment is relatively subjective and can be described broadly as the human, social and cultural experience of one's surroundings. These combined impacts will elicit responses whose significance will be partially dependent on how people perceive a particular landscape and how much the changes will matter in relation to other senses as experienced and valued by those concerned. Despite the extremely large part played by our visual experience in forming our views on landscape, one's perception and indeed memory also play an important part if the changes brought about in landscape character are to be fully understood. It is clear therefore that different people doing different things will experience the surrounding landscape in different ways. Such sensitivities and variations in response, including where and when they are likely to occur, are taken into consideration in the assessment.
- Visual Impact – the assessment of effects of the proposed development on the visual environment and visual amenity as evidenced by the comparison of baseline (existing) images and photomontages illustrating the proposed development in context. This second aspect is somewhat less subjective in that direct 'before and after' comparisons can be made. Visual impact occurs by means of visual intrusion and/or visual obstruction and the distance between subject and viewpoint has a bearing on the scale of such impact.

It is appropriate that aspects of architectural context and design approach are addressed when assessing impact of proposed development on the urban landscape. In this regard, aspects of the architectural design rationale and the specific architectural responses to the site and context, are referred to within this report.

The standard evaluation methodology used in the preparation of the Landscape and Visual Impact Assessment (LVIA) for Environmental Impact Assessment Reports (EIAR) is utilised. The evaluation methodology is therefore based on the following:

- 'Guidelines for Landscape and Visual Impact Assessment', prepared by the Landscape Institute and the Institute of Environmental Assessment, published by Routledge, 3rd Edition 2013.
- 'Guidelines on the information to be contained in Environmental Impact Assessment Reports' - Environmental Protection Agency (EPA), May 2022.

This Landscape and Visual Impact Assessment involved:

- Visiting the area in August 2022 and preparing a photographic record of the main landscape features;

- Undertaking a desk study of the subject site and its immediate environs in relation to its local and broader significance using the information gathered from site visits, studying aerial photography, historic and Ordnance Survey mapping;
- Establishing and describing the receiving environment in terms of the existing landscape, its visual amenity and its significance;
- Assessing the nature, scale and quality of the proposed development through examination of the design team's outline drawings, illustrations and descriptions of the proposed scheme;
- Assessing potential viewpoints, choosing and agreeing those which could be considered most important and most representative in terms of visual impact; and
- Assessing the landscape and visual impacts of the proposed development through consideration and interpretation of the prepared photomontages.

2.2 Photomontage Methodology

The primary method adopted for Visual Impact Assessment relies largely on a comparative visual technique whereby accurate photomontages incorporating the proposed development are compared to the existing corresponding baseline photograph so that an assessment of impact can be made. These 'before' and 'after' images are prepared for a number of selected viewpoints. The general methodology for the preparation of photomontages, including site photography, 3D computer modelling and rendering of views, is outlined in Appendix A.

2.3 Selection of Views

In recognition of the sensitivities of this location and to enable a full and detailed assessment of the proposal, a total of 21 views were selected for photomontage preparation. Figures 2a and 2b below, illustrate the viewpoint locations (indicated in red) of the photomontages submitted as part of the planning application.

In accordance with the guidelines, views from the public domain were given priority, particularly those from main thoroughfares and public places. The Guidelines also require that the proposed development is considered in context and that photomontages illustrate the proposed development with sufficient context for proper assessment. The views submitted are considered to be the most important and representative, having regard to the requirement to examine the likely significant impacts.

The views were selected to represent the greatest likely visual impact from a variety of directions around the site, and in all cases allowing sufficient distance to see the proposed development within its landscape context, as per the guidelines. For View 3, the viewpoint is perhaps a little too close to the proposed development to allow proper assessment. However, despite the tight street context for the viewpoint, context is nevertheless provided, so this view is retained.

Views 8, 9 and 10 are taken from within, or close to, the Holy Cross site and illustrate the potential visual impact of the subject scheme on the existing landscape from these viewpoints. Whilst permission was granted for significant development on the Holy Cross site, this was recently overturned on Judicial Review. There is however, likely to be ultimately, a changed context for these views and this may also impact significantly on the future visibility of the subject scheme from these locations.

Figure 2a: Selected viewpoints (longer range): photomontages for these viewpoints are included with the planning application.

Figure 2b: Selected viewpoints (shorter range): photomontages for these viewpoints are included with the planning application.

The initial photomontages prepared were used to assess the design and to inform the design team of any advisable amendments – this is an iterative process and offers an opportunity for the design team to adjust the design or for the location of viewpoints to be adjusted to be sure of illustrating maximum impact. A location map of the selected viewpoints is also included with the photomontages in the separate A3 document prepared by 3D Design Bureau.

2.4 Methodology for Rating of Impacts

The significance of predicted effects is assessed by setting the magnitude/character of landscape and visual impacts/effects against the sensitivity (or nature) of the existing baseline landscape and visual receptors. The predicted effects are further assessed and ascribed a value for quality and duration of effect.

The quality of impact can be assessed as 'positive' or 'negative' depending on whether the change is considered to improve or reduce the quality of the landscape or visual environment/amenity. The quality of impact may also be assessed as 'neutral' if the proposed changes do not affect the quality of the landscape or visual environment/amenity. The assessment of quality needs to consider and weigh-up a range of issues and potentially conflicting standpoints. The nature of the proposed change, its context, appropriateness, quality of design and the sensitivities of the viewers, are all important considerations for this aspect of assessment.

The duration of impact is a third aspect of assessment to be considered and may range from temporary to permanent. In this case, the proposed development is likely to be 'long term' or 'permanent', however the effectiveness of the proposed planting in assimilating the scheme into the existing landscape context, will presumably develop and mature over time. The temporary/short term impacts during the construction of the proposed development are also considered.

The assessment of landscape effects is based on the scheme design and the impact it will potentially make on the existing landscape (and the human experience of the landscape) and the elements that contribute to it. The assessment of visual effects is primarily based on the photomontages provided which compare the existing (baseline) views before development, with the 'proposed' views illustrating the proposed development placed into the existing context. For each view, the scale/magnitude of impact is related to the quantum of change within the field of view and to the nature and sensitivity of such change as experienced by the respective receptors, in the context of the existing (receiving) environment. Therefore, whilst the significance of effects may range from 'imperceptible' to 'profound' and these may in part be related to distance and proximity, it should be remembered that the nature of the change and the sensitivities of the viewers also play a part in this aspect of assessment for each view.

This latter issue of sensitivity can however create emotive responses which often have little or no regard for the appropriateness and/or design of the proposal and the assessment needs to be considered in that context. For example, in this case of a primarily residential development proposed for this mixed commercial and residential area, the interests or concerns (sensitivities) of say, a business owner in the area may differ somewhat from those of an existing local resident or potential apartment buyer/renter. The full reconciliation of such sensitivities may be considered unlikely, in which case, issues of appropriateness and design quality become more influential in the assessment. The quantum, scale and

proximity of proposed development are important aspects to be considered in terms of the carrying capacity of any sensitive landscape. The scheme design of the whole development (buildings, roads, planting etc) and the subtleties of detail design in such circumstances are important in mitigating potentially negative impacts and ultimately to an extent, in determining appropriateness.

