

Appendix 5

Visual Impact Study

Introduction

In order to provide a full assessment of the visual impact the proposed mast would have on its receiving environment a Visual Impact Study (VIS) was undertaken. From the outset it was decided to undertake a VIS rather than a photomontage given the existing 25m high lattice mast with antennae attached to be replaced is on site. The existing mast is more visible than the proposed lower monopole structure would be, and the existing mast provides a useful reference point to view the site, particularly from a distance. Note, Drawing No. -109 submitted as part of the planning application provides an elevational drawing of the 25m lattice and the monopole to enable a comparison between the two structures.

In total 21 Viewpoints were selected, the location of which are shown on the Map attached. with the arrow pointing towards the application site. The criteria for choosing particular viewpoints are discussed further below. The Study then includes a photograph taken from each Viewpoint, with an individual commentary describing the View, its context and an assessment of the likely impact the proposed monopole would have in the immediate area. Where appropriate a 'red' coloured line has been superimposed across the lattice at a 20m point to demonstrate the height of the proposed monopole.

To provide a fair assessment of the impact the photographs were undertaken on the morning of 13th December 2021, a typical Winters day when conditions were dry and clear. At this time of year many trees had shed their leaves and thus making the site more visually apparent from some locations than would be the case during other seasons.

Criteria for Selecting the 21 Viewpoints

Viewpoints were selected to provide a fair and balanced basis upon which to undertake the VIS. Primarily the locations chosen fall into the following 3 categories:

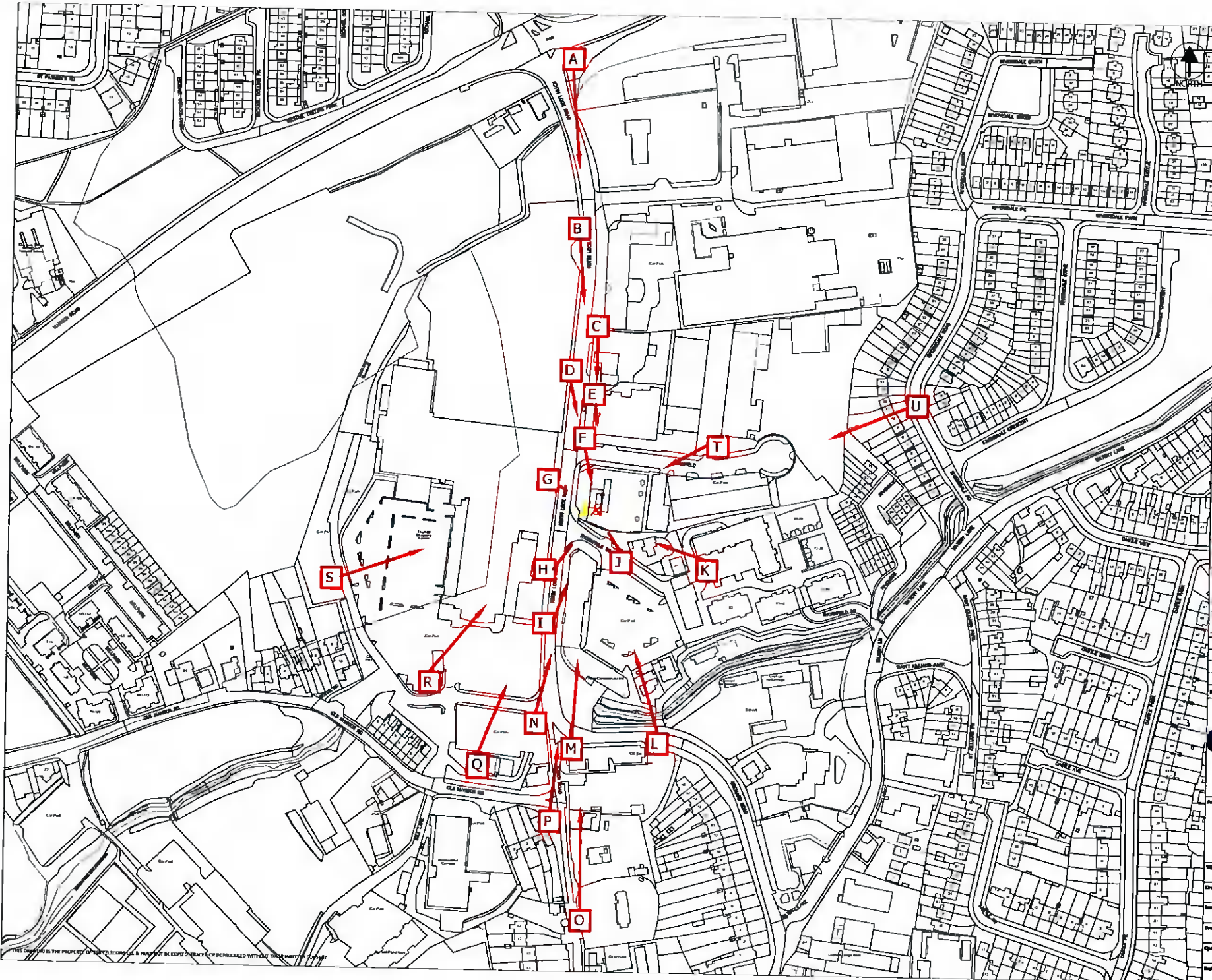
- (i) Points along the main north to south axis through this part of Clondalkin, following broadly following the route of the Ninth Lock Road, heading southwards from the Nangor Road, past the application site, and southwards, through the Village Centre, along Tower Road towards, and from, the Clondalkin Round Tower (Viewpoints A, B, C, D, E, F, G, H, I, M, N, P & O refer).
- (ii) Other viewpoints, in the immediate vicinity of the site (Viewpoints J, K & T refer).
- (iii) Other viewpoints of the application site from the wider area i.e. across The Mill Shopping Centre and its associated car park (Viewpoints Q, R & S refer), the approach to the Village Centre from Orchard Road (Viewpoint L); and from Riversdale Road (Viewpoint U).

