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## Landscape and Visual Impact Assessment

Prepared for  
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## **1 INTRODUCTION**

This document has been prepared by Cunnane Stratton Reynolds Ltd (CSR), landscape architects and planners.

The Landscape and Visual Impact Assessment (LVIA) was informed by a desktop study and a survey of the site and receiving environment in February 2022. This report identifies and discusses the townscape and the receiving environment in relation to proposed development over a site approximately 8000sqm located on Lands on Greenhills Road (north of Bancroft Park, south/west of Hibernian Industrial Estate and east of Airton Road junction), Tallaght, Dublin 24.

## **2 METHODOLOGY**

### **2.1 Definition of Landscape**

Ireland is a signatory to the European Landscape Convention (ELC). The ELC defines landscape as 'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'. This definition is important in that it expands beyond the idea that landscape is only a matter of aesthetics and visual amenity. It encourages a focus on landscape as a resource in its own right - a shared resource providing a complex range of cultural, environmental and economic benefits to individuals and society.

As a cultural resource, the landscape functions as the setting for our day-to-day lives, also providing opportunities for recreation and aesthetic enjoyment and inspiration. It contributes to the sense of place experienced by individuals and communities and provides a link to the past as a record of historic socio-economic and environmental conditions.

As an environmental resource, the landscape provides habitat for fauna and flora. It receives, stores, conveys and cleans water, and vegetation in the landscape stores carbon and produces oxygen. As an economic resource, the landscape provides the raw materials and space for the production of food, materials (e.g. timber, aggregates) and energy (e.g. carbon-based fuels, wind, solar), living space and for recreation and tourism activities.

### **2.2 Forces of Landscape Change**

Landscape is not unchanging. Many different pressures have progressively altered familiar landscapes over time and will continue to do so in the future, creating new landscapes. For example, within the receiving environment, the environs of the proposed development have altered over the last thousand years, from wilderness to agriculture and settlement or townscape.

Many of the drivers for change arise from the requirement for development to meet the needs of a growing population and economy. The concept of sustainable development recognises that change must and will occur to meet the needs of the present, but that it should not compromise the ability of future generations to meet their needs. This involves finding an appropriate balance between economic, social and environmental forces and values.

The reversibility of change is an important consideration. If change must occur to meet a current need, can it be reversed to return the resource (in this case, the landscape) to its previous state to allow for development or management for future needs.

Climate change is one of the major factors likely to bring about future change in the landscape, and it is accepted to be the most serious long-term threat to the natural environment, as well as economic activity (particularly primary production) and society. The need for climate change mitigation and adaptation, which includes the management of water and more extreme weather and rainfall patterns, is part of this.

### **2.3 Guidance**

Landscape and Visual Appraisal and Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity. As this report is not

part of an Environmental Impact Assessment Report (EIAR), and is instead a standalone Landscape and Visual Appraisal, the report does not include a statement of the significance of effects. However the process by which the landscape and visual effects are identified is similar to that of a Landscape and Visual Assessment carried out as part of an EIAR .

The methodology for assessment of the landscape and visual effects is informed by the following key guidance documents, namely:

- Guidelines for Landscape and Visual Impact Assessment, 3rd Edition 2013, published by the UK Landscape Institute and the Institute of Environmental Management and Assessment (hereafter referred to as the GLVIA).
- Guidelines (Draft) on the Information to be Contained in Environmental Impact Statements, 2017, published by the Environmental Protection Agency
- South Dublin Development Plan 2016 – 2022
- Draft South Dublin Development Plan 2022 – 2028
- Tallaght Local Area Plan
- Urban Development and Building Heights, Guidelines for Planning Authorities, Department of Housing, Planning and Local Government. December 2018

### Key Principles of the GLVIA

#### *Use of the Term ‘Effect’ vs ‘Impact’*

The GLVIA advises that the terms ‘impact’ and ‘effect’ should be clearly distinguished and consistently used in the preparation of an LVIA.

‘Impact’ is defined as the action being taken. In the case of the proposed development, the impact would include the construction of the buildings and associated boundaries and external areas.

‘Effect’ is defined as the change or changes resulting from those actions, e.g. a change in landscape character, or changes to the composition, character and quality of views in the receiving environment. This report focusses on these effects.

