Townscape & Visual Impact Assessment

Carisle LRD, Kimmage, Dublin

November 2022

Quality Information

Prepared by	Checked by	Approved by
Original	Original	Original
Maria Donohoe Landscape Architect - LVIA	Joerg Schulze Associate Landscape Architect	Edward Frampton Regional Director

Prepared by:

AECOM Ireland Limited
24 Hatch Street Lower
Dublin 2

www.aecom.com

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1.1 Introduction

This report identifies and assesses the potential effects of the proposed Carlisle LRD located in Kimmage, Dublin on the townscape and visual resource of the study area. It is noted that permission was granted, under ABP 313043, for a SHD on the subject site. The current proposed LRD application provides the same layout and design as this permitted development and therefore the townscape and visual effects will remain the same as identified for the SHD. Therefore, the following report reiterates the assessment carried out for the SHD. It examines the proposed mitigation and compensation measures that will be implemented to prevent, reduce, or offset potential adverse townscape and visual effects or enhance potential beneficial effects.

In the context of this project 'landscape' includes urban landscape or townscape. As the study area is predominantly built-up, the term 'townscape' has been used rather than landscape. Both terms are, however, interchangeable, depending on the nature and context of the area.

The report considers how:

- Townscape effects associated with a development relate to changes to the fabric, character, and quality of the townscape resource and how it is experienced; and
- Visual effects relate closely to townscape effects, but also concern changes in views as visual assessment is also concerned with people's perception and response to changes in visual amenity.

Townscape and visual effects are interrelated with other environmental effects but are assessed separately. Whilst elements of the built heritage such as Listed Buildings and Conservation Areas are important elements of the townscape and contribute to its character, the site is not located in a conservation area or an area of archaeological importance nor are there any protected structures on site or immediately adjoining the site and therefore, do not form part of this assessment.

The townscape and visual impact assessment is supported by a booklet of photomontages (prepared by 3D Design Bureau), which is included as a separate document in the planning application.

Please note that references to Dublin City Development Plan mapping in the text will be made as 'DCDP Mapset G' and 'DCDP Figure 4'.

1.2 Relevant Legislation, Planning Policies and Guidance

European

The European Landscape Convention provides guidelines for managing landscapes/townscapes. The Convention is not an EU Directive. Countries that sign and ratify the Convention make a commitment to upholding the principles it contains within the context of their own domestic legal and policy frameworks. The convention was ratified by Ireland in March 2002 and came into effects in Ireland in 2004. The European Landscape Convention requires "*landscape to be integrated into regional and town planning policies and in cultural, environmental, agricultural, social and economic policies, as well as any other policies with possible direct or indirect impacts on Landscape*".

National

The National Landscape Strategy (NLS) for Ireland 2015-2025 was launched in May 2015 and is to be implemented by the Government in the future. The NLS promotes the sustainable protection, management, and planning for the landscape/townscape. The NLS states that the "*National Landscape Strategy will be used to ensure compliance with the European Landscape Convention and to establish principles for protecting and enhancing the townscape*(townscape) *while positively managing its change. It will provide a high-level policy framework to achieve balance between the protection, management and planning of the landscape by way of supporting actions.*" It also states that "*The Strategy sets out Ireland's high-level objectives and actions with regard to landscape* (townscape)*. It also positions landscape in the context of existing Irish and European strategies, policies and objectives, and outlines methods of ensuring co-operation at a sectoral and at a European level by the State.*"

Urban Development and Building Heights – Guidelines for Planning Authorities, December 2018

These guidelines set out national planning policy guidance on building heights with regard to urban areas. Under the guidance, it is considered that by consolidating and strengthening existing built up areas, more sustainable development patterns can be achieved by limiting the expansion of towns and cities outwards. These guidelines build upon the strategic policy framework set out in Project Ireland 2040 and the National Planning Framework.

With regard to the building heights of new developments, relevant aspects of these guidelines are extracted and listed as follows:

- Increased building height is a significant component in making optimal use of the capacity of sites in urban locations where transport, employment, services or retail development can achieve a requisite level of intensity for sustainability,
- Taller buildings can assist in reinforcing and contributing to a sense of place within a city or town centre,
- In some cases, statutory development plans have tended to set out overly restrictive maximum height limits in certain locations and crucially without the proper consideration of the wider planning potential of development sites.

Local Authorities and An Bord Pleanála *"will be required to have regard to the guidelines and apply any specific planning policy requirements (SPPRs) of the guidelines … in carrying out their functions"*. It should be highlighted that any SPPRs within the guidelines will take precedence over *"any conflicting, policies and objectives of development plans, local area plans and strategic development zone planning schemes".*

Local

Dublin City Development Plan 2016-2022 (DCDP)

Dublin City Development Plan 2016-2022 is the main strategic planning policy document, which has guided the renewal and development of Dublin City up to 2022. In 2022, an updated City Development Plan (2022 – 2028) will be adopted to provide guidance and future renewal going forward. (Relevant details on planning policies are described in the Planning Policy Context report included in the planning submission package). The proposed site is located within the City Centre area, with a currant land zoning objective of Z1 "*To protect, provide and improve residential amenities".* The primary purpose of this use zone is to promote residential development in line with the principles of Sustainable Development.

Dublin Draft City Development Plan 2022-2028

The draft development plan for Dublin City has not yet been adopted. Some townscape designations may change once the new Dublin City Development Plan comes into force. However, as of now, the current Dublin City Development Plan 2016 – 2022 has formed the planning baseline for this assessment.

1.2.1 Study Area

A study area of 400m from the boundary of the Proposed Development, has been selected to identify potential significant townscape and visual effects within Dublin. The extent of the study area has been identified through professional judgment based on a review of maps and aerial photographs of the development site and a site survey.

It is acknowledged that the Proposed Development may be visible from locations beyond the study area, and as such it is important to note that the 400m study area defines the area within which potential effects could be significant, rather than defining the extent of visibility.

Photomontages have been produced to illustrate views from representative viewpoints located within the study area radius.

1.2.2 Temporal Scope

The Proposed Development at the Carisle site will involve the redevelopment of an infill site bordering with its northern, eastern and sections of the western boundary along existing rows of residences, therefore, creating the potential for townscape and visual effects. The type and duration of the townscape and visual effects fall within two main stages as follows:

Construction (temporary and of a short duration)

- Potential physical effects arising from construction of the development on the townscape resource within the development application boundary area;
- Potential effects to townscape character or visual amenity within the wider study area as a result of visibility of construction activities or the development during construction;
- Effects of temporary site infrastructure such as – site traffic; construction compounds, cranes; and
- Potential effects of partially built development in various stages of construction.

Operational

- Potential effects of the Proposed Development on townscape resources and townscape character, including the perceptual qualities of the townscape;
- Potential effects of the Proposed Development on views and visual amenity; and
- Potential cumulative effects of the development in combination with other planned and Proposed Developments of a similar type and scale upon the townscape and visual resource of the study area.

1.3 Methodology

This section sets out the methodology for the Townscape and Visual Impact Assessment (TVIA) as a result of the Proposed Development.

1.3.1 Guidance and other information used in the Landscape and Visual Impact Assessment

The following sources and guidelines were used in the assessment:

- EPA "Guidelines on the information to be contained in Environmental Impact Assessment Reports", May 2022;
- 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA), 3rd Edition, 2013, Landscape Institute (UK) & IEMA;
- 'Visual Representation of Development Proposals', Landscape Institute, Technical Guidance Note 06/19, 17 September 2019;
- Dublin City Development Plan 2016-2022;
- Draft Dublin City Development Plan 2022-2028;
- National Parks and Wildlife Service (NPWS), http://www.npws.ie/;
- http://www. https://www.sportireland.ie/outdoors/find-your-trails; and
- Ordnance Survey Ireland, 1:50,000 Discovery Mapping.

1.3.2 Townscape and Visual Impact Assessment Criteria

This report has been prepared based on the Environmental Protection Agency (EPA) guidance document 'Guidelines on the Information to be contained in Environmental Impact Assessment Reports, May 2022. Best practice guidance, such as the *"Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3), 2013, Landscape Institute (UK) & IEMA"* provide specific guidelines for landscape and visual impact assessments. Therefore, a combination of the EPA guidelines, the Landscape Institute guidelines and professional experience has informed the methodology for the assessment herein. The Landscape Institute guidelines require the assessment to identify, predict and evaluate the significance of potential effects to landscape characteristics and established views. The assessment is based on an evaluation of the sensitivity to change and the magnitude of change for each landscape or visual receptor. For clarity, and in accordance with best practice, the assessment of potential effects on landscape character and visual amenity, although closely related, are undertaken separately.