Importantly, when selecting the Viewpoints regard was had to any views where the proposed monopole would impact on views towards the ACA, the Round Tower and its setting, including the neighbouring St. Johns Church, or from the Round Tower or from the Village Plaza Area in front of the SDCC Offices.

Finally, other viewpoints were considered, particularly from along the Nangor Road, looking due south, south east and south west; along the Old Nangor Road looking in a broadly north-easterly and easterly direction; and from Watery Lane looking in a broadly westerly direction. However, these were dismissed due to the presence of trees, or the case of the Nangor Road construction site hording along the southern side of the road from the junction with Ninth Lock Road westwards where views of the site were either non-existent, fleeting, or too distant to be readily discernible to the naked eye.

Conclusions

Having considered each of the selected Viewpoints it is considered that while the proposed structure will be visible in the immediate proximity of the site, it would not look incongruous in the urban street scene, within the grounds of the long established electricity Substation. Away from the immediate proximity of the site, due to its modest height and set back from the Ninth Lock Road in particular the proposed monopole would not be unduly visible in the middle or wider area. Importantly the proposed monopole would not impinge on views into or from the historic core of Clondalkin Village or views of the Round Tower or its setting, and as such would not be harmful to the visual amenities of the area.



Notes

- 1.0 Do not scale
- 1.1 All dimensions are in metres unless specified
- 1.2 Assume all site details are existing unless stated
- 1.3 All mapping reproduced with permission of the Ordnance Survey of Ireland. Licence number EN 0023719-24

Antenna Details:
 Height:- 20 m
 Type:- Monopole
 Colour:- TBA

Power Source:
 Power Taken From ESB Building.