The criteria used for landscape and visual assessment are based on those provided in the EPA 'Guidelines on the information to be contained in Environmental Impact Assessment Reports' - Environmental Protection Agency (EPA), May 2022 (Table 3.4 Descriptions of Effects, pp 50-52 inc.). For this assessment these criteria are adapted to relate specifically to landscape and visual aspects and are outlined in Appendix B.

3. Description of Receiving Environment

3.1 Site Location and Landscape Context

The proposed development occupies a developable site of approx. 0.55 ha along the southern edge of Richmond Road, currently occupied by Leydens Cash and Carry (wholesalers and distributors). The site lies midway between Drumcondra Road to the west and Luke Kelly Bridge at Ballybough, to the east. The area is a diverse mix of residential developments (of varying scales and heights), warehousing units and commercial outlets (including motor factors and repair shops, petrol stations, small scale retail and professional services). Green open land is slotted into the tight mix of building development and includes sports facilities and pitches such as at Tolka Park (currently home to Shelbourne FC), the parkland associated with the healthcare facilities grouped around St. Vincent's Hospital, and the open green spaces and sports facilities of Holy Cross College across the river. These buildings and open spaces are inserted, somewhat haphazardly, into and around a rather broken spine of older, mostly terraced houses lining the road, which is itself a rather ragged and unkempt piece of public infrastructure, varying in width and quality along its length. A veneer of disparate signage and advertising paraphernalia adds further to a generally discordant urban landscape which nevertheless exudes an underlying sense of inner-city activity and vibrancy. The only significant vegetation in the area are the trees lining each side of the river and the several specimens on the roadside, adjacent to the site. The topography is generally quite flat but falling, as one might expect, towards the river from the slightly higher ground north of Richmond Road. The area immediately adjacent to the river has a history of flooding, which has been taken into account within the design criteria for the proposed development.

Currently occupying the subject site is the Cash and Carry (no longer trading), a low rise and rather austere painted, profiled-metal clad building and its associated yard and carpark at its western end. This is accessed directly from Richmond Road via a wide gateway opening between a substantial concrete block boundary wall to the east and a red brick plinth wall with black railings along the boundary to the west. West of the site is a three-storey red brick building with hipped dormer roof, containing two residential units (part of the adjacent SHD application site). To the east, the site adjoins former commercial property, now in a state of disrepair. To the west and south-west there are several commercial/industrial units, between the subject site and the Tolka River, which form a site for which Planning Approval for an SHD mixed-use (build to rent) development is currently pending (ABP Reg. Ref.

TA29N.312352). The scheme to the south-east of the site is a mix of residential and office accommodation within the restored/converted Distillery Lofts building which is a Protected Structure dating back to the late 19th Century. There are several developments of significant height in the general area, including the adjacent residential schemes recently completed further east and west of the site, which are also slotted between Richmond Road and the Tolka River.

3.2 Planning context

The current planning context is set out in detail within the Planning Report prepared by Thornton O'Connor included with the application.

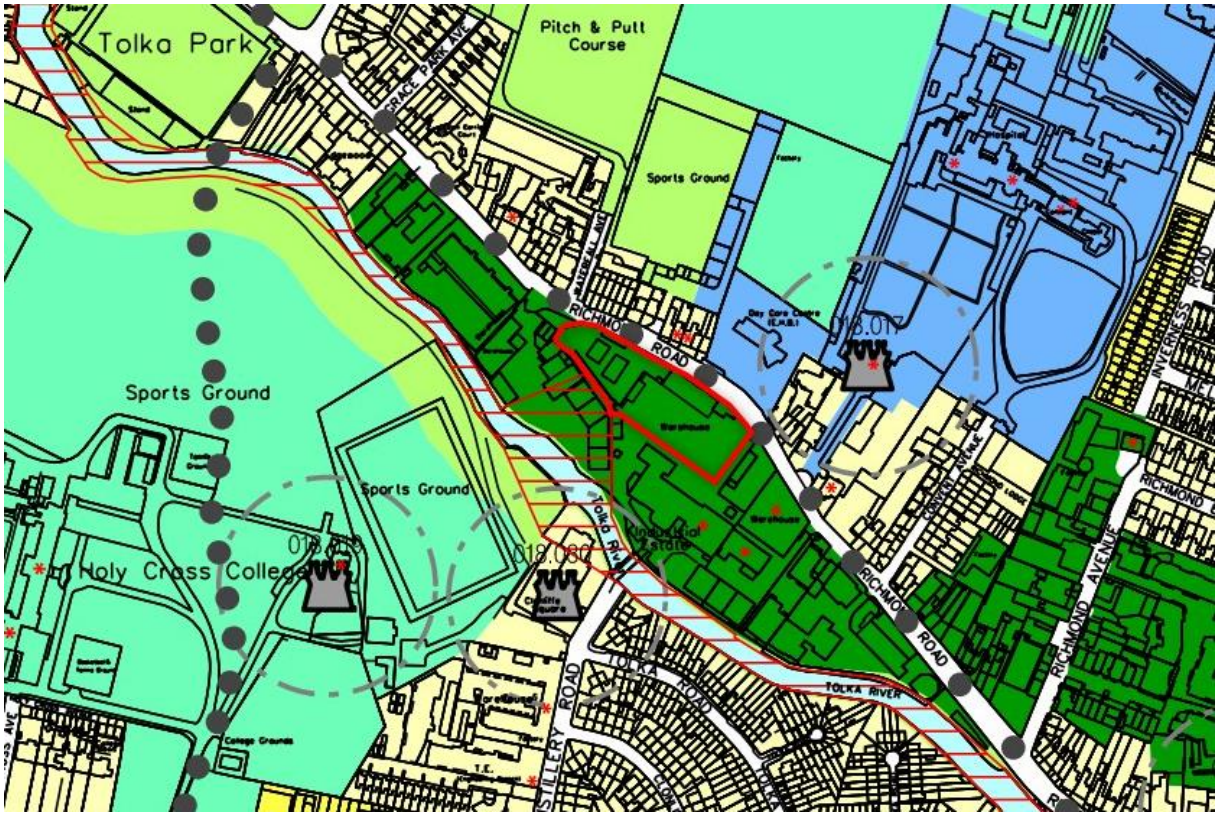

Figure 3: Extract from Dublin City Development Plan 2022-2028 (Map E). The red line indicates the subject site (developable).

The Dublin City Development Plan 2022-2028 (refer to Figure 3, above), sets out the broad planning objectives for the City and within this, for the subject site and its environs. It indicates the objective/zoning for the site and adjacent lands, as Zone 10 (dark green), 'Inner Suburban and Inner City Sustainable Mixed-Uses'. A Conservation Area is designated for the river to the rear of the site and along varying widths of the river margins to either side. This extends into the adjacent site, along part of the south-west boundary of the subject site.

Several Protected Structures are indicated within the Zone 10 area, between the river and the road to the south-east of the site. Several houses across Richmond Road, two of which face directly onto the site, are also listed as Protected Structures (refer to Figure 3, above).

Several Sites of Archaeological Interest are located close to the site, to either side of the river. None of these would appear to be likely to be directly affected by the proposed development. The potential Archaeological, Architectural and Cultural impacts of the proposed development are assessed in the report by Rubicon Heritage and the potential Architectural Heritage impacts are further assessed in the Historic Building Consultants' report, both of which accompany the planning application.