The assessment acknowledges that townscape and visual effects change over time as the existing townscape external to the Proposed Development evolves and proposed planting establishes and matures. The significance of an effect or impact is determined by two distinct considerations:

1. The **Nature** of the receptor likely to be affected, namely:
    - The value of the receptor or view;
    - The susceptibility of the receptor to the type of change arising from the Proposed Developments; and
    - The sensitivity to change is related to the value attached to the receptor.

The **Magnitude** of the effect likely to occur, namely:

- The size and scale of the townscape and visual effect (for example, whether there is a complete or minor loss of a particular townscape element);
- The geographical extent of the areas that will be affected;
- The duration of the effect and its reversibility; and
- The quality of the effect – whether it is neutral, positive or negative.

The table below provides the definition of the duration of both townscape and visual effects.

Table 1 Definition of Duration of Effects

Duration	Description
Temporary	Effects lasting one year or less
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

The quality of both townscape and visual effects is defined in the table below.

Table 2 Definition of Quality of Effects

Quality of Effects	Description
Neutral	This will neither enhance nor detract from the townscape character or view
Positive (Beneficial)	This will improve or enhance the townscape character or view
Negative (Adverse)	This will reduce the quality of the existing townscape character or view

1.3.3 Assessment Process

The assessment is undertaken based on the following key tasks and structure:

- Establishment of the baseline or receiving environment;
- Appreciation of the Proposed Development; and
- Assessment of effects.

1.3.4 Establishment of the Baseline

A baseline study has been undertaken through a combination of desk-based research and site survey in order to establish the existing conditions of the townscape and visual resources of the study area. Desk based research has involved a review of mapping and aerial photography, relevant planning and policy documents, the relevant Landscape / Townscape Character Assessments (if available) and other relevant documents and publications.

1.3.5 Appreciation of the Proposed Development

In order to be able to accurately assess the full extent of likely effects on townscape character and visual amenity it is essential to develop a thorough and detailed knowledge of the Proposed Development. This includes a comprehensive understanding of its location, nature and scale and is achieved through a review of detailed

descriptions of the Proposed Development and drawings (see Planning Application Drawings accompanying the application) and an on-site survey.

The townscape and visual impact assessment has considered all elements of the Proposed Development.

1.3.6 Assessment of Effects

The townscape and visual impact assessment seeks to identify, predict and evaluate the significance of potential effects to townscape characteristics and established views. The assessments are based on an evaluation of the sensitivity to change and the magnitude of change for each townscape or visual receptor.

The assessment acknowledges that townscape and visual effects change over time as the existing townscape internal and external to the Proposed Development evolves. The assessment therefore reports on potential effects during both construction/operation and completion of the Proposed Development. The prominence of the Proposed Development in the townscape or view will vary according to the existing screening effects of local topography, intervening existing vegetation and building structures.

GLVIA3 requires that a clear distinction is drawn between landscape (which includes the urban townscape) and visual effects:

- Townscape effects relate to the degree of change to characteristics or physical components of an urban area, which together form the character of that townscape, e.g. topography, streets, buildings and open space.
- Visual effects relate to the degree of change to an individual receptor's or a receptor group's view of that townscape, e.g. local residents, users of public open space, footpaths or motorists passing through the area.

As mentioned in the scope above, construction and operational stages of the Proposed Development are assessed separately. Distinctions may be drawn between temporary and permanent effects, with permanent effects typically being of greater importance. Residual effects are those likely to arise from the Proposed Development taking into account all embedded measures.

The assessment forms part of an iterative process where, as potentially significant effects are identified, these inform the design of the Proposed Development. Mitigation of the development has been considered throughout the process, including site selection, consultation and design development. This process and the considerations, which informed it, are described within the Design Statement included in the planning submission package.

When considering the potential effect of changes that a future development may have on the townscape and visual resource it is necessary to identify those key elements of the townscape which make it distinctive. These can be seen as layers which overlay each other and vary in dominance from place to place. These layers mainly comprise of the buildings, structures and spaces which influence the pattern of uses, activity and movement in a place and the experience of those who visit, work and live there.

Cumulative effects arise from changes brought about by one development in conjunction with another of similar character. Cumulative effects are considered where the presence of developments of a similar type or scale, that have planning consent but are not constructed, or that are the subject of undetermined applications may have a combined effect on the perception of townscape character and visual amenity.

1.3.7 Scope

Study Area

The extent of the 400m study area is based on initial findings of the desktop study and was later verified on site during a fieldwork survey. It is acknowledged that the Proposed Development may be visible from locations beyond the study area, and as such it is important to note that the study area defines the area within which potential effects could be significant, rather than defining the extent of visibility.

1.3.8 Townscape Effects

Townscape effects describe the impact on the fabric or structure of a townscape or townscape character. The assessment of townscape effects firstly requires the identification of the components of the townscape. The townscape components are also described as townscape receptors and comprise the following:

- Individual townscape elements or features;

- Specific aesthetic or perceptual aspects; and
- Townscape character, or the distinct, recognisable and consistent pattern of elements (natural and man-made) in the townscape that makes one townscape different from another.

The assessment will identify the interaction between these components and the Proposed Development during construction and operational phases. The condition of the townscape and any evidence of current pressures causing change in the townscape will also be documented and described.

Townscape Value

Townscape value is frequently addressed by reference to international, national, regional and local designations, determined by statutory and planning agencies. However, absence of such a designation does not necessarily imply a lack of quality or value. Factors such as accessibility and local scarcity can render areas of nationally unremarkable quality, highly valuable as a local resource. The quality and condition is also considered in the determination of the value of a townscape. The evaluation of townscape value is undertaken with reference to the definitions stated in the table below.

Table 3 Townscape Value

Townscape Value	Classification Criteria
High	Nationally designated or iconic, unspoilt townscape with few, if any, degrading elements.
Medium	Regionally or locally designated townscape, or an undesignated townscape with locally important landmark features and some detracting elements.
Low	Undesignated townscape with few if any distinct features or with several degrading elements.

Townscape Susceptibility

Townscape susceptibility relates to the ability of a particular townscape to accommodate the Proposed Development without undue negative consequences. Townscape susceptibility is appraised through consideration of the baseline characteristics of the townscape, and in particular the scale or complexity of a given townscape.

The evaluation of townscape susceptibility is undertaken with reference to a three-point scale, as outlined in the table below.

Table 4 Townscape Susceptibility Criteria

Townscape Susceptibility	Classification Criteria
High	Small scale, intimate or complex townscape considered to be intolerant of even minor change.
Medium	Medium scale, more open or less complex townscape considered tolerant to some degree of change.
Low	Large scale, simple townscape considered tolerant of a large degree of change.

Townscape Sensitivity

Townscape sensitivity to change is determined by employing professional judgment to combine and analyse the identified townscape value, quality and susceptibility and is defined with reference to the scale outlined in the table overleaf.

Table 5 Townscape Sensitivity to Change Criteria

Townscape Sensitivity	Classification Criteria
High	• Townscape characteristics or features with little or no capacity to absorb change without fundamentally altering their present character. • Townscape designated for its international or national townscape value or with highly valued features. • Outstanding example in the area of well cared for townscape or set of features that combine to give a particularly distinctive sense of place. • Few detracting or incongruous elements.
Medium-High	• Townscape characteristics or features with a low capacity to absorb change without fundamentally altering their present character. • Townscape designated for regional or county-wide townscape value where the characteristics or qualities that provided the basis for their designation are apparent or a townscape with highly valued features locally. • Good example in the area of a well-cared for townscape or set of features that combine to give a clearly defined sense of place.
Medium	• Townscape characteristics or features with moderate capacity to absorb change without fundamentally altering their present character. • Townscape designated for its local townscape value or a regional designated townscape where the characteristics and qualities that led to the designation of the area are less apparent or are partially eroded or an undesignated townscape which may be valued locally – for example an important open space. • An example of a townscape or a set of features which is relatively coherent, with a good but not exceptional sense of place - occasional buildings and spaces may lack quality and cohesion.
Medium-Low	• Townscape characteristics or features which are reasonably tolerant of change without determent to their present character. • No designation present or of little local value. • An example of an un-stimulating townscape or set of features; with some areas lacking a sense of place and identity.
Low	• Townscape characteristics or features which are tolerant of change without determent to their present character. • An area with a weak sense of place and/or poorly defined character /identity. • No designation present or of low local value or in poor condition. • An example of monotonous unattractive visually conflicting or degraded townscape or set of features.