Site Details:
 Development Area:- 159 m²
 (outlined in red)

Site Access:
 Via access gates on Ninth Lock Road

Site Coordinates:
 Irish National Grid
 Co-ordinate EASTING 306994
 Co-ordinate NORTHING 231676
 Irish Transverse Mercator Grid
 Co-ordinate EASTING 706921
 Co-ordinate NORTHING 731702

Warning

THIS PLAN INDICATES THE APPROXIMATE LOCATION OF THE ANTENNA. THE EXACT LOCATION OF THE ANTENNA WILL BE DETERMINED BY THE ENGINEER. THE FOLLOWING INFORMATION MUST BE STRICTLY ADHERED TO:
 - NO OTHER ANTENNAS OR ELECTRICAL EQUIPMENT IS TO BE INSTALLED AT THIS LOCATION.
 - ALL ELECTRICAL CABLES MUST BE PROTECTED BY RIGIDLY ENCASED CABLE LOCATION EQUIPMENT.
 - ALL WORK MUST BE APPROVED BY THE ENGINEER.
 - THE SITE MUST BE MAINTAINED AS SHOWN.
 - ALL WORK MUST BE COMPLETED BY THE DATE SPECIFIED.
 - ALL WORK MUST BE COMPLETED BY THE DATE SPECIFIED.

REV.	DATE	DESCRIPTION	BY	APP.

ESB Telecoms Ltd.
 27 Lwr. Fitzwilliam St.
 Dublin 2
 Ph: 01-7027051

Clondalkin 38kV,
 Ninth Lock Road,
 Clondalkin,
 Dublin 22.

Visual Impact Assessment
 Drawing No: Clondalkin 38kV_Ph_
 Issue Date: December 2021
 Drawn By: N. Fitzpatrick
 Check By: N. Fitzpatrick
 Date: 1:2500 | Scale: 1:32604

THIS DRAWING IS THE PROPERTY OF ESB TELECOMS LTD. AND MUST NOT BE REPRODUCED OR BE PACKAGED WITHOUT THEIR WRITTEN PERMISSION.

Viewpoint A



Looking in a southerly direction, along the L1026 Ninth Lock Road at a point immediately to the south of the Ninth Lock Road and its junction with the R132 Nangor Road.

The historic Round Tower can be seen in the centre of the photograph.

The top of the existing lattice mast is just visible above the corner of the 4 storey residential building known as Clondalkin Towers. On the south-eastern corner of this relatively modern building is a tower feature with a cone shaped roof. This cone along with the main body of the building serves to obscure views of the majority of 25m high Mast from the pedestrian footpath that runs along the eastern side of Ninth Lock Road. As one walks along the footpath heading south the mast disappears from view. On the road heading south, the Mast is in view for a short distance before it too disappears behind Clondalkin Towers and the parade of shops that line the east of Ninth Lock Road.

The Mast is a little more visible when walking south along the footpath that runs along the western edge of the Ninth Lock Road, however, were visible it largely seen to the side of the Clondalkin Towers Building.

It is considered that where the existing Mast is visible it is not in direct line of sight with the historic Round Tower, rather seen in the context of the Clondalkin Towers building. The proposed monopole, being lower in height will be even less visible, disappearing from view when heading in a southerly direction particularly when travelling along the eastern footpath and left-hand carriageway until one is much closer to the site itself.

Viewpoint B



Located further down the Ninth Lock Road the top of existing 25m Mast is visible, however is mainly obscured from view by the 4 storey Clondalkin Tower building with its 'tower' feature forming part of the buildings south western corner.

The upper section of the historic Round Tower can be seen in the distance beyond the Intreo Centre that also incorporates the Offices of South Dublin County Council Offices towards the southern end of the building.

The existing Mast is not considered to compete with or detract from the view of the historic Round Tower. The proposed monopole would be even less visible from this location, and approach into the centre of Clondalkin proper.