#### *Assessment of Both ‘Landscape’ and ‘Visual’ Effects*

Another key distinction to make in a LVIA is that between landscape effects and the visual effects of development.

‘Landscape’ results from the interplay between the physical, natural and cultural components of our surroundings. Different combinations of these elements and their spatial distribution create distinctive character of landscape in different places. ‘Landscape character assessment’ is the method used in LVIA to describe landscape, and by which to understand the potential effects of a development on the landscape as ‘a resource’. Character is not just about the physical elements and features that make up a landscape, but also embraces the aesthetic, perceptual and experiential aspects of landscape that make a place distinctive.

Views and ‘visual amenity’ refer to the interrelationship between people and the landscape. The GLVIA prescribes that effects on views and visual amenity should be assessed separately from landscape, although the two topics are inherently linked. Visual assessment is concerned with changes that arise in the composition of available views, the response of people to these changes and the overall effects on the area’s visual amenity.

## **2.4 Methodology for Landscape Assessment**

In Section 6 of this report the landscape effects of the development are assessed. The nature and scale of changes to the landscape elements and characteristics are identified, and the consequential effect on landscape character and value are discussed. Trends of change in the landscape are taken into

account. The assessment of significance of the effects takes account of the sensitivity of the landscape resource and the magnitude of change to the landscape which resulted from the development.

*Sensitivity of the Landscape Resource*

Landscape sensitivity is a function of its land use, landscape patterns and scale, visual enclosure and distribution of visual receptors, scope for mitigation, and the value placed on the landscape. It also relates to the nature and scale of development proposed. It includes consideration of landscape values as well as the susceptibility of the landscape to change.

Landscape values can be identified by the presence of landscape designations or policies which indicate particular values, either on a national or local level. In addition, a number of criteria are used to assess the value of a landscape. These are described further in Section 2.6 below.

Landscape susceptibility is defined in the GLVIA as *the ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline scenario and/or the achievement of landscape planning policies and strategies*. Susceptibility also relates to the type of development – a landscape may be highly susceptible to certain types of development but have a low susceptibility to other types of development.

For the purpose of assessment, three categories are used to classify the landscape sensitivity of the receiving environment.

Sensitivity is therefore a combination of Landscape value and Susceptibility.

**Table 1: Categories of Landscape Sensitivity**

<b>Sensitivity</b>	<b>Description</b>
<b>High</b>	Areas where the landscape exhibits strong, positive character with valued elements, features and characteristics. The character of the landscape is such that it has limited/low capacity for accommodating change in the form of development. These attributes are recognised in landscape policy or designations as being of national, regional or county value and the principal management objective for the area is conservation of the existing character.
<b>Medium</b>	Areas where the landscape has certain valued elements, features or characteristics but where the character is mixed or not particularly strong. The character of the landscape is such that there is some capacity for change in the form of development. These areas may be recognised in landscape policy at local or county level and the principal management objective may be to consolidate landscape character or facilitate appropriate, necessary change.
<b>Low</b>	Areas where the landscape has few valued elements, features or characteristics and the character is weak. The character of the landscape is such that it has capacity for change; where development would result in a minor change or would make a positive change. Such landscapes are generally unrecognised in policy and where the principal management objective is to facilitate change through development, repair, restoration or enhancement.

*Magnitude of Landscape Change*

The magnitude of change is a factor of the scale, extent and degree of change imposed on the landscape with reference to its key elements, features and characteristics (also known as ‘landscape receptors’). Four categories are used to classify magnitude of landscape change.