Townscape Receptors

The townscape resources within the study area that could be affected by the development include:

- Physical resources such as buildings, open space, trees, watercourses (Canal) etc.;
- Designated, valued or recognised components that contribute to townscape character; and
- Cultural heritage interests that contribute to townscape character.

Townscape receptors are defined as those townscape resources within the study area from which the development may be visible or where potential visibility of the development in one part of the townscape resource affects the experience of another part. Field assessment studies were used to check the potential visibility of the development from the townscape resources within the study area. Within this section specific consideration is also given to changes to townscape elements such as the built fabric, open space or trees.

Sensitivity of Townscape Receptors

The sensitivity of a townscape receptor is an expression of its ability to accommodate the Proposed Development as part of its own character. The sensitivity of a townscape varies according to the nature of the existing resource and the nature of the proposed changes as a result of the Proposed Development. The sensitivity of the townscape is based on interpretation of a combination of judgements relating to their susceptibility to the type of change or development proposed and the value attached to the townscape.

Townscape Character

Townscape character is a complex mix of physical features and patterns and cultural elements. Buildings, structures and spaces and the resulting layout and urban grain, the density and mix, scale and appearance, human interaction and cultural and historic features combine to create a common 'sense of place' and identity that is experienced as townscape character. Definable units (character areas and character zones) can be used to categorise the townscape and the level of detail and size of unit can be varied to reflect the scale of definition required. It can be applied at national, regional and local levels.

The quality or condition of a townscape character receptor is a reflection of its attributes, such as the condition of the buildings and spaces or vegetative components and the attractiveness and townscape quality of the area as well as its sense of place. A townscape with consistent, intact and well-defined, distinctive attributes is generally considered to be of higher quality and in turn, higher sensitivity, than a townscape where the presence of inappropriate or discordant elements has detracted from its inherent attributes. The higher the quality of a receptor the greater is its sensitivity to the Proposed Development.

Magnitude of Townscape Change

Magnitude of change is an expression of the size or scale of change in the townscape, the geographical extent of the area influenced and the duration and reversibility of the resultant effect. The variables involved are described below.

- The extent of existing townscape elements that will be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the townscape;
- The extent to which aesthetic or perceptual aspects of the townscape are altered either by removal of existing components of the townscape or by addition of new ones;
- Whether the effect changes the key characteristics of the townscape, which are integral to its distinctive character;
- The geographic area over which the townscape effects will be felt (within the Proposed Development site itself; the immediate setting of the Proposed Development site; at the scale of the townscape type or character area; on a larger scale influencing several townscape types or character areas); and
- The duration of the effects (short term, medium term or long term) and the reversibility of the effect (whether it is permanent, temporary or partially reversible).

Changes to townscape characteristics can be both direct and indirect. **Direct change** occurs where the Proposed Development will result in a physical change to the townscape within or adjacent to the Proposed Development site. **Indirect changes** are a consequence of the direct changes resulting from the Proposed Development. They can often occur away from the Proposed Development site (for example, off-site construction staff parking) and may be a result of a sequence of interrelationships or a complex pathway (for example, a new road or footpath construction may increase public access and associated problems e.g. littering). They may be separated by distance or in time from the source of the effects. The magnitude of change affecting the baseline townscape resource is based on an interpretation of a combination of the criteria set out in the table below.

Table 6 Magnitude of Townscape Change Criteria (Townscape Effects)

Magnitude of Townscape Change	Classification Criteria
None	• No change.
Negligible	• Little perceptible change.
Low	• Minor change, affecting some characteristics and the experience of the townscape to an extent; and • Introduction of elements that is not uncharacteristic.
Medium	• Noticeable change, affecting some key characteristics and the experience of the townscape; and • Introduction of some uncharacteristic elements.

Magnitude of Townscape Change	Classification Criteria
High	• Noticeable change, affecting many key characteristics and the experience of the townscape; and • Introduction of many incongruous developments
Very High	• Highly noticeable change, affecting most key characteristics and dominating the experience of the townscape; and • Introduction of highly incongruous development.

1.3.9 Visual effects

Visual effects are determined by the extent of visibility and the nature of the visibility (i.e. how a development is seen within the townscape); for example, whether it appears integrated and balanced within the visual composition of a view or whether it creates a focal point.

Negative visual effects may occur through the intrusion of new elements into established views, which are out of keeping with the existing structure, scale and composition of the view. Visual effects may also be beneficial, where an attractive focus is created in a previously unremarkable view or the influence of previously detracting features is reduced. The significance of effects will vary, depending on the nature and degree of change experienced and the perceived value and composition of the existing view.

Receptors

For there to be a visual impact, there is the need for a viewer. Views experienced from locations such as settlements, recognised routes and popular vantage points used by the public have been included in the assessment. Receptors are the viewers at these locations. The degree to which receptors, i.e. people, will be affected by changes as a result of the Proposed Development depends on a number of factors, including:

- Receptor activities, such as taking part in leisure, recreational and sporting activities, travelling or working;
- Whether receptors are likely to be stationary or moving and how long they will be exposed to the change at any one time;
- The importance of the location, as reflected by designations, inclusion in guidebooks or other travel literature, or the facilities provided for visitors;
- The extent of the route or area over which the changes will be visible;
- Whether receptors will be exposed to the change daily, frequently, occasionally or rarely;
- The orientation of receptors in relation to the Proposed Development and whether views are open or intermittent;
- Proportion of the developments that will be visible (full, sections or none);
- Viewing direction, distance (i.e. short-, medium- and long-distance views) and elevation;
- Nature of the viewing experience (for example, static views, views from settlements and views from sequential points along routes);
- Accessibility of viewpoint (public or private, ease of access);
- Nature of changes (for example, changes in the existing skyline profile, creation of a new visual focus in the view, introduction of new man-made objects, changes in visual simplicity or complexity, alteration of visual scale, landform and change to the degree of visual enclosure); and
- Nature of visual receptors (type, potential number and sensitivity of viewers who may be affected).

Value of the View

Value of the view is an appraisal of the value attached to views and is often informed by the appearance on Ordnance Survey tourist maps and in guidebooks, literature or art. Value can also be indicated by the provision of parking or services and signage and interpretation. The nature and composition of the view is also an indicator. The value of the view is determined with reference to the definitions outlined in the table below.

Table 7 Value of the View

Value	Classification Criteria
High	Nationally recognised view of the townscape, with no detracting elements.
Medium	Regionally or locally recognised view, or unrecognised but pleasing and well composed view, with few detracting elements.
Low	Typical or poorly composed view often with numerous detracting elements.

Visual Susceptibility

The GLVIA guidelines identify that the susceptibility of visual receptors to changes in views and visual amenity is a function of:

- The occupation or activity of people experiencing the view at a particular location; and
- The extent to which their attention or interest may therefore be focused on the views and visual amenity they experience at particular locations.

For example, residents in their home, walkers whose interest is likely to be focused on the townscape or a particular view, or visitors at an attraction where views are an important part of the experience often indicate a higher level of susceptibility. Whereas receptors occupied in outdoor sport, where views are not important, or at their place of work, are often considered less susceptible to change. Visual susceptibility is determined with reference to the three-point scale and criteria outlined in the table below.

Table 8 Visual Susceptibility

Susceptibility	Classification Criteria
High	Receptors for which the view is of primary importance and are likely to notice even minor change.
Medium	Receptors for which the view is important but not the primary focus and are tolerant of some change.
Low	Receptors for which the view is incidental or unimportant and is tolerant of a high degree of change

Visual Sensitivity

Sensitivity to change considers the nature of the receptor; for example, a person occupying a residential dwelling is generally more sensitive to change than someone working in a factory unit. The importance of the view experienced by the receptor also contributes to an understanding of the susceptibility of the visual receptor to change as well as the value attached to the view.

A judgement is also made on the value attached to the views experienced. This takes account of:

- Recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations;
- Indicators of the value attached to views by visitors, for example through appearance in guidebooks or on tourist maps, provision of facilities for their enjoyment (sign boards, interpretive material) and references to them in literature or art; and
- Possible local value; it is important to note that the absence of view recognition does not preclude local value, as a view may be important as a resource in the local or immediate environment due to its relative rarity or local importance.

The visual sensitivity to change is based on interpretation of a combination of all or some of the criteria outlined in the table below.