Viewpoint C



Heading south along the Ninth Lock Road when one gets to the entrance to the petrol filling station the existing Mast is not visible from the footpath.

The proposed monopole would not be visible from this point.

Viewpoint D



Taken from the bus stop on the western side of Ninth Lock Road, opposite the Filling Station the existing Mast is clearly visible. This is not surprising given the relative proximity to the structure. However, it is clearly evident that the Mast is set back from the Ninth Lock Road, and the established building line that is formed by the Clondalkin Towers building that dominates the view and the substantial Department of Social Protection Intreo Centre/SDCC Civic Office Building beyond the Mast, where the top of the historic Round Tower can just be seen above the roofline.

It is evident that the proposed monopole would be significantly lower than the existing Mast and of a slimmer design, albeit more solid in appearance. It is considered that the proposed monopole would not appear incongruous in this setting nor cause undue harm to the visual amenities of the street scene or wider area.

Viewpoint E



Taken from the southern exit to the filling station the existing Mast is not visible due to the proximity of the Clondalkin Towers building and the set back of the subject site from the footpath and carriageway of the Ninth Lock Road.

The top of the historic Round Tower can be seen above the roofline of the Intreo Government Building.

The proposed Monopole would not be visible from this point for the reasons given above.

Viewpoint F

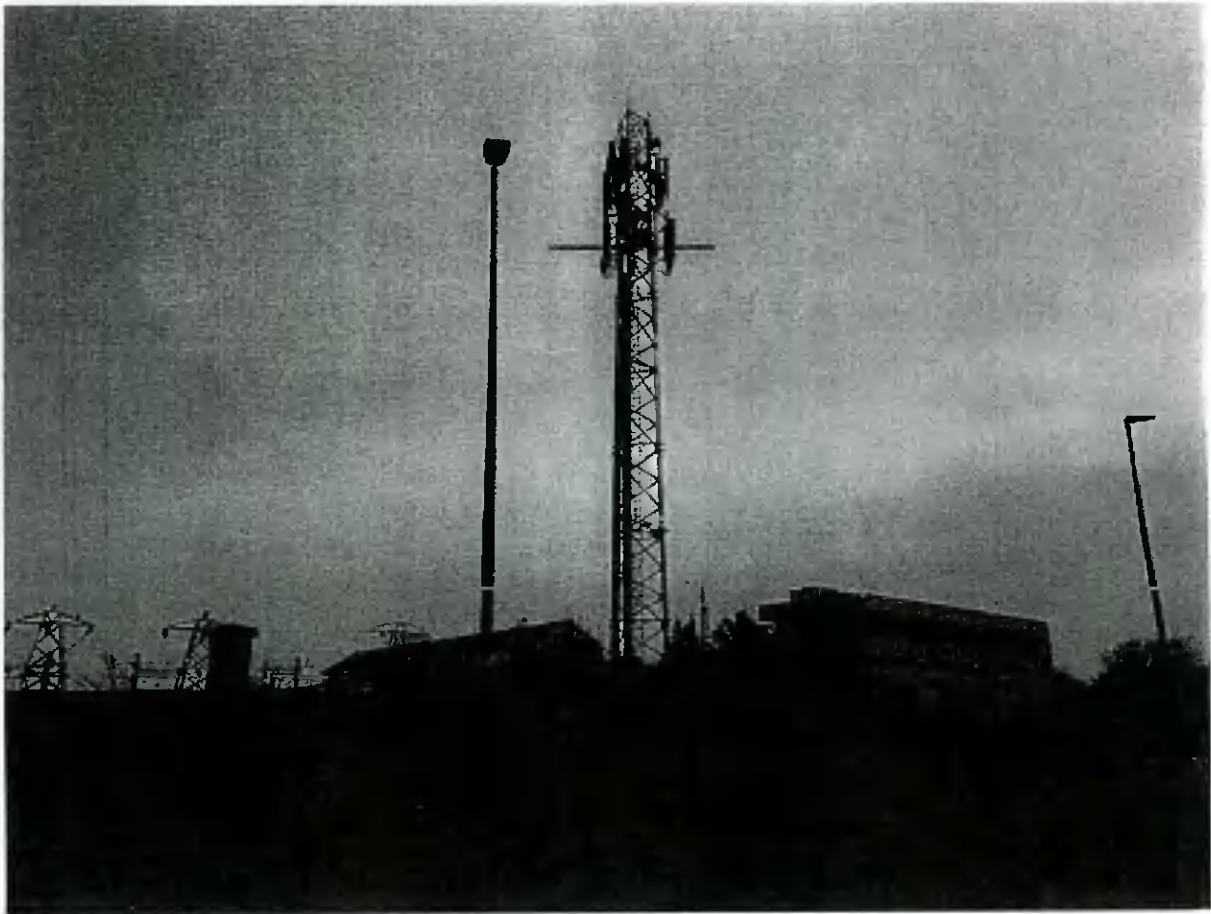


Taken from the corner of south west corner of the Clondalkin Towers building at the junction of Oakfield and Ninth Lock Road the existing 25m high Mast is clearly visible.

The RoundTower is not visible, however to the right of the Mast, parallel to the structure the lattice mast at the Garda Station can be seen in the distance. The pole to the left of the Mast serves part of ESBs Scada communications network. This pole is located within the inner substation Compound, set back from Ninth Lock Road, broadly in line with the existing 25m high mast.