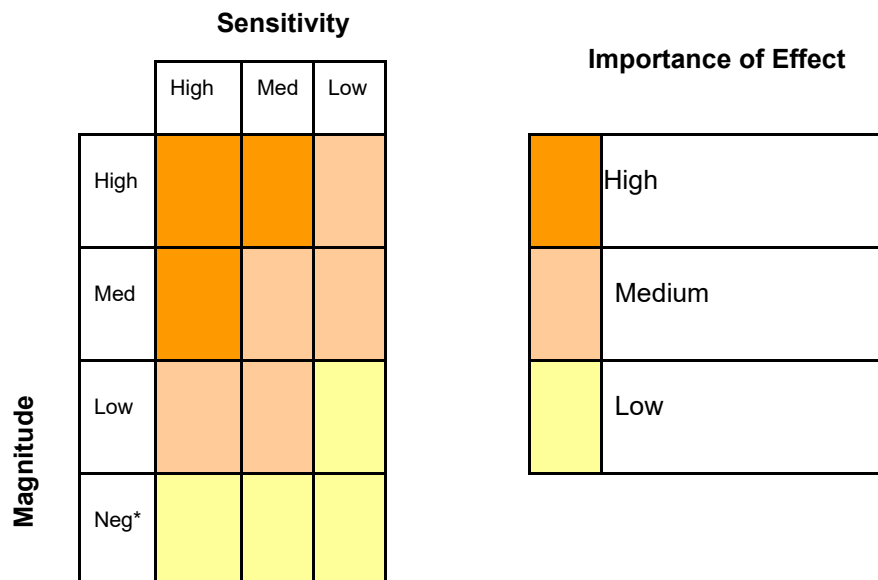
**Table 2: Categories of Landscape Change**

Magnitude of Change	Description
<b>High</b>	Change that is moderate to large in extent, resulting in major alteration or compromise of important landscape receptors, and/or introduction of large elements considered uncharacteristic in the context. Such development results in change to the character of the landscape
<b>Medium</b>	Change that is moderate in extent, resulting in partial loss or alteration to key elements features or characteristics of the landscape, and/or introduction of elements that may be prominent but not necessarily substantially uncharacteristic in the context. Such development results in change to the character of the landscape.
<b>Low</b>	Change that is moderate or limited in scale, resulting in minor alteration to key elements features or characteristics of the landscape, and/or introduction of elements that are not uncharacteristic in the context. Such development results in minor change to the character of the landscape.
<b>Negligible</b>	Change that is limited in scale, resulting in no alteration to key elements features or characteristics of the landscape key elements features or characteristics of the landscape, and/or introduction of elements that are characteristic of the context. Such development results in no change to the landscape character.

*Landscape Effects*

A conclusion on the relative importance of landscape effects (either on physical landscape elements or on the landscape character) can be arrived at by combining the landscape sensitivity and the magnitude of change. This is illustrated in Figure 1. below.

As this report is not part of an Environmental Impact Assessment Report (EIAR), and is instead a standalone Landscape and Visual Appraisal, the report does not include a statement of the significance of effects.



\* Negligible

**Figure 1. Guide to the classification of the level of effects**

The matrix above is used as a guide only. The assessor also uses professional judgement informed by their expertise, experience and common sense, to arrive at a classification of significance that is reasonable and justifiable.

Landscape effects are also classified as positive, neutral or negative/adverse (See definitions in Section 2.6). Development has the potential to improve the environment as well as damage it. In certain situations, there might be policy encouraging a type of change in the landscape, and if a development achieves the objective of the policy the resulting effect might be positive, even if the landscape character is profoundly changed.

## 2.5 Methodology for Visual Assessment

Visual appraisal considers the changes to the composition of views, the character of the views, and the visual amenity experienced by visual receptors. Visual receptor sensitivity is a function of two main considerations:

- *Susceptibility of the visual receptor to change.* This depends on the occupation or activity of the people experiencing the view, and the extent to which their attention or interest is focussed on the views or visual amenity they experience at that location.

Visual receptors most susceptible to change include residents at home, people engaged in outdoor recreation focused on the landscape (e.g. trail users), and visitors to heritage or other attractions and places of community congregation where the setting contributes to the experience.

Visual receptors less susceptible to change include travellers on road, rail and other transport routes (unless on recognised scenic routes which would be more susceptible ), people engaged in outdoor recreation or sports where the surrounding landscape does not influence the experience, and people in their place of work or shopping where the setting does not influence their experience.

- *Value attached to the view.* This depends to a large extent on the subjective opinion of the visual receptor but also on factors such as policy and designations (e.g. scenic routes, protected views), or the view or setting being associated with a heritage asset, visitor attraction or having some other cultural status (e.g. by appearing in arts).