4. Characteristics of the Proposed Development

4.1 Introduction

A comprehensive description of the design for the proposed development is contained in the Architect's Design Statement prepared by RKD Architects. This includes: the vision for the site; the policy context; the physical context and connections to the scheme; inclusivity and variety; efficiency and distinctiveness; site layout (inc. public realm); adaptability, privacy and amenity; parking; and detail design (including the proposed materials palette for the scheme). Please refer also to the design layout drawings and sections included with the submission.

Malkey Limited intend to apply for permission for development (Large-scale Residential Development (LRD)) at this c. 0.55 hectare site at the former Leydens Wholesalers & Distributors, No. 158A Richmond Road, Dublin 3, D03 YK12. The site is bounded to the north-east by Richmond Road, to the west/south-west by No. 146A and Nos. 148-148A Richmond Road (pending application ABP Reg. Ref. TA29N.312352), to the south/south-west by a residential and commercial development (Distillery Lofts) and to the east/south-east by the Former Distillery Warehouse (derelict brick and stone building). Improvement works to Richmond Road are also proposed including carriageway widening up to c. 6 metres in width, the addition of a c. 1.5 metre wide one-way cycle track/lane in both directions, the widening of the northern footpath on Richmond Road to a minimum of c. 1.8 metres and the widening of the southern footpath along the site frontage which varies from c. 2.2 metres to c. 7.87 metres, in addition to a new signal controlled pedestrian crossing facility, all on an area of c. 0.28 hectares. The development site area and road works area will provide a total application site area of c. 0.83 hectares.

The proposed development will principally consist of: a Large-scale Residential Development (LRD) comprising the demolition of existing industrial structures on site (c. 3,359 sq m) and the construction of a mixed-use development including artist studios (c. 749 sq m), a creche (c. 156 sq m), a retail unit (c. 335 sq m), and a gym (c. 262 sq m), and 133 No. residential units (65 No. one bed apartments and 68 No. two bed apartments). The development will be provided in 3 No. blocks ranging in height from part 1 No. to part 10 No. storeys as follows: Block A will be part 1 No. storey to part 4 No. storeys in height, Block B will be part 1 No. storeys to part 10 No. storeys in height (including podium) and Block C will be part 1 No. storeys to part 9 No. storeys in height (including podium). The proposed development has a gross floor area of c. 14,590 sq m and a gross floor space of c. 13,715 sq m.

The development also proposes the construction of: a new c. 204 No. metre long flood wall along the western, southern and south-eastern boundaries of the proposed development with a top of wall level of c. 6.4 metres AOD to c. 7.15 metres AOD (typically c. 1.25 metres to c. 2.3 metres in height) if required;

and new telecommunications infrastructure at roof level of Block B including shrouds, antennas and microwave link dishes (18 No. antennas enclosed in 9 No. shrouds and 6 No. transmission dishes, together with all associated equipment) if required. A flood wall and telecommunications infrastructure are also proposed in the adjoining Strategic Housing Development (SHD) application (pending decision ABP Reg. Ref. TA29N.312352) under the control of the Applicant. If that SHD application is granted and first implemented, no flood wall or telecommunications infrastructure will be required under this application for LRD permission (with soft landscaping provided instead of the flood wall). If the SHD application is refused permission or not first implemented, the proposed flood wall and telecommunications infrastructure in the LRD application will be constructed.

The proposed development also provides ancillary residential amenities and facilities; 25 No. car parking spaces including 13 No. electric vehicle parking spaces, 2 No. mobility impaired spaces and 3 No. car share spaces; 2 No. loading bays; bicycle parking spaces; motorcycle parking spaces; electric scooter storage; balconies and terraces facing all directions; public and communal open space; hard and soft landscaping; roof gardens; green roofs; boundary treatments; lighting; ESB substation; switchroom; meter room; comms rooms; generator; stores; plant; lift overruns; and all associated works above and below ground.

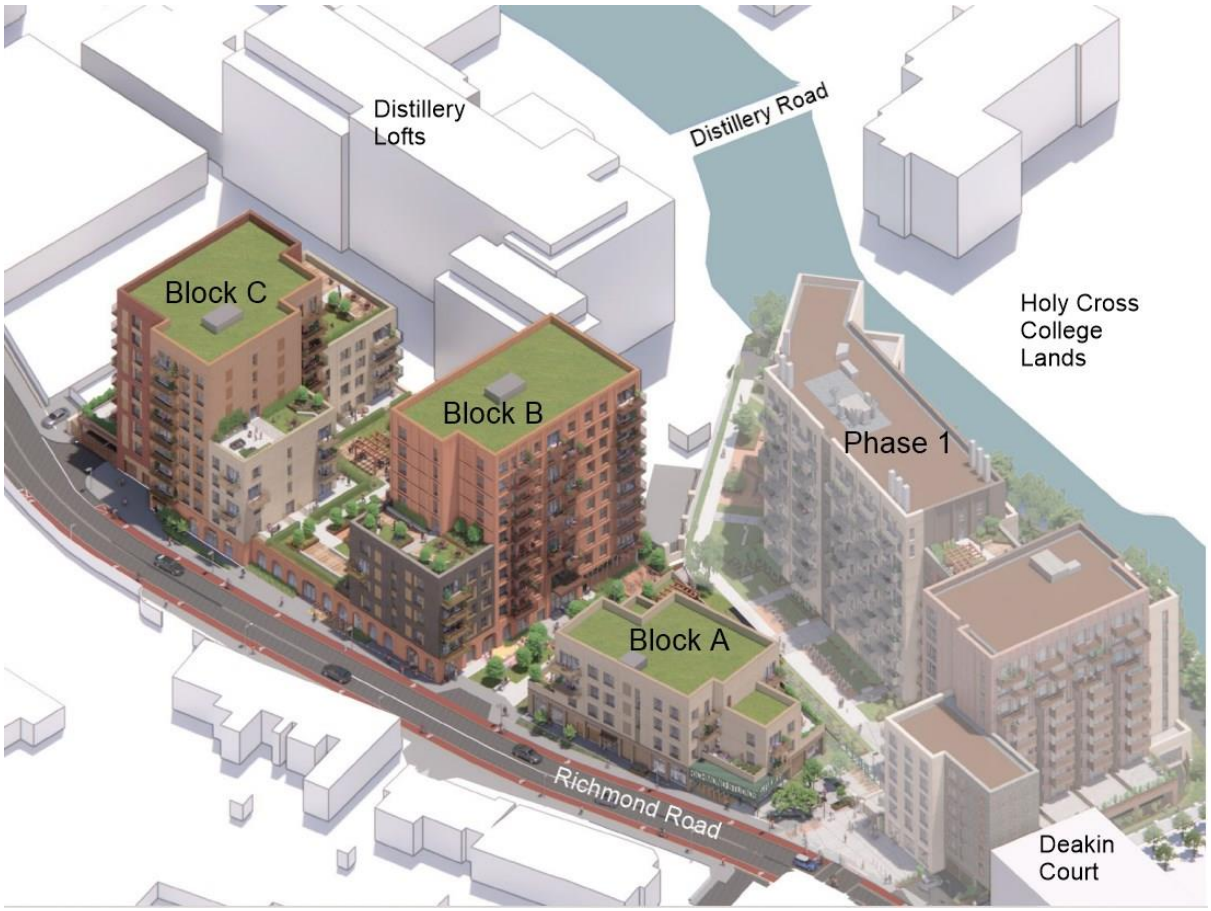

Figure 4: Aerial sketch of proposed scheme, viewed from the north (Source: RKD Architects). Note: the proposed Ph1 development, submitted for planning permission in 2021 and pending a decision, is shown faded out on the right. Existing buildings are blocked out in white.