It is considered the proposed 20m high monopole will be less visually obtrusive than the existing Mast. At this location it is also considered that the proposed monopole will also be seen conjunction with the ESB Substation infrastructure, located to the left of the photograph (including 4 mini electricity pylons located just out of view), and as such not visually incongruous or harmful.

Viewpoint G



From a position opposite the ESB Clondalkin 38kV Substation the existing Mast is clearly visible. It is however set back from the entrance to the Substation.

It is considered that the proposed monopole, being lower and of a slimmer design will appear less intrusive against the skyline and streetscape. At ground level, set back from public footpath behind the substantial Substation outer boundary wall and railings the monopole would be seen in the context of the Substation, a long established utility site.

Viewpoint H



From a position south west of the ESB Clondalkin 38kV Substation the existing Mast is clearly visible. It is however set back from the entrance to the Substation and the established building line between Clondalkin Towers building and the Intreo Building.

It is considered that the proposed monopole, being lower and of a slimmer design will appear less intrusive against the skyline and streetscape, where the Intreo Building in the foreground and the Clondalkin Towers building are the dominant features. At ground level, set back from public footpath behind the substantial Substation outer boundary wall and railings the monopole would be seen in the context of the Substation, a long established utility site.

Viewpoint 1



From a position south west of the ESB Clondalkin 38kV Substation at the south eastern corner of The Mill Shopping Centre building the top of existing Mast is visible above the roofline of the Intreo Centre. It is however set back from the entrance to the Substation and the established building line between Clondalkin Towers building and the Intreo Building.

It is considered that the proposed monopole, being lower in height will be less visible from this location with only the very top protruding above the roofline. As such it is considered that the proposal would not be visually intrusive at street level from this section of Ninth Lock Road.