Three categories are used to classify a viewpoint’s sensitivity:

**Table 3: Categories of Viewpoint Sensitivity**

Sensitivity	Description
<b>High</b>	Viewers at viewpoints that are recognised in policy or otherwise designated as being of value, or viewpoints that are highly valued by people that experience them regularly (such as views from houses or outdoor recreation features) and views which are highly valued by the local community. This may also include tourist attractions, and heritage features of regional or county value, and viewers travelling on scenic routes. The composition, character and quality of the view may be such that its capacity for accommodating compositional change in the form of development may or may not be low. The principle management objective for the view is its protection from change that reduces visual amenity.
<b>Medium</b>	Viewers considered of medium susceptibility, such as locations where viewers are travelling at slow or moderate speeds through or past the affected landscape in cars or on public transport, where they are partly but not entirely focused on the landscape, or where the landscape has some valued views. The views are generally not designated, but which include panoramic views or views judged to be of some scenic quality, which demonstrate some sense of naturalness, tranquillity or some rare element in the view.
<b>Low</b>	Viewers at viewpoints reflecting people involved in activities not focused on the landscape e.g. people at their place of work or engaged in similar activities such as

	shopping, etc. The view may present an attractive backdrop to these activities but there is no evidence that the view is valued, and not regarded as an important element of these activities. Viewers travelling at high speeds (e.g. motorways) may also be generally considered of low susceptibility.
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*Magnitude of Change to the View*

Classification of the magnitude of change takes into account the size or scale of the intrusion of development into the view (relative to the other elements and features in the composition, i.e. its relative visual dominance), the degree to which it contrasts or integrates with the other elements and the general character of the view, and the way in which the change will be experienced (e.g. in full view, partial or peripheral, or glimpses). It also takes into account the geographical extent of the change, the duration and the reversibility of the visual effects.

Four categories are used to classify magnitude of change to a view:

**Table 4: Categories of Visual Change**

Magnitude of Change	Description
<b>High</b>	Extensive intrusion of the development in the view, or partial intrusion that obstructs valued features, or introduction of elements that may be considered uncharacteristic in the context, to the extent that the development becomes co-dominant with other elements in the composition and affects the character of the view and the visual amenity.
<b>Medium</b>	Partial intrusion of the development in the view, or introduction of elements that may be prominent but not necessarily uncharacteristic in the context, resulting in change to the composition but not necessarily the character of the view or the visual amenity.
<b>Low</b>	Minor intrusion of the development into the view, or introduction of elements that are not uncharacteristic in the context, resulting in minor alteration to the composition and character of the view but no change to visual amenity.
<b>Negligible</b>	Barely discernible intrusion of the development into the view, or introduction of elements that are characteristic in the context, resulting in slight change to the composition of the view and no change in visual amenity.

*Visual Effects*

A conclusion on the relative importance of visual effects can be arrived at by combining the visual receptor sensitivity and the magnitude of change. This is included in Figure 1.1 above as for Landscape Effects.

As this report is not part of an Environmental Impact Assessment Report, and is instead a standalone Landscape and Visual Appraisal, the report does not include a statement of the significance of effects.

Visual effects are also classified as positive, neutral or negative/adverse as set out below:

**2.6 Quality and Timescale**

*Qualitative Impacts*

The predicted impacts are also classified as beneficial, neutral or adverse. This is not an absolute exercise; in particular, visual receptors' attitudes to development, and thus their response to the impact of a development, will vary. However, the methodology applied is designed to provide robust justification for the conclusions drawn. These qualitative impacts/effects are defined as:



- **Adverse** – Scheme at variance with landform, scale, pattern. Would degrade, diminish or destroy the integrity of valued features, elements or their setting or cause the quality of the landscape(townscape)/view to be diminished;
- **Neutral** - Scheme complements the scale, landform and pattern of the landscape(townscape)/view and maintains landscape quality;
- **Beneficial** – improves landscape(townscape)/view quality and character, fits with the scale, landform and pattern and enables the restoration of valued characteristic features or repairs / removes damage caused by existing land uses.