4.2 Context and broad design characteristics

The proposed development is a mixed-use development comprising artist's studios, retail units and residential units in three main blocks ranging from 1 to 10 storeys in height above street level. The proposal is broken down into the three blocks with varying height, massing, and materials, adding visual interest and reducing the bulk of the blocks, whilst seeking to maintain a consistent and coherent architectural language. The architectural design approach includes a mix of integrated contemporary building forms and façade materials which seeks to evoke aspects of the existing character of the area.

The buildings step back in response to the context, down towards Richmond Road, reducing overshadowing on the surrounding existing buildings and creating a more human scale. These setbacks are generally used as communal roof gardens for the residents which benefit from excellent light and views. The open space areas at ground level are incorporated primarily to provide external open space for associated ground floor uses e.g. at the artist's studios and play space at the creche. A pedestrian link for residents is included within the design, between this (Phase 2) scheme and the adjacent proposed Phase 1 scheme to the west and south, for which planning approval is pending. These open areas are envisaged as a single contiguous space providing access for residents through the site. Access from Richmond Road to the planned riverside public route along the Tolka (and beyond to Distillery Road, across the river) is proposed as part of the adjacent Ph 1 scheme.

The building and landscape design have been carefully integrated to provide a scheme focused on sustainability and adaptability, to assist in the enhancement of the health and wellbeing of the future community. All public, communal, and private areas have been designed with consideration for universal design principles. It is designed as a place for people which will integrate successfully with the existing established local community.

Whilst visual contrasts are created between the existing local landscape and the proposed scheme, largely through the difference in scale, the designed scheme seeks to harmonise and integrate the development within the existing urban landscape – this includes the integration of active retail and social functions at ground level.

5. Potential Impacts of the Proposed Development

A development such as this proposal has the potential to impact significantly upon the landscape and visual aspects of the existing environment in a number of ways, at both construction and operational stages. Effects can be short or long term; temporary or permanent. The purpose of this section of the report is to describe the potential effects of such proposed development; upon the visual and landscape aspects of the immediate area, and further afield, where relevant.

5.1 Construction Phase

Potential visual impacts during the construction phase are related to temporary works, site activity, and vehicular movement within and around the subject site. Vehicular movement may increase in the

immediate area, and temporary vertical elements such as cranes, scaffolding, site fencing, gates, plant and machinery etc., will be required and put in place. All construction impacts will be temporary, and may include the following:

- Site preparation works and operations (including tree protection measures)
- Site excavations and earthworks
- Site infrastructure and vehicular access
- Construction traffic, dust and other emissions
- Temporary fencing/hoardings, site lighting and site buildings (including office accommodation)
- Cranes and scaffolding

5.2 Operational Phase

The proposed development will consist of the insertion of a new mixed-use development, incorporating a substantial residential component, public realm, site infrastructure and associated ancillary elements onto the subject site and will replace the existing commercial/industrial units including yard/car park which currently cover the site. The proposed scheme at up to 10 storeys is of significant height in the existing context. Despite several high buildings having been recently constructed in this area, the proposal is some 4 stories higher than these. The permission granted for development on the Holy Cross site across the Tolka River, included tall buildings of 13 and 18 stories in height. Whilst the permission granted for this scheme has recently been overturned on judicial review, it is nevertheless still of some relevance as regards its potential future impact on the landscape and visual context for the subject scheme. The design rationale and architectural approach to the design of the buildings proposed in the subject scheme and the details employed, seek to respond to such issues of height and scale and to mitigate negative effects on the landscape character and visual amenity of the area – these are outlined in more detail in Section 6.2 Mitigation – Operational Phase.

5.3 The 'Do Nothing' Approach

If the proposed development were not to proceed, the site would presumably (in terms of its landscape impact), remain in its present form for a period. In such circumstances the current land use would also presumably continue.

6. Mitigation (remedial/reductive measures)

6.1 Construction Phase

The building site including a site compound with site offices, site security fencing, scaffolding and temporary works will be visible during the construction phase, particularly from a range of viewpoints along Richmond Road. Such elements are generally viewed as temporary and unavoidable features of construction in any setting. The site hoarding will screen from view much of the construction activity and materials at ground level. Other mitigation measures proposed during this delivery stage of the development, revolve primarily around the implementation of appropriate site management procedures

during the construction works – such as the control of lighting, storage of materials, placement of site offices and compounds, control of vehicular access, and effective dust and dirt control measures, etc. Such mitigation will be set out in the Construction and Environmental Management Plan prepared for the scheme. This will be a working document which will be continually reviewed and amended to ensure effective mitigation throughout the construction period. The planning application includes a Preliminary Construction and Environmental Management Plan, prepared by DBFL, which specifically references construction phase mitigation measures as relevant to the assessment of Landscape and Visual impact.

6.2 Operational Phase

The design rationale and details employed seek to mitigate negative effects on the landscape character and upon visual amenity of the area by:

- incorporating the smaller scaled block elements (Block A) nearer the existing residential development west of the site (Deakin Court) and the proposed Phase 1 scheme to the south-west. The taller blocks, Block B and C also have step-down elements relating to Richmond Road and the existing lower rise buildings across the road;
- by breaking the proposed scheme into three blocks with communal and public realm elements between them, the potential mass of the development is reduced, a considered relationship with the existing Distillery building is created, important connections are made between the road and the river, and a shifting pattern of light and shade through the day is created across the road along the northern edge of the scheme;
- employing variation of tone, colour and texture across the facades, particularly where the building(s) can be seen from a greater distance, in order to reduce the apparent scale and massing;
- an emphasis on the architectural expression of verticality and slenderness of individual parts of the building;
- the use of appropriate and harmonising colour, tones and materials (largely brick finishes) throughout the development;
- rationalisation of all services elements and any other potential visual clutter and its incorporation internally within building envelopes as far as practically possible. *[Note: telecommunications infrastructure included on the building roofs of the separate Phase 1 application will be located on the roof of Block B within this subject application, in the event that Phase 1 is refused or not first implemented – this is illustrated in the photomontages provided]*;
- the incorporation of a well-considered landscape design for the public realm, shared and private spaces which takes into account the broader planning aspirations in and around the site, including the creation of a much-improved streetscape along Richmond Road for the length of the proposed development;
- the introduction of appropriate planting (including tree planting on Richmond Road) to further screen and integrate the buildings over time;
- the provision, maintenance and management of a sensitively considered soft landscape design for the development, which assists in the integration and screening of the buildings within the existing landscape, particularly at the lower levels and improves the amenity for residents and the broader area.

7. Predicted Landscape Character Impact of the Proposed Development

In assessing the landscape character impacts specifically, there are three main inter-related aspects to be addressed in considering the development proposals, namely:

- The perceived character of the existing inner-city landscape – how it is impacted by the proposal;
- Impacts of the proposed development on social and cultural amenity and;
- The proposed views of the development, relative to the existing site (outlined in Section 8.2, below) and the associated impact on visual amenity.

The duration of such impacts is determined by the design life of the proposed development as tempered by the mitigating effect of the maturing, designed landscape, proposed as an integral part of the development. In this case the development has an expected life of up to 60 years. Impacts on landscape character are therefore deemed to be of long-term duration in this instance.