Table 9 Sensitivity to Change Criteria

Visual Sensitivity	Classification Criteria
High	• Users of outdoor recreational facilities, on recognised national cycling or walking routes or in nationally designated townscapes. • Residential buildings.
Medium-high	• Users of outdoor recreational facilities, in highly valued townscapes or locally designated • townscapes or on local recreational routes that are well publicised in guidebooks. • Road and rail users in nationally designated townscapes or on recognised scenic routes, likely to be travelling to enjoy the view.
Medium	• Users of outdoor recreational facilities including public open space in moderately valued townscapes. • Users of primary transport road network, orientated towards the Proposed Development, likely to be travelling for other purposes than just the view.
Medium-Low	• People engaged in active outdoor sports or recreation and less likely to focus on the view. • Primary transport road network and rail users likely to be travelling to work with oblique views of the project or users of minor road network.
Low	• People engaged in work activities indoors, with limited opportunity for views of the Proposed Development.

Magnitude of Visual Change

Visual effects are direct effects as the magnitude of change within an existing view will be determined by the extent of visibility of the Proposed Development. The magnitude of the visual effect resulting from the development at any particular viewpoint or receptor is based on the size or scale of change in the view, the geographical extent of the area influenced and its duration and reversibility. The variables involved are described below.

- The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the development;
- The degree of contrast or integration of any new features or changes in the townscape form, scale, mass, line, height, sky lining, back-grounding, visual clues, focal points, colour and texture;
- The nature of the view of the development, in relation to the amount of time over which it will be experienced and whether views will be full, partial or glimpses.
- The angle of view in relation to the main activity of the receptor, distance of the viewpoint from the development and the extent of the area over which the changes will be visible; and
- The duration of the effects (short term, medium term or long term) and the reversibility of the effect (whether it is permanent, temporary or partially reversible).

The magnitude of visual effect resulting from the development at any particular viewpoint or receptor is based on the interpretation of the above range of factors and is set out in the table below.

Table 10 Magnitude of Visual Change Criteria (Visual effects)

Magnitude of Visual Change	Classification Criteria
None	No change in the existing view.
Negligible	The development will cause a barely discernible change in the existing view.

Magnitude of Visual Change	Classification Criteria
Low	The development will cause very minor changes to the view over a wide area or minor changes over a limited area.
Medium	The development will cause modest changes to the existing view over a wide area or noticeable change over a limited area.
High	The development will cause a considerable change in the existing view over a wide area or a significant change over a limited area.
Very High	The development will cause significant changes in the existing view over a wide area or a change which will dominate over a limited area.

1.3.10 Significance criteria

The objective of the assessment process is to identify and evaluate the potentially significant effects arising from the Proposed Development. The assessment will identify the residual effects likely to arise from the finalised design taking into account mitigation measures and the change over time.

The significance of effects is assessed by considering the sensitivity of the receptor and the predicted magnitude of effect in relation to the baseline conditions. In order to provide a level of consistency and transparency to the assessment and allow comparisons to be made between the various townscape and visual receptors subject to assessment, the assessment of significance is informed by pre-defined criteria as outlined in the table below. When assessing significance, individual effects may fall across several different categories of significance and professional judgement is therefore used to determine which category of significance best fits the overall effect to a townscape or visual receptor.

The significance of the effects can be adverse (negative) or beneficial (positive) according to the definitions set out in the table below.

Table 11 Categories of Significance of Townscape and Visual Effects

Significance Category	Description of Effect
Profound	An effect that obliterates sensitive characteristics within the townscape and/or visual environment.
Very Significant	An effect which, by its character, magnitude, duration, or intensity significantly alters most of a sensitive aspect of the townscape and/or visual environment.
Significant	An effect which, by its character, magnitude, duration, or intensity alters a sensitive aspect of the townscape and/or visual environment.
Moderate	An effect that alters the townscape in a manner that is consistent with existing and emerging baseline trends.
Slight	An effect which causes noticeable changes in the townscape and/or visual environment without affecting its sensitivities.
Not Significant	An effect which causes noticeable changes in the townscape and/or visual environment but without significant townscape and/or visual consequences.
Imperceptible	An effect capable of measurement but without significant townscape and/or visual consequences.

The significance of the effect is determined by considering the magnitude of the effect and the quality of the baseline environment affected by the Proposed Development. The basis for consideration of the significance of effects is included overleaf.

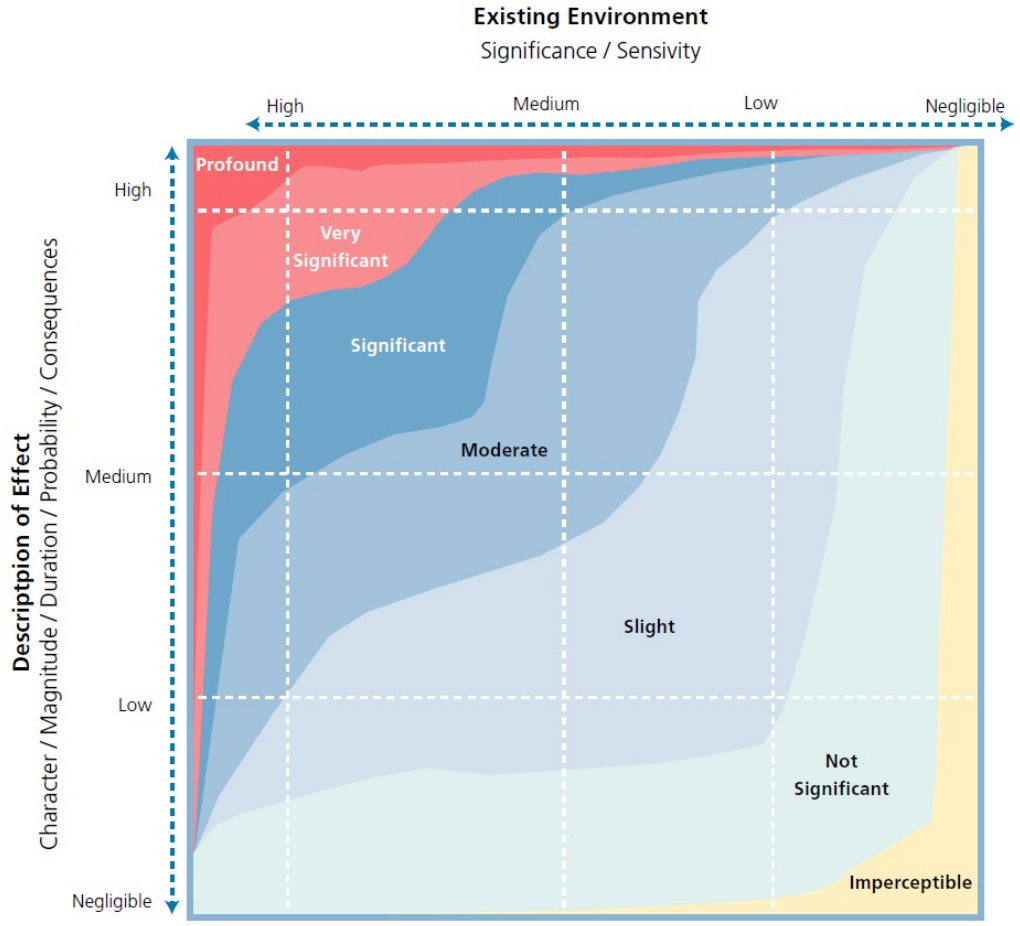

Image 1 Basis for consideration of significance of effects[1]

Effects will be assessed for all phases of the Proposed Development. Construction effects are considered to be temporary, short term effects which occur during the construction/decommission phase only. Operational/residual effects are those long-term effects, which will occur as a result of the presence or operation of the development.

The quality of each effect is based on the ability of the townscape character or visual receptor to accommodate the Proposed Development, and the impact of the development within the receiving context. Once this is done, the quality of the effect is then assessed as being neutral, beneficial or adverse. A change to the townscape or visual resource is not considered to be adverse simply because it constitutes an alteration to the existing situation.

1.3.11 Cumulative Effects

In addition to townscape and visual effects, it is also important to consider potential cumulative effects. The approach used to determine cumulative effects has drawn on guidance on cumulative impact assessment published by the GLVIA3. Cumulative townscape and visual effects may result from additional changes to the baseline townscape or views as a result of the Proposed Development in conjunction with other developments of a similar type and scale.

The cumulative assessment includes developments that are consented but not constructed, that are the subject of undetermined applications, or are currently at scoping which are similar in type and scale to the Proposed Development.

A list of cumulative developments has been compiled from known planning applications available on Planning Search of Dublin City Council's website and known proposed public sector projects.