*Timescale of the Impacts*

Impacts/effects are also categorised according to their longevity or timescale:

- **Temporary** – Lasting for one year or less;
- **Short Term** – Lasting one to seven years;
- **Medium Term** – Lasting seven to fifteen years;
- **Long Term** – Lasting fifteen years to sixty years;
- **Permanent** – Lasting over sixty years.

A statement is made as to the appropriateness of the proposed development based on the combined assessment of the predicted landscape and visual effects. This methodology, in accordance with the various guidelines for LVIA, results in a conclusion as to the appropriateness of the proposed development based on objective assessment of its likely landscape and visual impacts.

### 3 CHARACTERISTICS OF THE DEVELOPMENT

#### 3.1. Characteristics of the Proposed Development

The following is the development description:

*(i) demolition of existing substation and removal of existing advertisement structure on site; (ii) construction of a residential development of 197 no. apartments (79 no. one-bedroom, 105 no. two-bedroom and 13 no. three-bedroom) in 4 no. blocks (ranging in height from seven to eight storeys with eighth floor level roof garden) as follows:*

- *Block A containing 41 no. apartments (6 no. one bedroom, 34 no. two bedroom and 1 no. three-bedroom) and measuring eight storeys in height (with eighth floor roof garden);*
- *Block B containing 79 no. apartments (33 no. one bedroom, 34 no. two bedroom and 12 no. three bedroom) and measuring eight storeys in height;*
- *Block C containing 42 no. apartments (24 no. one bedroom and 18 no. two bedroom) and measuring seven storeys in height; and,*
- *Block D containing 35 no. apartments (16. no one bedroom and 19 no. two bedroom) and measuring seven storeys in height.*

*(iii) all apartments will have direct access to an area of private amenity space, in the form of a balcony, and will have shared access to internal communal amenities including 2 no. resident lounges (114.7sq.m), gym (98sq.m) external communal amenity space (1,490.8sq.m) and public open space (1,667sq.m);*

*(iv) provision of 78 no. vehicular parking spaces (including 3 no. car-share parking spaces, 4 no. mobility parking spaces, and 8 no. electric vehicle parking spaces), 4 no. set-down vehicular parking spaces (including 1 no. mobility parking space) and 448 no. bicycle parking spaces (including 100 no. visitor parking spaces) at ground floor/ground level accessible via new vehicular entrance gate off access road off Greenhills Road;*

*(v) provision of 4 no. commercial units (871.5sq.m total) and 1 no. childcare facility (329.7sq.m) with associated external amenity space (168.8sq.m) located at ground floor level; and,*

*(vi) all ancillary works including public realm/footpath improvements, landscaping, boundary treatments, internal footpaths/access roadways, bin storage, foul and surface water drainage, green roofs, removable solar panels, ESB substation and all site services, site infrastructure and associated site development works necessary to facilitate the development*

Key issues in relation to landscape and visual impact include:

- The change from semi-derelict undeveloped lands to a large urban building.
- Closure of views to the mountains in the south / east
- Enclosure of the street and new built elevations - placemaking
- The height of the buildings up to 7,8 and 9 stories and their impact locally as well as on wider sensitive visual receptors .

## 4 RECEIVING ENVIRONMENT

This section is divided into a review of landscape related Planning Policy as set out in the South Dublin Development Plan 2016-2022 and associated documents, and a description of the study areas informed by desktop assessment.

### 4.1 Relevant Planning Policy

The current South Dublin Development Plan 2016-2022, Draft South Dublin Development Plan 2022-2028 and Tallaght Town Centre Local Area Plan is reviewed in this section, in terms of relevance to the site location and the proposed development.