This part of inner-city Dublin, whilst originally composed largely of low level and rather tight-knit residential communities, living side-by-side with their industrial employers, has been undergoing a planned character change over recent decades, whereby new denser residential development is encouraged. This has resulted in several such schemes of a taller scale having been approved and constructed in recent years, particularly within this strip of land between Richmond Road and the river, where industrial and commercial outlets had previously emerged in a rather haphazard and piecemeal manner. This proposed mixed use development follows the recent trends for this area in seeking to replace the existing ageing and unkempt commercial activities with a more diverse but well-designed and integrated development which will impact rather more positively on this urban landscape to varying degrees in terms of its perceived nature and scale. These impacts are tempered and conditioned by sensitivities associated with the individual receptor, however the adjacent and surrounding land uses are also generally residential in character, so adverse sensitivity, based on the nature of the development, would not be expected.

Despite the recent quashing of the permission granted for the Holy Cross site, the broader context within which the proposed development will sit is also likely to change further and would be expected to include buildings of significant height and scale. The scale, height and massing of the proposed buildings on the subject site may be of some concern, primarily to adjacent residents, however as outlined in 6.2 above, the architectural design seeks to reduce any effects of the building(s) over-dominating, by stepping down in height adjacent to existing residential areas. Based on the prepared photomontages, the proposed scheme would appear largely to achieve that for the selected viewpoints.

7.1 Construction Phase

Initially the erection of site hoarding will be completed, site access points established, and site accommodation units placed. Early in the construction period, excavations for building foundations will

commence. Removal and/or storage of excavated materials from site and the delivery of construction materials will generate increased heavier traffic to and from the site.

As construction progresses over the construction period, visual impacts will vary, with the on-going business of construction – the delivery and storage of materials, the erection of the buildings, etc. Mitigation measures have been proposed as per Section 6.1 (Mitigation) to minimise the impact of the construction works on the site environs.

People living in the existing housing around the site will be impacted negatively to a moderate extent by the construction of the proposed development. Impacts are likely to vary from slight and neutral to moderate and negative, depending on the stage of construction, and the intensity of site activity. The construction impacts will be of short-term duration.

7.2 Operational Phase

Impact on the perceived character of the area

Whilst the term 'landscape character' is generally held to involve more than simply appearances, there is little doubt that a place's visual qualities contribute most to its character. Generally speaking, this is particularly so for say visitors, whose experience is often relatively fleeting. In the context of the proposed development, impacts will typically be felt by people who live nearby, who may no longer enjoy a prospect of the industrial/commercial units beside them or the boundary wall that surrounds them (not that these could be considered positive), and instead will now have a view of a higher rise housing scheme, which for many may appear similar in some respects to that in which they themselves live. However, the improved public realm and community open space designed into the proposed development, in addition to the commercial uses proposed at the ground floor interface will be perceived as a positive benefit of the scheme. The proposed development will therefore be perceived as a change, that is, one of a series of changes planned for this part of the city, but by no means one that is inevitably viewed as negative. The existing industrial/commercial site with limited access into it, offers nothing by way of an amenity resource for the local population and is not particularly attractive in itself. The proposed development will provide open space amenities and access to other planned amenities which do not currently exist locally. It is also appropriately considered and well-designed in respect of its visual appeal.

8. Predicted Visual Impact of the Proposed Development

8.1 Introduction

The assessment of visual impact is determined through the comparison of 'before' and 'after' photomontages – it is therefore, perhaps, a little less subjective than an assessment of landscape character. It too is inevitably influenced to some extent by the standpoint of the viewer (the receptor). The assessment of visual impacts created by the proposed development includes a consideration of the visual impacts on the visual environment likely to be impacted. A total of 21 viewpoints has been selected for which photomontages (verified views) have been prepared - these are included in the planning

application, and they illustrate the visual impact of the proposed development on the surrounding landscape. Alongside the baseline 'existing' views and the 'proposed' views of the proposed development, a third illustration is also provided for each selected viewpoint, which depicts the visual impact of the proposed development in the context of the Phase 1 proposals, which are currently pending approval. This is entirely appropriate, given that the Phase 2 development has been designed to integrate within the existing context, including the Phase 1 proposal. The photomontages are contained in a separate A3 report submitted with this planning application for the proposed development. In that photomontage report the existing view from each viewpoint is shown together with the proposed development as seen from the same viewpoint.

Because the expected life of the proposed development is up to 60 years, the duration of predicted visual impacts is assessed as long term, as is the case for predicted landscape character impacts (as outlined in Section 7.2, above).

The assessment of visual impacts, using comparative photomontages serves to identify impacts upon the visual environment. The photomontages are important in illustrating the impact of the proposed scheme from the more sensitive viewpoints. In this instance, they also serve to support and illustrate an aspect of the assessment of impact on landscape character.

It is important to remember that whilst photomontages are a useful tool in illustrating comparative visual impact, they are recognised as having their limitations and potential dangers. The guidelines for their use in assessment clearly advocate their use in the context of a site visit to the viewpoint locations and point out that photomontages alone should not be expected to capture or reflect the complexity underlying the full visual experience (refer to the GLVIA, 3rd Edition).

8.2 Assessment of views

Photomontages have been prepared for the 21 selected viewpoints. An assessment of the visual impact of the proposed development from these viewpoints is provided at this stage, as follows:

View 1

This is a view from the junction of Grace Park Road and Richmond Road. The broader context of Richmond Road with its varied and eclectic mix of building styles, scales, finishes and colouring is evident in the foreground.

In the proposed view, the upper part of the proposed development is visible just beyond the existing tree and existing buildings lining the southern side of the road. The scale and massing of the proposed building with step-downs, together with the proposed materials, colouring and detail, is entirely appropriate in this view. The proposed development is of similar scale, style and finish as the proposed Phase 1 development from this viewpoint.

The visual impact from this viewpoint is **slight** and **neutral**.

View 2

This is a view south-eastward from the eastern end of Clonturk Park, looking across the existing football pitch towards the terrace of single storey cottages at the lower end of Grace Park Road, at its junction with Richmond Road.

A part of the proposed development, the upper part of Block B, becomes visible beyond the cottages, however the development is sufficiently distant to limit its visual impact, particularly in the context of the very small cottages. The new development, whilst clearly visible, is in no way dominating. It appears to be a logical extension of the built forms in this area and is of appropriate scale in this view. The proposed development is of similar scale, style and finish as the proposed Phase 1 development from this viewpoint, however it is finished in lighter tones which assist in it visually receding against the sky light.

The visual impact from this viewpoint is **slight and neutral.**

View 3

This is a view looking south from a location in Waterfall Avenue, opposite the subject site, immediately across Richmond Road. The intervening existing foreground buildings and the proximity of the viewpoint to the subject site do not allow a full view of the proposed development.

Clearly from this viewpoint, at this proximity to the proposed development, the new building introduces a substantial new building element within the view, creating a discernible difference to the local landscape and the social and visual amenity of the area, however it is not inappropriate in this context and is certainly not overly-dominating. The displacement of the existing, rather unkempt yard and storage containers by the proposed development is a further positive aspect of the proposed development in this view. In the context of the proposed Phase 1 development, this proposed Phase 2 development reads as a natural extension of it and together they are also appropriate in this context.