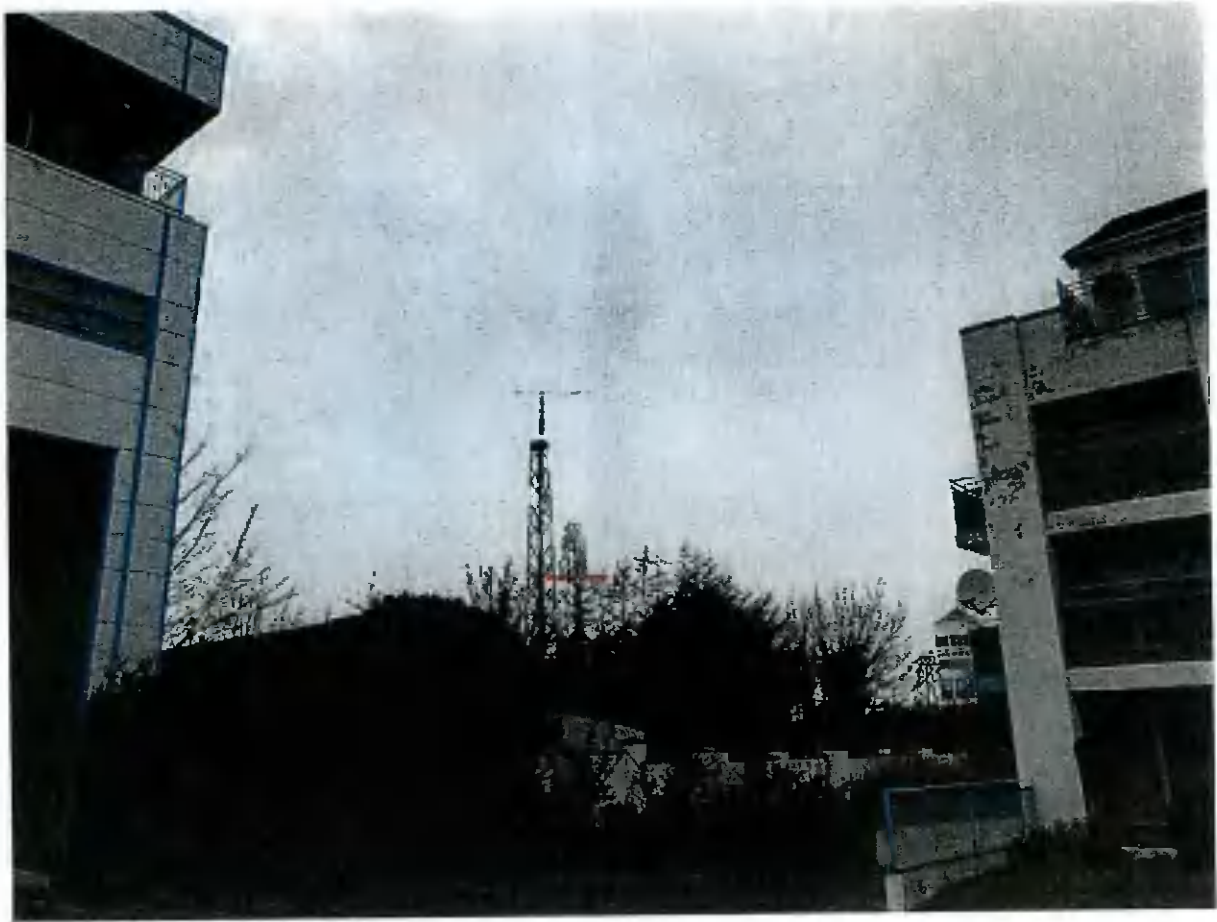
Viewpoint J



Taken from the road leading into Thornfield square and the car park associated with Steeple House offices , looking in a north westerly direction the existing 25m Mast is clearly visible.

The proposed monopole would also be visible from this location however the reduction in height and slimmer design will ensure the structure is less prominent against the skyline.

Viewpoint K



The existing mast is in the centre of the photograph taken from Thornfield Square to the rear of Steeple House, an office complex. The smaller mast in the foreground is the grounds of a dwelling.

The proposed monopole would be visible from this location, however with an overall height of 20m and existing tree coverage it is considered that the monopole would not be harmful to the visual amenities of the area.

Viewpoint L



Taken from the vehicular entrance to Clondalkin Garda Station, looking across Orchard Road in a north westerly direction the existing 25m Mast can be barely seen above a bungalow chimney.

It is considered that from this location the proposed monopole at 20m in height would not be visible and in either direction along Orchard Road substantial tree coverage even in winter, effectively screens any views.