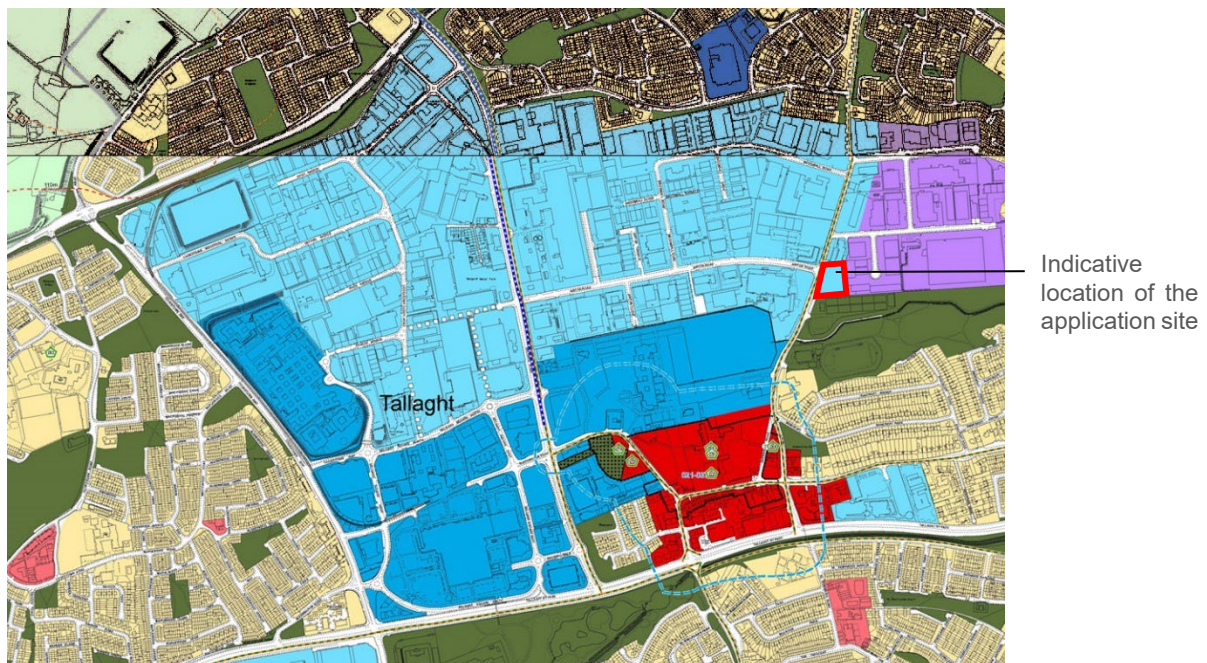
#### 4.1.1 South Dublin Development Plan 2016-2022

The current adopted South Dublin Development Plan (hereafter referred to as SDDP/Development Plan) contains a range of policies relevant to establishing the landscape and visual values and sensitivities for the site and site environs, guiding the appropriate design and mitigation of impacts for the proposed development.

#### Zoning

The application lands are zoned 'REGEN - Regeneration' with the objective; "to facilitate enterprise and /or residential-led regeneration".

**Figure 1: Extract of SDDP Zoning Map (Detail location of proposed development highlighted in red).**



#### Objective

	<b>TC:</b>	To protect, improve and provide for the future development of town centre.
	<b>REGEN:</b>	To facilitate enterprise and/or residential-led regeneration.
	<b>DC:</b>	To protect, improve and provide for the future development of District Centres.
	<b>LC:</b>	To protect, improve and provide for the future development of Local Centres.
	<b>RES:</b>	To protect and/or improve residential amenity.
	<b>RU:</b>	To protect and improve rural amenity and provide for the development of agriculture
	<b>OS:</b>	To preserve and provide for open space and recreational amenities.

## Housing

The SDDP makes reference to the National Housing Policy Statement, DECLG (2011), which states ‘to enable each household to have access to good quality housing that is appropriate to its circumstances and in a community of its choice’. The SDDP states that new housing shall be delivered through sustainable intensification whilst respecting the amenity value of existing public open spaces. South Dublin is predominantly an urban county and the SDDP states core objectives and criteria for its future housing needs. Housing policies relevant to the landscape and visual assessment of the proposed development;