[1] Environmental Protection Agency (EPA) 'Guidelines on the Information to be contained in Environmental Impact Assessment Reports', May 2022. Available online at https://www.epa.ie/publications/monitoring--assessment/assessment/guidelines-on-the-information-to-be-contained-in-environmental-impact-assessment.php

Magnitude of Cumulative Effects

The principle of magnitude of cumulative effects makes it possible for the proposed scheme to have major effects on a particular receptor, while having only minor cumulative effects in conjunction with other existing developments.

The magnitude of cumulative effects arising from the proposed scheme is assessed as **very high, high, medium, low or negligible, with intermediate categories**, based on interpretation of the following parameters:

- The additional extent, direction and distribution of existing and other developments in combination with the Proposed Development;
- The distance between the viewpoint, the Proposed Development and the cumulative developments; and
- The townscape setting, context and degree of visual coalescence of existing and Proposed Development and cumulative developments.

Significance of Cumulative Effects

As for the assessment of landscape and visual effects, the significance of any cumulative effects follows a same classification as illustrated in Image 1 - Basis for consideration of significance of effects, in Section 1.3.10, and will be assessed as **Profound, Very Significant, Moderate, Slight, Not Significant, Imperceptible.**

Limitations of Cumulative Effects

The cumulative assessment focuses on potential cumulative effects relating to the main permanent structure of each cumulative development. This is due to the uncertainty of the timing of construction activities for each of the identified developments. As a result, temporary structures and activity relating to construction have not been considered within the cumulative assessment.

1.3.12 Field Work

A site survey of the study area and beyond was carried out in December 2021 identifying the potential visibility of the Proposed Development and key additional viewpoints within the core study area and the wider townscape. Photomontages showing the existing view and the superimposed development on photomontages have been produced from key representative viewpoints, taking into account topography, existing buildings, screening vegetation and other localised factors. The Booklet of Planning Application Photomontages by 3D Design Bureau contains details on viewpoint locations and Photomontages 1–11.

1.3.13 Selection of Viewpoints

Viewpoint selection has been carried out according to the current best practice standards and the following industry guidelines:

- 'Visual Representation of Development Proposals', Landscape Institute, Technical Guidance Note 06/19, 17 September 2019; and
- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, Landscape Institute and Institute of Environmental Management and Assessment, IEMA, 2013.

It is not feasible to take photography from every possible viewpoint located in the study area. Photography has been taken from viewpoints, which are representative of the nature of visibility at various distances and in various contexts. Viewpoint photography is used as a tool to come to understand the nature of the potential residual effects. The selection process of viewpoint locations is as follows:

- The location of viewpoints within the study area is informed by desktop and site surveys;
- Identification and selection of representative viewpoints showing typical open or intermittent views within a local area, which will be frequently experienced by a range of viewers; and
- Identification and selection of specific viewpoints from key viewpoints in the townscape such as routes or locations valued for their scenic amenity, main residential areas etc.

1.3.14 Photomontages

Photomontages are photorealistic visualisations produced using specialist software. They illustrate the likely future appearance of the Proposed Development from a specific viewing point. They are useful tools for examining the effects of the development from a number of critical viewpoint positions at publicly accessible locations within the study area.

However, photomontages in themselves can never provide the full picture in terms of potential effects. Photomontages are one source of information and used as a tool to help to understand the nature of potential effects and to assist the determination of the magnitude and significance of residual townscape and visual effects. They can only inform the assessment process by which judgements are made. A visualisation can never show exactly what the Proposed Development will look like in reality due to factors such as; different lighting, weather and seasonal conditions which vary through time and the resolution of the image. As the photomontages are representative of viewing conditions encountered, some of them may show existing buildings or vegetation screening some or all parts of the developments. Such conditions are normal and representative.

The images provided give a reasonable impression of the scale of the development and the distance to the development but can never be 100% accurate. It is recommended that decision-makers and any interested parties or members of the public should ideally visit the viewpoints on site, where visualisations can be compared to the 'real life' view, and the full impact of the Proposed Development can be understood.

Viewpoints / Photomontages 1 – 11 show the Proposed Development including the following information:

- Existing View, showing the baseline image;
- Photomontage, showing the Proposed Development including all visible components at full height (a red outline indicates sections of the development, which will not be visible due to intervening existing built structures or vegetation).

Photomontage images have been produced with reference to best practice and the following industry guidelines:

- 'Visual Representation of Development Proposals', Landscape Institute, Technical Guidance Note 06/19, 17 September 2019; and
- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, Landscape Institute and Institute of Environmental Management and Assessment, IEMA, 2013.

1.3.15 Zone of Theoretical Visibility (ZTV)

Mapping the extent of the area from which a development is likely to be visible is commonly referred to as a Zone of Theoretical Visibility (ZTV). ZTV prediction does not take into account the effects of seasons, lighting, weather conditions or visibility over distance. Moreover, a ZTV does not take into account the screening effects of existing vegetation or built structures and can omit topographical variations of up to 10m. Therefore, in reality, ZTV mapping's principal use is to identify viewing points for further analysis.

Considering the scale, context and overall setting of the Proposed Development, the production of a ZTV would not have been useful in the identification of viewpoints within the study area. The assessment relied therefore on comprehensive site surveys to establish the nature of visibility within the study area and to identify key viewpoint locations.

1.4 Baseline Environment

This section provides a summary of the current (2022) baseline conditions within the study area, as defined in Section 1.2.1 - Study Area and Section 1.3.4 - Establishment of the Baseline.

1.4.1 Site Context

The Proposed Development site is located north of Kimmage Road West in Kimmage, Dublin 12. The site is an 'L' shaped land parcel in a greenfield condition which wraps around a gym complex and a large hard surface carpark area. This is a greenfield infill site located in an area of peri-urban townscape character. The site is enclosed on all sides by various building typologies and land uses - this includes low density mid to late 20th-century housing and a considerable area land for recreational use and sports facilities.

The Proposed Development site is zoned Z1 *"To protect, provide and improve residential amenities"* in the City Development Plan 2016-2022 (and this objective continues in the 2022-2028) providing an opportunity for urban consolidation and promoting sustainable development. The adjacent open lands to the west will remain zoned Z9 "*Amenity/Open Space Lands/Green Network"* and to the northeast, an area of commercial activity and light industry is zoned Z6 "*To provide for the creation and protection of enterprise and facilitate opportunities for employment creation" (DCDP).*

The sites north, east, and a short length of the western boundaries adjoins the back gardens of the houses along Captain's Road, Brookfield Green and Park Crescent respectively – these dwellings can be considered the most sensitive receptors to change on the site. To the south, the large purpose built gym and adjacent Art Gallery are accessed from a spur road off Kimmage Road West, this is also the main access point to this parcel of development land.

1.4.2 Blue and Green Infrastructure

The Dublin City Development Plan 2016-2022 identifies a network of Blue and Green Infrastructure. It is stated that *"Green infrastructure is an interconnected network of green space that conserves natural ecosystem values and functions that also provides associated benefits to the human population. It is a strategically planned network of natural and semi-natural areas with other environmental features designed and managed to deliver a wide range of ecosystem services. It incorporates green spaces (or blue if aquatic ecosystems are concerned) and other physical features in terrestrial (including coastal) and marine areas".*

"Green infrastructure systems are spatially made of three different parts:

a) 'Core Areas' which are the nuclei of the network and provide essential habitat for sensitive species

b) 'Hubs' which are places buffering the core areas, and are made of the largest, least fragmented continuous areas of forest, wetlands, stream systems, or other native landscape types

c) 'Corridors' are vital to maintain connectivity in the landscape and provide for animal movement, seed and pollen dispersal, and plant migration.

"Green infrastructure features … benefit the individual and the community physically, psychologically, emotionally and socio-economically. Green infrastructure creates opportunities to connect urban areas and provides appealing places in which to live and work".

The Proposed Development is a short walking distance to Stannaway Park - located less than 300 metres to the west of the site, the park has three soccer pitches and changing facilities. A short distance to the east of the site is Poddle Park, a linear riverside public park. Crumlin's Gaa Club surrounded by The Old County Pitch and Putt Club are situated next to the site. There is no deficit of public open space in the locality.