The visual impact from this viewpoint is **significant and positive.**

View 4

This is a view from Richmond Road at Riverview Apartments, looking westwards. This local area is largely residential in character with new apartment buildings to the left and older residential properties to the right, along Richmond Road. The two-storey stone-faced shell in the centre of view is a protected structure forming a secure boundary to the predominantly industrial and commercial premises behind,

which does little if anything to improve the quality of the existing view. The recently converted Distillery Lofts building is also just visible above the protected structure.

The upper levels of part of the proposed development (Block C) are visible above and beyond the protected structure, however Blocks A and B are largely screened by Block C and are only a very small part of these is visible. As such the overall scale of the proposed development is not fully appreciable from this viewpoint. The proposed development is of contemporary design and appears to be in keeping with the scale of the existing foreground apartments building and the Distillery Lofts building on the left of view. The proposed Phase 1 development is only marginally visible from this viewpoint and therefore contributes little overall.

The visual impact from this viewpoint is **moderate and neutral.**

View 5

This is a view from a viewpoint further back along Richmond Road, at the eastern end of the Riverview Apartments, looking westwards. The Protected Structure in the distance provides a rather poor and somewhat stunted terminal focus in the view. The greater distance and the compressed perspective created by the existing apartment building on the left of view (i.e., relative to View 4), appears to exaggerate the impact made by the proposed development, however in terms of its design, detail finish and scale, it is entirely appropriate in this view. The proposed Phase 1 building provides an appropriate visual link and conveys continuity between the existing apartments on the left and the proposed development in the centre-right of the proposed view.

The visual impact from this viewpoint is **moderate and positive.**

View 6

This is a view looking north-westwards from the Luke Kelly Bridge over the Tolka River at Ballybough.

A very small part of the proposed development becomes visible from this viewpoint, however it makes a relatively small impact in the overall view. The proposed development appears to be of similar scale to the proposed Phase 1 development from this viewpoint and together they only marginally alter the view.

The visual impact from this viewpoint is **slight and neutral.**

View 7

This is a view from the existing housing estate at Tolka Road (near its junction with Orchard Road), looking north-westwards. The existing residences are early-mid 20th Century, two-storey terraced dwellings in a range of finishes and colouring, with front gardens and a mix of on-street and in-curtilage car parking.

The alignment of the road in this view leads the eye away from that part of the proposed development (the top three floors of the 10-storey Block B) which can be seen behind the Distillery Lofts building in the distance. From this viewpoint, the intervening buildings reinforce the sense of distance to the proposed development and despite the building being visible, this assists in reducing its potential visual impact. The form, scale and finish of the proposed Block B building are appropriate in this context and furthermore they also relate well to the proposed Phase 1 buildings in this view.

The visual impact from this viewpoint is **moderate and neutral.**

View 8

This is a view from Clonliffe Road, near the Jones' Road junction looking north across the Holy Cross College lands and boundary wall.

The proposed development, some 440 metres distant is screened by the boundary wall and the intervening trees within the Holy Cross site. Like the proposed Phase 1 development, it is not visible from this viewpoint.

The visual impact from this viewpoint is **imperceptible.**

View 9

This is a view from the south-west corner of the car park (former tennis grounds) to the front of the Church at the Holy Cross College site. The parkland landscape of trees and grass, beyond the car park, provides a pleasant, soft and green backdrop in the view.

In the proposed view, a very small part of the proposed development just appears in the distance, behind the trees. Whilst it is just discernible, the building does not make a significant impact from this viewpoint and is effectively 'distanced' by the intervening trees. If the proposed Phase 1 development was to proceed, this very small visible part of the Phase 2 scheme would be screened by it and it would not be visible at all from this viewpoint.

The visual impact from this viewpoint is **slight** and **neutral**.

Cumulative effect of the permitted Holy Cross College development: As for View 10, this is a view from what is currently an open, green site, which having received planning permission for substantial residential development, recently had it overturned following judicial review. It is nevertheless considered relevant in respect of the cumulative aspects of landscape and visual effects as it would be expected that a revised application would be lodged in relation to those lands, in the near future. The limited view of the subject scheme from this viewpoint could potentially be further obscured by any future permitted development around the viewpoint. In such circumstances the context from which the subject scheme would be viewed, would also have changed significantly.

View 10

This is a view from within the Holy Cross lands, looking eastwards across the open fields towards Belvedere Rugby Ground. To the left of view, beyond the riverside vegetation, the existing four-storey apartment development just to the west of the subject site can be seen. To the right of view, the Distillery Lofts building and the Clonliffe Square apartment block can also be seen. Whilst this view is from private lands, not public realm, it represents the only views available from this quarter and indeed from lands which could soon become publicly accessible through a future permitted development.

The subject proposed development will be clearly visible in this view. The gold and orange hues of Blocks B and C are the more obtrusive elements with the lower, pale-toned Block A, merging effectively with the sky light and creating relatively reduced visual impact. However, the simple form of Blocks B and C, together with the variation in façade colouring and detail, work well to reduce the apparent mass of these blocks and provide a well-considered and balanced composition overall in this view. The proposed development in itself, provides a positive insertion to the view which relates well to the adjacent buildings either side of it. The existing riverside vegetation to the foreground is a continuous ribbon across the view which assists in anchoring the building and integrating it into the overall view. Furthermore, if the proposed Phase 1 development was to proceed, the proposed Phase 2 scheme would be almost totally screened by it and would be virtually imperceptible from this viewpoint.

Being from a private site and therefore of limited potential impact, this view does not strictly qualify for assessment within the guidelines. However, at the very least, it is useful to illustrate by way of contrast with the other illustrated views, the effect and significant role other buildings in the landscape have in limiting clear views of individual buildings in an urban context.

The visual impact from this viewpoint is **significant and neutral**.

Cumulative effects: This view from the Holy Cross grounds is certainly atypical of views of the proposed building, but it is an interesting illustration of its greatest impact at this point in time. It represents a view from an open, green site which could in due course, be substantially replaced by future development. The cumulative effect of a permitted Holy Cross development could be significant, particularly to this view. The existing view from this viewpoint could change significantly; it may be totally or partially blocked by any permitted development. In such circumstances, even if the subject scheme remains

visible, the context from which it is being viewed would also be likely to alter. Similarly, the nature and sensitivity of the receptor is likely to change.

View 11

This is a view from Tolka Road, near the junction with Distillery Road, looking northwards.

The proposed development, the profile of which is indicated by the red line in the proposed view, is not visible from this viewpoint. The same is true for the proposed Phase 1 development, which is indicated by the blue line.

The visual impact of the proposed development from this viewpoint is **imperceptible**.

View 12

This is a view from Susanville Road, near its junction with Clonliffe Road, looking northwards.

The proposed development, the profile of which is indicated by the red line in the proposed view, is not visible from this viewpoint. The same is true for the proposed Phase 1 development, which is indicated by the blue line.

The visual impact of the proposed development from this viewpoint is **imperceptible**.

View 13

This is a view from Grace Park Gardens, near the junction with Grace Park Road, looking south through the railings and trees on the boundary of the Ierne Social and Sports Club and across the club's bowling green. The trees effectively screen the proposed development from this viewpoint, and it is not visible, whereas a glimpsed view of the proposed Phase 1 scheme, through the trees is possible.

The visual impact from this viewpoint is **imperceptible.**

View 14

This is a view from Richmond Road looking westwards, from a point further back (further east) from the View 5 viewpoint. As for View 5, the greater distance appears to have an effect in exaggerating the relative impact made by the proposed development. Again however, in terms of its design, detail finish and scale, it is entirely appropriate in this view. The proposed development offers much higher quality and a much better visual prospect than all other buildings in this view. It provides an appropriate visual

link and conveys continuity between the existing apartments on the left and the proposed development in the centre of the proposed view.