Viewpoint M



This view is taken from the junction of Orchard Road and the L1026 looking northwards. The paved area in front of the SDCC Offices forms part of Clondalkin Civic Plaza. From here the existing mast is not visible.

The proposed monopole would not be visible from this location or the wider Plaza area.

Viewpoint N



From the entrance to The Mill Shopping Centre looking in a northerly direction the top of the existing 25m mast is visible over the roofline of the Intreo Centre building. The photo also clearly shows the set back of the mast from the Ninth Lock Road.

The top of the proposed monopole would also be visible from this location however less so on account of the reduced height. From this location it is considered that the proposed monopole would not be unduly harmful to the visual amenities of the area.

Viewpoint O



From the foot of the historic Round Tower looking northwards along Tower Road the existing 25m Mast is not visible due to a combination of distance from the subject site and a mix of buildings and tree cover along Tower Road.

The proposed monopole at 20m in height would not be visible for the reasons given above.

Viewpoint P



Taken from the Old Nangor Road/ Tower Road junction the only the top of the existing 25m Mast is partially visible due to a combination of distance from the subject site, the SDDC office building and trees in the Civic Plaza Area.

The proposed monopole at 20m in height would be visible less due to the lower height. For most of the year the monopole the trees at the Civic Plaza would also effectively screen any view of the mast. It is therefore considered that the proposed monopole would not cause any undue harm to the visual amenities of the area.

Viewpoint Q



From outside of the McDonalds restaurant at The Mill Shopping Centre the upper portion of the existing 25m high mast can be seen above the roofline of the Centre building.

The top of proposed monopole would also be visible above the roofline however to a lesser extent due to its lower height. It is considered the proposed monopole would not be harmful to the visual amenities of the area.

Viewpoint R



Taken from outside of the entrance to the Taxi Office the top of the existing 25m mast can be seen, in the centre of the photograph, above the roofline of The Mill Shopping Centre Building.

The top of proposed monopole would also be visible above the roofline however to a lesser extent due to its lower height. It is considered the proposed monopole would not be harmful to the visual amenities of the area.

Viewpoint S



From across The Mill Shopping Centre Car Park the existing 25m Mast can be seen protruding above, and beyond, the roofline of Shopping Centre building.

The top of the proposed monopole would also be visible, however less so due to the reduction in height. Given the reduced height, distance of the subject site from the car park and urban environment it is considered that the proposed monopole would not visually incongruous or cause harm to the visual amenities of the area.

Viewpoint T



This photo is taken from the main entrance to Clondalkin Building Providers premises at Oakfield looking south west towards the subject site.

The existing Mast is clearly visible to the rear of 4 mini electricity pylons located within the ESB 38kV Substation site. The Mill Shopping Centre building can be seen in the background. Landscaping exists to the rear of the substation and trees along the entrance to Oakfield providing some screening to the Substation itself as well as contributing to softening of the general appearance of the area. The Building Providers, associated yard and small business units characterise the area, and notwithstanding the Clondalkin Towers residential development (just out of shot to the right of the photograph the Oakfield cul-de-sac) provides a light industrial/commercial feel to this mixed use area.

The proposed monopole with an overall height of 20m would be visible from this location however a combination of this height and design would significantly reduce the visual impact and in any event the proposed monopole would not appear visually incongruous from this Viewpoint.

Viewpoint U



Looking south westwards between Nos. 10 & 11 Riverdale Road the existing mast is visible between the houses. However, any views between houses along the western side of Riverdale Road will similarly be fleeting. Elsewhere in Riverdale the existing mast is not visible.

The reduced height of the proposed monopole structure will further lessen any views, particularly when seen from the upper rear windows of dwellings fronting onto the western side of Riverdale Road. It is concluded that the proposed monopole will not be visually intrusive when seen from the limited locations and properties along Riverdale Road.