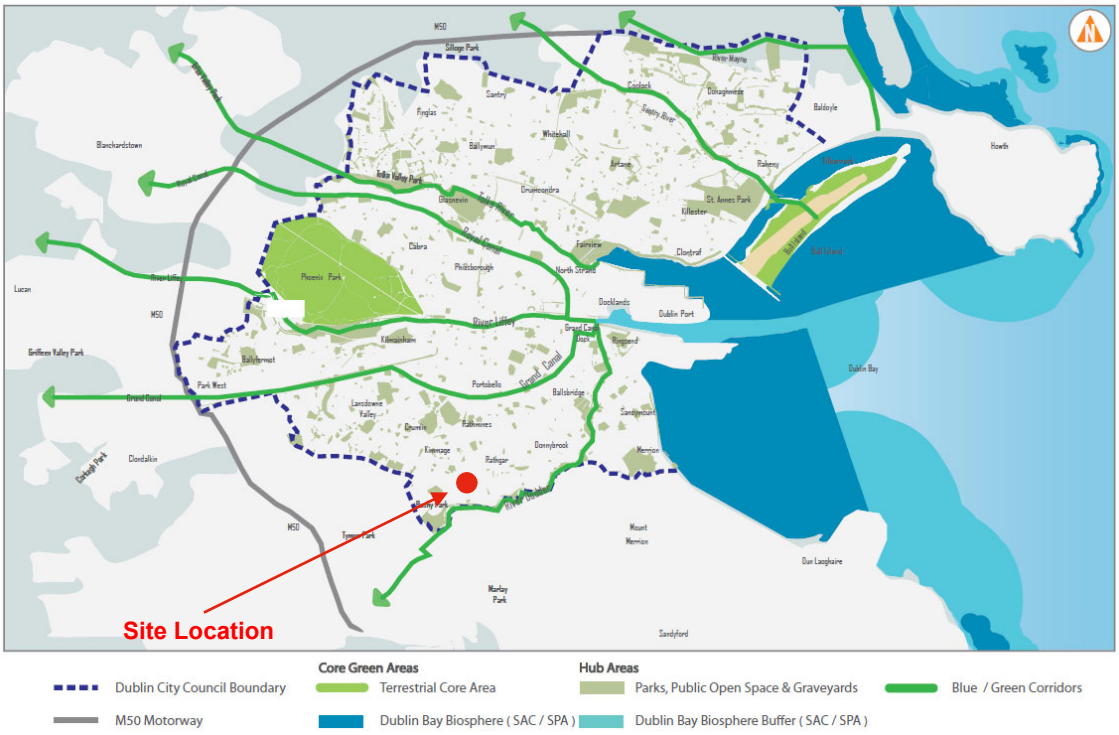

Image 2 Strategic Green and Blue Network (Dublin City Development Plan 2016-2022, Chapter 10, Figure 14)

1.4.3 Designated Views and Prospects

There are a number of designated protected views and prospects identified in the Dublin City Development Plan 2016-2022, however there will be no adverse impacts on these valued vistas resulting from the Proposed Development of the site.

1.5 Characteristics of the Proposed Development

Image 3 Proposed Site Location

The development will consist of the construction of 5 no. blocks of development and will range in height up to 6 storeys. This will provide 208 no. residential units (104 no. 1 beds and 104 no. 2 beds) all of which will have associated private balconies/terraces. Car, cycle and motorbike parking will be located at undercroft and surface level. Vehicular/pedestrian/cyclist access is provided off Kimmage Road West via the existing Ben Dunne Gym access route. All associated site development works, open spaces, landscaping, boundary treatments, plant areas, waste management areas, and services (including ESB substations) shall be provided. A full description is set out in the statutory notices included with this application.

1.6 Potential Effects

The following potential visual effects, direct and indirect townscape effects, as well as the duration and nature of effects arising from the Proposed Development, have been identified. Photomontages 1-11 illustrate the Proposed Development from representative viewpoint locations within the study area. A description of each photomontage is included in Section 1.6.4 herein.

1.6.1 Effects at Construction

Townscape and visual effects at construction stage will be experienced locally. Due to the infill nature of the site, the most notable effects will be from the adjoining properties and the adjacent network of streets. The sensitivity of residential views is generally considered high. The visual envelope that is likely to be most affected is from Captain's Road to the north, Brookfield to the east, Park crescent to the west and Kimmage Road West to the south. The receptors and activities associated with the Gym complex and the sports grounds adjoining the site to the south are considered low. Visual receptors likely to be less sensitive to change include *"people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape" (GLVIA).*

Construction effects are most likely to be associated with the visibility of construction traffic and the upper part of the development site where cranes and scaffolding will be visible above the existing boundary and adjacent existing built structures. Again, it is predicted that these will be most prevalent when looking from the immediate surroundings, north, east, west, and south of the subject site. It is considered that there will also be some mid-distance views of construction works from the nearby road network.

Construction impacts will comprise:

- Potential effects to townscape character or visual amenity within the locality or the wider study area as a result of the visibility of construction activities such as demolition works, the construction of buildings, associated scaffolding, and machinery including cranes.
- Effects of temporary site infrastructure such as site traffic and construction compounds especially those located in areas adjacent to sensitive townscape and visual receptors.
- Potential physical effects arising from construction of the development and in particular on the townscape resource within the site area.

Photomontages 1-11 supplementing this assessment illustrate the townscape and visual effects at operational stage only. The proposed construction works do not allow for a meaningful illustration in photomontages as these can only show one particular snapshot in time, which will not capture the dynamic and complex nature of construction works comprehensively.

Townscape and visual effects and their significance during construction works will be temporary. They will be highest within the immediate vicinity of the site, primarily amongst the residents along Captain's Road, Brookfield Green and Park Crescent with rear gardens backing onto the Proposed Development site. Principal views of construction works will likely be experienced within a radius of approximately up to 300m from the site boundary. The magnitude of visual effects is considered high in close distance views. Their significance is considered moderate-significant adverse.

The visibility of construction works within the wider study area beyond 300m will be limited to the upper sections of the building construction including cranes. It is likely these will be visible from some of the residents of Lorcan O'Toole Park and Kimmage Road West, as well as from the local residential road network.

1.6.2 Effects at Operation

Operational effects will result in:

- Potential effects of the development on townscape resources and townscape character, including the perceptual qualities of the townscape, and upon designated townscapes where the primary focus of designations or sensitive townscapes is altered;
- Potential effects of the development on views and visual amenity such as the potential for the development to alter (beneficial or adverse) the composition of the view from a viewpoint; and
- Potential cumulative effects of the development in combination with other planned and Proposed Developments of similar type and scale upon the townscape and visual resource of the study area.

Some of the key townscape and visual operational effects may relate to:

- The significant opportunity to improve views from within the local and wider landscape/townscape character areas;
- The extent to which the development has the potential to improve the townscape character by reinforcing and/or enhancing its overall integrity and character, for example the removal of derelict or unused structures;
- The extent to which the development may intrude into existing views or improve views experienced by residents and day to day users of the area; and
- The extent to which users of the townscape such as tourists and visitors may be subject to effects (beneficial or adverse).

1.6.3 Townscape Effects

Direct or indirect townscape effects on the fabric of the townscape and its receptors are closely related to the nature and extent of visibility. The sensitivity is considered high. However, the Proposed Development will form part of an urban consolidation and sustainable development in the area.

Direct and permanent change will occur locally where the Proposed Development will be physically located. It will utilise a greenfield infill landbank, contributing to an overall improvement in neighbourhood housing stock in this part of the city. The highest direct townscape effects will arise from the transformation of the existing site into a contemporary apartment complex, which will strengthen and bolster the surrounding townscape character, reflecting the trend in urban densification within the city. The magnitude of townscape change at the site level is Very High and the resulting significance / quality of change is Very Significant / Beneficial.

Indirect changes will occur at a local level and potentially at a City level. The Proposed Development will become a new point of focus due to both its scale and its location. It will be sympathetic to the existing surrounding townscape character and integrates comfortably into the established urban grain as it will not change the fabric of the overall existing townscape character within the study area. Sensitive receptor groups affected in these areas will be existing residents adjoining the site and the adjacent streetscape, followed by the wider city character and setting where the Proposed Development will become a perceptible new component of the townscape. The sensitivity of these receptors is considered high. The magnitude of indirect townscape character change is considered to range between Low to Medium. The significance / quality of change decreases with distance and is considered to range between Slight - Moderate / Neutral.

A summary table of townscape effects from representative viewpoint locations is enclosed below.

Table 12 Summary of Townscape Effects

Receptor	*Main Receptor Group*	*Sensitivity*	*Magnitude (at operation) of Townscape Effects*	*Quality of Effects*	*Significance of Townscape Effects*
Townscape Character Area					
Within the development site	Existing buildings	High	Very High	Beneficial	Very Significant
Adjacent city environs, up to approx. 250m radius)	Existing buildings, streetscape character	High	Medium	Beneficial	Significant
City environs, beyond approx. 250m radius)	Existing urban character	Medium	Medium-Low	Neutral	Moderate - Slight

1.6.4 Visual Effects

Dublin city, including the area around the Proposed Development site, is in a continued process of renewal, densification, and intensification of its building stock. The site is a greenfield infill landbank and has a transitional townscape character where the first phase of development - the adjacent gym complex and access road is now established. The surrounding traditional low density built environment to the north, east and west are the most sensitive visual receptors to change and while the new buildings would unavoidably be visible from some of the houses backing onto the site, the proposal is sufficiently responsive to the sensitivities to avoid any significant negative visual effects.