The visual impact from this viewpoint is **moderate and neutral.**

View 15

This is a view from the private access bridge over the Tolka River at the northern end of Distillery Road, looking north-westwards towards the subject site. The pedestrian scale bridge, the flowing watercourse and the stone-finished river wall and bankside vegetation, create visual appeal in the foreground of the view, which relates well to the existing residential development in the converted Distillery Lofts building. The existing commercial buildings on the subject site to the left of view, despite being lower scaled than their neighbours, detract somewhat from the visual quality in this existing view. The proposed views show these commercial buildings removed and replaced by the proposed Block A and B buildings of the proposed development, which will be partially visible beyond the Distillery Lofts building. However, Blocks A and B appear, appropriately, quite distinct and distanced from the existing foreground building. The scale of the proposed development is certainly not overly-dominating in this view.

The proposed Phase 1 building is viewed end-on from this location and appears as a slender vertical insertion which is emphasised by the alignment of the river and which relates well to the Phase 2 proposals, suggesting public space between the two proposed phases. Together they clearly articulate the routes and spaces proposed between the two building phases.

The visual impact from this viewpoint is **moderate and neutral.**

View 16

This is a view from Distillery Road near its junction with Tolka Road, looking northwards. To the right of the road lies the low-rise housing area of Tolka Road and Clonliffe Gardens. On the left of view is the Clonliffe Square apartment building and in the centre, the old Distillery building converted to apartments and offices. The boundary railings of the Belvedere rugby ground are on the extreme left of view.

The proposed development sits beyond the Distillery Lofts building with the taller Block B building largely visible to its left. Block A is only marginally visible between the Clonliffe Square Apartments building and Block B. A small part of Block C will be visible above the roof line of the Distillery Lofts building. The proposed development therefore now provides a built backdrop to the Distillery Lofts building, which due to its different colouring and tonality, largely maintains the solitary prominence of the former Distillery building, which is a positive aspect of the appeal of this existing building, even in its converted state.

The visual impact from this viewpoint is **moderate and neutral.**

View 17

This is a view looking south-eastwards from a point on Richmond Road, at the recently completed Deakin Court apartment building, to the right of view. The subject site is in the centre of the view, marked by the poor quality, low-rise commercial buildings and storage containers, beyond the existing mature roadside trees. The mixed nature of the low-rise residential development on the left side of the road is apparent.

The alignment of the road throws the proposed development into focus, however the stepped arrangement of Block A (1-4 stories) with the taller Blocks B and C behind, appears appropriately scaled in this view and does not dominate or appear over-bearing, related to the 2-storey buildings along the road's left (northern) edge. The proposed development provides a level of continuity of scale along the right side of the road, in keeping with the recent Deakin Court development in the foreground on the right of view. The proposed Phase 1 development would further accentuate this continuity of scale, while still retaining a gap between it and the proposed Phase 2 development, which allows sunlight to spill across the road.

The visual impact from this viewpoint is **significant and neutral.**

View 18

This is a view looking south-eastwards along Richmond Road from a location further back (further west) than View 17, close to the Grace Park Avenue junction. As such, many of the comments made in respect of View 17 again apply.

Again, the proposed development in the centre of the view, is brought into focus by the alignment of the road and its location just beyond the bend in the road. The view from further back, allows more of the taller Block B to be seen behind the 4-storey Block A, but whilst the contrast in scale between the proposed development and the surrounding lower-scaled existing properties is more apparent in this view (relative to View 17), the scale of the proposed development is still appropriate in this context and does not appear incongruous. Again, the continuity of scale created by the Deakin Court development helps in this regard.

As with View 17, the presence of the Phase 1 development would further enhance this continuity, however the resultant removal of the existing three-storey red brick, hipped-roof building in these circumstances, would also assist greatly in providing improved visual continuity along the road.

The visual impact from this viewpoint is **moderate and neutral.**

View 19

This is a view from the northern end of Waterfall Avenue, looking south-eastwards towards Richmond Road and the subject site beyond. The predominant land use in this area is residential development of mixed styles and scales (up to four storeys) in a range of materials and colourings. To the left is the Dublin Port Stadium with perpendicular car parking for virtually the full length of the avenue.

In the 'proposed' view, the development is clearly visible beyond and above the existing foreground buildings, which front onto the northern edge of Richmond Road. The scale of the proposed development is clearly greater than the general building heights in this area, however it is not overly dominant. Rather, it provides a complimentary backdrop to the existing view and the composition of the new building with the existing buildings works well, particularly in respect of the massing of the new buildings, which are arranged into several sub-blocks, accentuated by subtle variations in harmonious colouring and an emphasis on verticality in the fenestration in the facades.

The insertion of the proposed Phase 1 development would continue and extend the taller scaled residential development of Phase 2 westwards along Richmond Road, ultimately linking up with the Deakin Court development (out of view). Its angled alignment slipping in behind the proposed Phase 2 development, indicates and confirms the pedestrian linkage proposed for future residents, between the two phases.

The visual impact from this viewpoint is **moderate and neutral.**

View 20

This is a view from the recently completed Grace Park Wood residential development situated some 350 metres north of the subject site looking southwards across the Ierne Sports and Social Club towards the residential apartments on Waterfall Avenue, just north of the subject site (right of centre in the view). The view conveys a sense of being within a relatively green residential area. Glimpses of the roof of Croke Park Stadium and of the Dublin Mountains in the distance are only marginal and not readily discerned.

In the 'proposed' view, the upper levels of the development, and of Blocks B and C in particular, are visible, marking the location of Richmond Road. Whilst the proposed development is clearly taller than the adjacent buildings, it is not overtly so and does not significantly impact on this view. The variation, colouring and detail of the façades assists in mitigating the potential massing effect of this proposed development on the horizon.

The insertion of the proposed Phase 1 development into the view, introduces a further tall building element into the view which is of similar form and scale which creates a repetitive and rhythmic aspect into the view, further confirming the alignment of Richmond Road in the distance.

The visual impact from this viewpoint is **moderate and neutral.**

View 21

This is a view, similar to View 16, from Distillery Road, but from a location nearer to the subject site, looking northwards. To the right lies the low-rise housing area of Tolka Road and Clonliffe Gardens. On the left of view is the Clonliffe Square apartment building and in the centre, the old Distillery building converted to apartments and offices.

The proposed development sits beyond the Distillery Lofts building with the taller Block B building largely visible to its left. Block A is only marginally visible between the Clonliffe Square Apartments building and the proposed Block B. The viewpoint being closer to the subject site, Block C will not be as visible above the roof line of the Distillery Lofts building, as it is in View 16. The proposed development now provides a partial built backdrop to the Distillery Lofts building, which due to its different colouring and tonality, largely maintains the solitary prominence of the former Distillery building, a positive aspect of the appeal of this existing building.

The visual impact from this viewpoint is **moderate and neutral.**

8.3 Conclusions

The proposed development represents a significant change in the nature and a clear increase in the scale, height and quantum of the buildings occupying the existing site. However, the predicted effects on the local landscape are assessed as being of some positive benefit in how the proposed development relates socially with adjacent developments and in how it addresses the Richmond Road frontage.