The Proposed Development will form a new urban community. The proposed buildings will provide a new scale and function in the immediate area. The proposal will provide architectural contrast to the existing built environment and pattern of mixed-use development of the area. Middle-or long-distance views beyond 200m and in the wider study area become quickly limited due to intervening built structures and vegetation. The majority of views will be partially or fully screened by intervening existing buildings.

While the site awaits development, the landscape can be considered to have a high capacity to accommodate change of the type proposed.

A total of eleven photomontages from representative viewpoint locations have been prepared illustrating the nature of visibility of the proposal at various distances and contexts. Considering the nature of the Proposed Development, the magnitude of visual change is considered permanent. A description of effects on visual receptors for each representative viewpoint, including an overview map showing the viewpoint locations is provided overleaf. (Photomontages associated with each viewpoint are provided separately in the booklet of photomontages accompanying this planning application).

1.6.5 Viewpoint location Map

Image 4 Viewpoint Location Map

Table 13 Visual Effects

Viewpoint Location	Baseline View	Sensitivity / Susceptibility to Visual Change	Proposed Change	Magnitude of Visual Change	Significance / Quality of Visual Effects
01 Kimmage Road West Location of viewpoint and distance to Proposed Development: 130m to the south	This view is taken from Kimmage Road West directly south of the site, this is the main access road towards the Proposed Development. Kimmage Road West is a busy thoroughfare connecting Terenure to Walkingstown. This stretch of road is residential with mid/late twentieth century two storey semidetached houses along both sides. The greenfield site is located beyond the hoarding at the centre of this image. The Gym complex is located behind the low red brick wall to the left of the road in view and to the right, a retail unit adjoins the rear gardens of the dwellings in this view. **Receptors:** The occupants of the houses in view are considered a	High / High	The visual impact of the Proposed Development is significant and prominent in the background. The existing site will be transformed with a new urbanity and architecture. The Proposed Development will introduce a new residential element to this View, Blocks 2, 3 and 5 form a new building typology and scale establishing a distinctly urban character and the coherent material palette identify the development as a cluster.	Medium	Moderate / Neutral

Viewpoint Location	Baseline View	Sensitivity / Susceptibility to Visual Change	Proposed Change	Magnitude of Visual Change	Significance / Quality of Visual Effects
	primary receptor and are highly sensitive to visual change in the townscape. Road users and pedestrians are considered of Low sensitivity.				
02 Junction of Kimmage Road West and Shelton Grove Location of viewpoint and distance to Proposed Development: 75m to the south-west	This view is taken from Shelton Grove looking northeast across Kimmage Road West towards the site Lorcan O'Toole Park (to the left) is a residential street with modest apartment blocks and semidetached houses. This street is lined with early mature birch trees along both sides currently out of leaf). The rear gardens of dwellings in this view fronting Kimmage Road West and Lorcan O'Toole Park back onto the various sports clubs playing fields zoned *"Amenity/Open Space/Green Network" (Map G -Dublin City Development Plan)* **Receptors:** The occupants of the residences are considered sensitive receptors to visual change in the townscape, however the susceptibility to change is considered Medium due to the distance from land intervening land use. Road users and pedestrians are considered of Low sensitivity.	High/Medium	The Proposed Development is not visible from this location. This viewpoint is located a considerable distance from the site where the intervening built environment beyond obscures the visibility of the road users. The Proposed Development may be visible from the rear windows of the upper floors of Kimmage Road West and Lorcan O'Toole Park across the open greenspace. This is to be expected with the sustainable development of an infill site.	Medium / Low	Slight / Neutral
03 Crumlin GAA Club Location of viewpoint and distance to Proposed Development: 200m to the west	This view is taken from the side-line of the Crumlin GAA pitch looking east. The curved roofline of the Gym complex is evident above the club vegetative boundary treatment. The 'L' shaped site wraps around the gym complex to the left of this image. The sensitivity of people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape is considered Low. **Receptors:** People engaged in sports activities not focused on the landscape and spectators are considered Low sensitivity to visual change.	Low/Low	This distance and angle of this position afford an open view of the Proposed Development, showing its arrangement, form and scale. The scale of the buildings can be comfortably accommodated in a townscape characterised by wide spaces and diverse building types and scale. The increase in built enclosure is appropriate for the urban location, strengthening the urban structure.	Medium	Moderate / Beneficial

Viewpoint Location	Baseline View	Sensitivity / Susceptibility to Visual Change	Proposed Change	Magnitude of Visual Change	Significance / Quality of Visual Effects
04 Stannaway Road Location of viewpoint and distance to Proposed Development: 70m to the north-west	This view looks east towards the site and Captain's Road. The roundabout at the junction with Lorcan O'Toole Park is in the foreground. This stretch of street is typical of the low density mid-century terraced dwellings in the Kimmage and Crumlin area. Captain's Road curves very gently away from the proposed Development site and some of the dwellings along the south side of the street share a boundary with the site. **Receptors:** The sensitivity of the road user is considered Low, however, the occupants of residences fronting Captain's Road, which share a boundary with the Proposed Development site, are considered the primary receptor in these views and are highly sensitive to change on the landscape	High / High	The Proposed Development protrudes above the terraced dwellings and, in contrast, the new buildings have a contemporary design and materiality. The increase in built enclosure is appropriate for the urban location, strengthening the urban structure. The development will be visible from a number of south facing windows in this neighbourhood. The visual effects on the road and road users will be minimum, however, the sensitivity of this and similar views is considered High due to its proximity to residential receptors.	Medium	Moderate / Neutral
05 Park Crescent Location of viewpoint and distance to Proposed Development: 228m to the west	Park Crescent is a cul de sac with semi-detached dwellings laid out in a half moon arrangement. Several of the houses in this view share a rear garden boundary with the Proposed Development site – although, due to the slight rotation of these dwellings, not all will have windows orientating directly towards the proposed buildings. The crescent has considerable early mature vegetation particularly along the site boundary and with the GAA grounds to the right of this image. **Receptors:** The occupants of these houses are considered one of the primary groups of receptors and are highly sensitive to visual change in the townscape.	High / High	Block 1 is visible protruding above the dwellings in the foreground introducing a new building typology to the skyline. The landscape plan proposes retaining some of the mature cypress trees along the shared boundary and provide additional planting to enhance the visual screen. Block 1 is set back from the boundary by a proposed communal greenspace.	Medium	Moderate / Neutral

Viewpoint Location	Baseline View	Sensitivity / Susceptibility to Visual Change	Proposed Change	Magnitude of Visual Change	Significance / Quality of Visual Effects
06 Captain's Road Location of viewpoint and distance to Proposed Development: 228m to the north	This view affords an open view across Captain's Road at the junction with Cashel Avenue looking south towards the site. Captains Road runs in an east-west alignment and the rear gardens of these dwellings share a boundary with the Proposed Development site. This view is typical of the low density housing stock arranged around concrete streets in the area. The roof line of the nearest original terrace block has been altered and several homes have small domestic alterations. **Receptors:** This view represents the most sensitive group of visual receptors. Road users and pedestrians are considered of Low sensitivity.	High / High	The visual impact of the Proposed Development is considered significant although not prominent. It will introduce a new layer of built structures beyond the residences located in the foreground. The Proposed Development protrudes above the terraced dwellings and, in contrast, the new buildings have a contemporary design and materiality. The proposal presents a new residential element in the townscape. The development will be prominently visible from the rear windows of dwellings along the southside Captain's Road.	Medium	Moderate / Neutral
07 Neighbourhood Centre at the junction of Cashel Road and Captain's Road Location of viewpoint and distance to Proposed Development: 90m to the northeast	This view is taken from a short distance to the northeast at the local neighbourhood centre, out of view (behind the camera) is a substantial commercial / light industry and retail district reinforcing the peri-urban character area. The street network in view is primarily residential, this area is located on the periphery of the original Kimmage Celtic Cross street arrangement although more recent infill development is evident in this view. **Receptors:** The occupants of these houses are considered a Medium sensitive receptor due to the orientation of residences. Road users and those engaged in retail activities are considered to be of Low sensitivity. (The residents of Brookfield Green are addressed separately in View 9).	Medium / Medium	The Proposed Development is discernible beyond the existing built environment and vegetation; however, it does not dominate, and the vegetation remains the tallest element on the townscape from this location.	Low	Not Significant / Neutral

Viewpoint Location	Baseline View	Sensitivity / Susceptibility to Visual Change	Proposed Change	Magnitude of Visual Change	Significance / Quality of Visual Effects
08 Ravensdale Park and Poddle Park Location of viewpoint and distance to Proposed Development: 235m to the east	This view looks west towards the subject site and represents the residents and road users of Ravensdale Park and Poddle Park. The character in this area is a predominantly mid-century residential street network consistent with the larger area. Infill development to the right of this image contributes to the densification of the urban context and the retail units of Kimmage neighbourhood centre can be glimpsed in the mid distance along the road. **Receptors:** The sensitivity of the road user is considered Low, however and the occupants of these houses – due to distance and orientation are considered Medium.	Medium / Medium	The Proposed Development is discernible from this location. While this viewpoint is located a considerable distance from the site and the intervening built environment screens most of the Proposed Development, a slight strengthening of the streetscape is legible.	Low	Not Significant / Neutral
09 Brookfield Green Location of viewpoint and distance to Proposed Development: 110m to the east	This view is taken from east of the site. Brookfield Green is a modest late twentieth century residential development of terraced and semi-detached houses. The site is a greenfield landbank beyond the dwellings in the centre of this image. The occupants of these houses are considered one of the primary groups of visual receptors and are highly sensitive to visual change in the townscape. **Receptors:** Residents with a high sensitivity to change.	High / High	Blocks 5 and 4 (left to right in this view) protrude marginally above the roofline of the lower existing dwellings. The visual impact of the Proposed Development is significant but not dominant. The contemporary architecture and materials of the proposed buildings in this view signify a new [compact] development to the area. The proposal will shift the townscape towards a more dense, contemporary urban condition. The Landscape Masterplan proposal includes a communal greenspace adjacent to Block 5 (to the left of this image) and the boundary treatment specification proposes a belt of multistep Hazel and Oak tree planting to provide a visual screen. The development will be prominently visible from the rear windows of dwellings facing the development site.	Medium	Moderate / Neutral

Viewpoint Location	Baseline View	Sensitivity / Susceptibility to Visual Change	Proposed Change	Magnitude of Visual Change	Significance / Quality of Visual Effects
10 Brookfield Location of viewpoint and distance to Proposed Development: 350m to the south	This view is located south of the Proposed Development site and represents the residents of Brookfield. The rear gardens of the houses in this view share a boundary with the site environs – a portion of the infill landbank developed previously alongside the Gym complex. **Receptors:** The sensitivity of the road user is considered Low, however and the occupants of these houses – due to distance and orientation are considered Medium	Medium	The Proposed Development is not discernible from this viewpoint location. The baseline photo was captured during the winter months without foliage depicting the most open view possible from this location.	Not discernible	Imperceptible / Neutral
11 Kimmage Road West Location of viewpoint and distance to Proposed Development: 80m to the southeast	This view is taken from Kimmage Road West south-east of the site. This is a busy tree lined urban throughfare with residential access routes. This is an open view of the landscape across Brookfield **Receptors:** The sensitivity of the road user is considered Low, however and the occupants of these houses – due to distance and orientation are considered Medium.	High / Medium	The Proposed Development is not visible from this viewpoint location, which is located a considerable distance from the site where the intervening built environment obscures the visibility.	None	None

1.6.6 Cumulative Townscape and Visual Effects

In addition to townscape and visual effects, it is also important to consider potential cumulative effects. As stated in the methodology, significant cumulative effects may occur where a number of similar developments combine to increase the prevalence of that type of development within a landscape or view to the extent that they become a defining characteristic. There are currently no proposed or permitted developments of similar nature and scale located within the study area, which will result in significant cumulative townscape and visual effects.

1.7 Mitigation Measures

Mitigation is a term used to describe the measures or actions that may be taken to minimise environmental effects. The purpose of mitigation is to avoid, reduce and where possible remedy or offset, any significant adverse direct and indirect effects on the environment arising from the Proposed Development.

Considering the location of the Proposed Development, which is an infill site enclosed by adjacent dwellings and sports facilities, the principal mitigation for the site is inherent in the architectural design, façade materials and detail as well as the landscape architectural design. The buildings on site are linked together by a south facing pedestrian green route running east/ west along the southern boundary of the site overlooking the gym. The route links a communal garden at the western end of the site beside Block 1 to a public green in the south-eastern corner beside Block 4/5. The gable ends of blocks one two and three form the backdrop to the pedestrian route with the main entrances to each of the blocks accessed directly from this feature.

The architecture has been developed by Burke-Kennedy Doyle Architects. The landscape architectural strategy has been generated by Dermot Foley Landscape Architects.

The core components of the landscape strategy include the following:

- Creation of a number of different and easily identifiable character areas within the development site;
- Provision of distinct routes linking primary character areas throughout the site and improved permeability for pedestrians and cyclists;
- Provision of a diverse range of open space including flat open spaces, play areas and smaller comfortable spaces with seating, native tree planting and ground flora;
- Clear legibility between public and private open spaces, ensuring provision of a safe environment which is available to future residents but also is a positive addition to the public realm of the wider area;
- Integration of functional landscape and external works such as parking spaces within the overall strategy; and
- Retention and enhancement of site boundaries to form a visual buffer from adjoining residents.

Drawing 201 - Landscape Plan includes a detailed schedule of proposed planting and illustrates the location and extent of mown grass, managed long grass, reinforced grass, low groundcover, hedge and tree planting as well as existing trees to be retained.

During the construction works, measures such as site hoardings and cleaning roads to remove any tracks will be undertaken to reduce temporary significant effects on the visual amenity.

1.8 Residual Effects

Following the completion of construction works and the implementation of the proposed mitigation measures, the development will become a long-term feature in the suburb of Kimmage.

The proposed boundary vegetation and general planting scheme within the site will mature over time and help the integration of the Proposed Development into its setting. However, given the scale and nature of the Proposed Development and the proposed mitigation measures. The predicted townscape and visual effects from publicly accessible locations are likely to remain unchanged in the medium to long term to those identified above in Sections 1.6.2 and 1.6.3. The effects stated in these sections are therefore considered residual.

1.9 Summary

1.9.1 Effects at Construction

Areas experiencing townscape and visual effects during the construction stage will be experienced locally, particularly from adjoining properties, the adjacent street network as well as those experience from the nearby sports facilities. The sensitivity of the views is generally considered high. Receptors experiencing significant construction effects will be mainly residents from adjoining properties, vehicle drivers and pedestrians along Captain's Road and the access road from Kimmage Road West where open views of the site will be possible. Beyond the immediate roads, construction effects will be most likely to be associated with the visibility of construction traffic and to the upper part of the development site where cranes and scaffolding will be visible. It is considered that there will be few long-distance views of construction due to the density of neighbouring townscape.

1.9.2 Townscape Effects

Direct and permanent change will occur locally where the Proposed Development will be physically located. The scale of the proposed buildings is large, but the built form is a considered response to the existing surrounding development and the opportunities presented by the sites shape. The new proposal includes substantial vegetation and new tree planting. Irish Oak trees supplementing the boundary will be put in place at semi mature sizes offering immediate maturity to the scheme.

Significant townscape effects will occur at local level on the surrounding streets, particularly along Captain's Road, Park Crescent, Kimmage Road West and Brookfield Green, and others within a radius of approximately 200m to 250m from the site boundary. This is due to the Proposed Development forming a new highpoint in the local skyline and a different type of development when compared to the existing townscape.

At a city scale, the development contributes the intensification of land use and introduces a new urban scale to the area. Changes to the overall fabric in the wider study area are considered not significant.

1.9.3 Visual Effects

The highest and significant visual effects relating to the Proposed Development tend to occur at a local level, where the residents of Captain's Road, Park Crescent and Brookfield Green share a boundary with the Proposed Development site. The majority of significant effects will be experienced from viewpoint locations within the study area of approximately 200-250m radius of the site. The Proposed Development will be largely in-keeping with the existing townscape (residential) and pattern of mixed-use development of the area.

Middle- or long-distance views beyond 200-250m in the wider study area are limited and will not be significant. The majority of views will become quickly partially or fully screened by intervening existing buildings. Overall, the Proposed Development will be a recognisable visual change in the neighbourhood but it will integrate into the local built pattern and skyline.

AECOM Ireland Ltd.

24 Hatch Street Lower,
Dublin 2,
Ireland