A summary of the assessment of views indicates that of the 21 selected viewpoints, views of the proposed development in 4 of these are imperceptible. Of the remaining 17 views, the impacts in 2 of these are positive (1 significant, and 1 moderate) and in 15 of them, impacts are assessed as neutral. In no views are the impacts assessed as negative.

Therefore overall, the proposed development, whilst representing a significant change to the existing site, generally makes a neutral impact from surrounding public viewpoints and from a small number of the selected viewpoints, it makes a positive impact. This reflects the high quality of the proposed design and the mitigation measures incorporated within it, in delivering a significantly increased scale of development in the existing context. Due to the orientation of the proposed building, its modelling and the finishes and details employed, the proposed development's full scale is really only discernible from within the Holy Cross College lands to the south-west. *[As already noted, the Holy Cross site is a privately owned site, which despite having a planning permission for substantial residential development subsequently quashed, is nevertheless likely to see significant (probably residential) development upon it in the future].*

9. Monitoring

The effective use of new planting to screen and integrate the built elements of the proposal into the existing landscape, is an important aspect of the proposed scheme design. The success of the proposed scheme is dependent on this operation being properly executed. An effective system of monitoring the on-going health and vigour of proposed planting will be necessary. The timely planting and the maintenance and management required to successfully establish new planting with the projected rates of growth and general performance required, needs a significant and effective input from professionals with the necessary expertise to ensure it is effectively delivered. The monitoring of the planting performance and suitably appropriate responses to ensure same will be essential to the success of the development as proposed.

10. Cumulative Impacts

10.1 Introduction

Current guidelines suggest that a determination should be made as to whether cumulative effects are likely to occur – these are outlined in the current GLVIA guidelines (3rd edition) as '*additional effects caused by the proposed development when considered in conjunction with other proposed developments of the same or different types*'. Such determination needs to be made in respect of any permitted development of a similar nature which will have a bearing on the assessment of the proposed development - this is subject to the assessor's judgement in the matter.

10.2 Cumulative Impacts related to the proposed development

The Local Authority's planning strategy for this area includes for further residential development on other sites nearby. It may also be safe to assume such development is likely to be of greater scaled buildings than the prevailing current scale, which is largely two storey. Therefore, cumulative effects are likely to occur on an ongoing basis. Other future schemes potentially include developments which are currently in design development and/or within the planning system. Whilst one can say with some certainty that such developments will have a bearing on the views assessed within this report, it can also be concluded that they are just as likely to diminish the direct visual impacts of the subject proposal upon some of the views assessed, rather than increase them.

The proposed adjacent Phase 1 development west and south-west of this subject (Phase 2) proposal is currently within the planning system, seeking approval. It is not as yet, permitted development and therefore may not be strictly considered as cumulative in its effects. However, this current proposed Phase 2 development has necessarily been designed as though the proposed Phase 1 scheme is in place. It is therefore appropriate to assess the subject proposal in this context as well as on the basis of it standing alone. Therefore, whilst the assessments of views relates to this Phase 2 scheme alone, references are also made in the supporting text to the cumulative effects created by the proposed development in the context of the Phase 1 scheme being in place.

Any future development within the Holy Cross lands would significantly alter the landscape context of the broader area, and particularly so for the subject site which lies only some 180 metres distant, in clear sight across open space and the Tolka River beyond. Any future development is likely to be visible from a number of the illustrated views illustrating the subject site and could also obscure (or partially obscure) the subject scheme from two of the views (Views 9 and 10) which are illustrated, from within the Holy Cross lands.

11. References

1. Guidelines for Landscape and Visual Impact Assessment, prepared by the Landscape Institute and the Institute of Environmental Assessment, published by Routledge, 3rd Edition 2013.
2. 'Guidelines on the information to be contained in Environmental Impact Assessment Reports' - Environmental Protection Agency (EPA), May 2022.
3. Visual Representation of Development Proposals: Technical Guidance Note 06/19, Landscape Institute UK (LI) September 2019.
4. The Dublin City Development Plan 2022-2028.

Appendices

Appendix A: General methodology for the production of photomontages

Photography of Site

1. Photographs are taken from locations as advised by client with a professional SLR digital camera. The photographs are taken horizontally with a survey level attached to the camera. The photographic positions are marked (for later surveying), the height of the camera and the focal length of the image recorded.

2. In each photograph, a minimum of 2No visible fixed points are marked for surveying. These are control points for model alignment within the photograph.

3. The photographic positions and the control points are geographically surveyed and these positions are plotted on the site survey drawing as supplied by the Architect.

3D Computer Model, Rendered Views and Photomontage Preparation

4. The buildings are accurately modeled and materials applied according to plans, elevations and finished supplied by the Architect and aligned to the survey drawing with the camera positions.

5. Within the 3d software virtual 3d cameras are positioned according to the survey co-ordinates. The focal length of the photograph is input. Pitch and rotation are adjusted using the survey control points to align the virtual camera to the photograph.

6. The proposed development is output from the 3D software using this camera and the image is then blended with the original photograph to give an accurate image of what the proposed development will look like in its proposed setting. A highly accurate 3D-computer model of the proposed development was created with photo-realistic materials, finishes and colours. Rendered views of the proposed

7. In the event of the development not being visible, the roof line of the development will be outlined in red if requested.

8. A document is produced with the following information:
a) Site location map with view locations plotted.
b) Photo-montage sheet showing:

- Existing and proposed conditions
- View with surveyed control alignment points
- Reference information including field of view/focal length, range to site/development
- Date of photograph.

9. All surveying is carried out by a qualified topographical surveyor. Where GPS devices are used they are Survey grade.

Appendix B: Criteria for the Rating of Impacts

(Based on the EPA 'Guidelines on the information to be contained in Environmental Impact Assessment Reports' 2022, (Section 3.7 Assessment of Effects) - Environmental Protection Agency (EPA), May 2022 and with reference to Table 3.4 Descriptions of Effects. For this LVIA the effects are specifically described as follows:

Degree or magnitude of effects
Imperceptible / Not Significant: The development proposal is either distant or screened by existing landform, topography, vegetation or built environment.
Slight Effects: The development proposal forms only a small element in the overall panorama / field of view, or there is substantial intervening screening by existing landform, topography, vegetation and/or building(s). The view or character of the landscape is noticeably changed but without affecting its sensitivities.
Moderate Effects: An appreciable segment of the existing view is affected by the proposed development or the development creates visual intrusion in the foreground. The view or the character of the landscape is altered but in a manner that is consistent with existing and emerging baseline trends.
Significant Effects: Effects which, by their character, magnitude, duration or intensity alter a sensitive aspect of the landscape/ view.
Very Significant Effects: Effects which, by their character, magnitude, duration or intensity alter most of a sensitive aspect of the landscape/view.
Profound Effects: Effects which obliterate sensitive characteristics of the landscape and/or view.

Quality of effects
The quality of potential visual and landscape effects are assessed as follows:
Positive Effects: Changes which improve the quality of the landscape/view.
Neutral Effects: Changes which do not affect the quality of the landscape/view.
Negative Effects: Changes which adversely affect the character of the landscape or reduce the quality of the visual environment.

Duration of effects
Potential effects arising from the proposed development may also be considered in terms of duration as follows:
Temporary: Effects lasting less than one year
Short-term: Effects lasting one to seven years
Medium-term: Effects lasting seven to fifteen years
Long-term: Effects lasting fifteen to sixty years
Permanent: Effects lasting over sixty years