- In Chapter 2 – Housing, 2.2.1 Supply of Housing, SDDP, states the need for ‘sustainable intensification and redevelopment on REGEN zoned lands’ to reach a capacity for approximately 40,150 housing units in the County by 2022.
- In Chapter 2 – Housing, 2.2.1 Sustainable Neighbourhoods, SDDP, states ‘H7 Objective 2: To ensure that residential development provides an integrated and balanced approach to movement, place-making and streetscape design in accordance with the requirements of the Design Manual for Urban Road and Streets, DTTAS and DEHLG (2013)’.
- In Chapter 2 – Housing, 2.2.1 Sustainable Neighbourhoods, SDDP, states ‘H7 Objective 1: To ensure that residential development contributes to the creation of sustainable communities in accordance with the requirements of the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG (2009) including the urban design criteria as illustrated under the Urban Design Manual – A Best Practice Guide, DEHLG (2009).
- In Chapter 2 – Housing, 2.2.2 Residential Densities, SDDP, states ‘H8 Objective 2: To consider higher residential densities at appropriate locations that are close to Town, District and Local Centres and high capacity public transport corridors.
- In Chapter 2 – Housing, 2.2.2 Residential Densities, SDDP, states ‘H8 Objective 4: To support proposals for more intensive enterprise and/or residential led development within areas designated with Zoning Objective ‘REGEN’.
- In Chapter 2 – Housing, 2.2.3 Residential Building Height, SDDP, states ‘H9 Objective 1: To encourage varied building heights in new residential development to support compact urban form, sense of place, urban legibility and visual diversity.
- In Chapter 2 – Housing, 2.2.3 Residential Building Height, SDDP, states ‘H9 Objective 4: To direct tall buildings that exceed five storeys in height to strategic and landmark locations in Town Centres and approved Local Area Plans.
- In Chapter 2 – Housing, 2.3.2 Public Open Space, states ‘H12 Objective 2: To ensure that there is a clear definition between public, semi-private and private open space at a local and district level and that all such open spaces benefit from passive surveillance from nearby residential development.
- Section 2.3.3 Private and Semi-Private Open Space, SDDP, states ‘H13 Objective 2: To ensure that new apartment have access to high quality and integrated semi-private open space that supports a range of active and passive uses.

## Community Infrastructure

The planned provision of accessible community and recreational facilities of relevance to landscape and assessment, include parks, opens spaces and plazas. The SDDP illustrates the strategic provision of these amenities to foster and encourage sustainable communities.

The following is set out in Chapter 3 of the SDDP in relation to Community Infrastructure and is relevant to the proposed development.

- Section 3.9.0, Sports Facilities & Centres, states ‘C7 Objective 1: To support the provision of new or improved sports and leisure facilities in the County’.
- Section 3.13.0, Open Space Management & Use, states ‘C12 Objective 1: To support a hierarchy of open space and recreational facilities based on settlement size and catchment.

- Section 3.13.0 Open Space Management & Use, states '*C12 Objective 3: To develop parks and open/green spaces that cater for the diverse needs of the County's population, in particular different age groups and abilities, through the facilitation of both active and passive recreational activities and universal access*'.

#### Urban Centre and Urban Design

It is the aim of the council to enhance and develop the fabric of urban centres in accordance with the principles of good urban design and sustainable development. Under the development plan there is an encouragement for development densities that will promote vibrant communities.

The following is set out in Chapter 5 of the SDDP in relation to Urban Centres and is relevant to the proposed development.

- Urban Centres & Retailing, 5.1.0 Urban Centres, states '*UC 1 Objective 4: To promote a high standard of urban design in urban centres that contributes to the creation of safe and attractive streets and spaces and creates desirable places to work, live and visit*'.
- Chapter 5 – Urban Centres & Retailing, 5.1.5 Building Height in Urban Centres, states '*UC6 Objective 1: To encourage varied building heights in town, district, village, local and regeneration areas to support compact urban form, sense of place, urban legibility and visual diversity while maintaining a general restriction on the development of tall buildings adjacent to two-storey housing*'.

#### Transport & Mobility

Under the SDDP 2016-2022 it is the policy of the council to support the enhancement of public-transport links in tandem with the sustainable development of mixed-use residential areas.

The following is set out in Chapter 6 of the SDDP in relation to Transport & Mobility and is relevant to the proposed development.

- 'TM6 Objective 2: To ensure that all streets and street networks are designed to passively calm traffic through the creation of a self-regulating street environment'.

#### Infrastructure & Environmental Quality

In relation to landscape assessment the SDDP 2016-2022 sets out its policies in relation to the protection, enhancement, management and safeguarding of surface water.

The following is set out in Chapter 7 of the SDDP in relation to Infrastructure & Environmental Quality and is relevant to the proposed development.

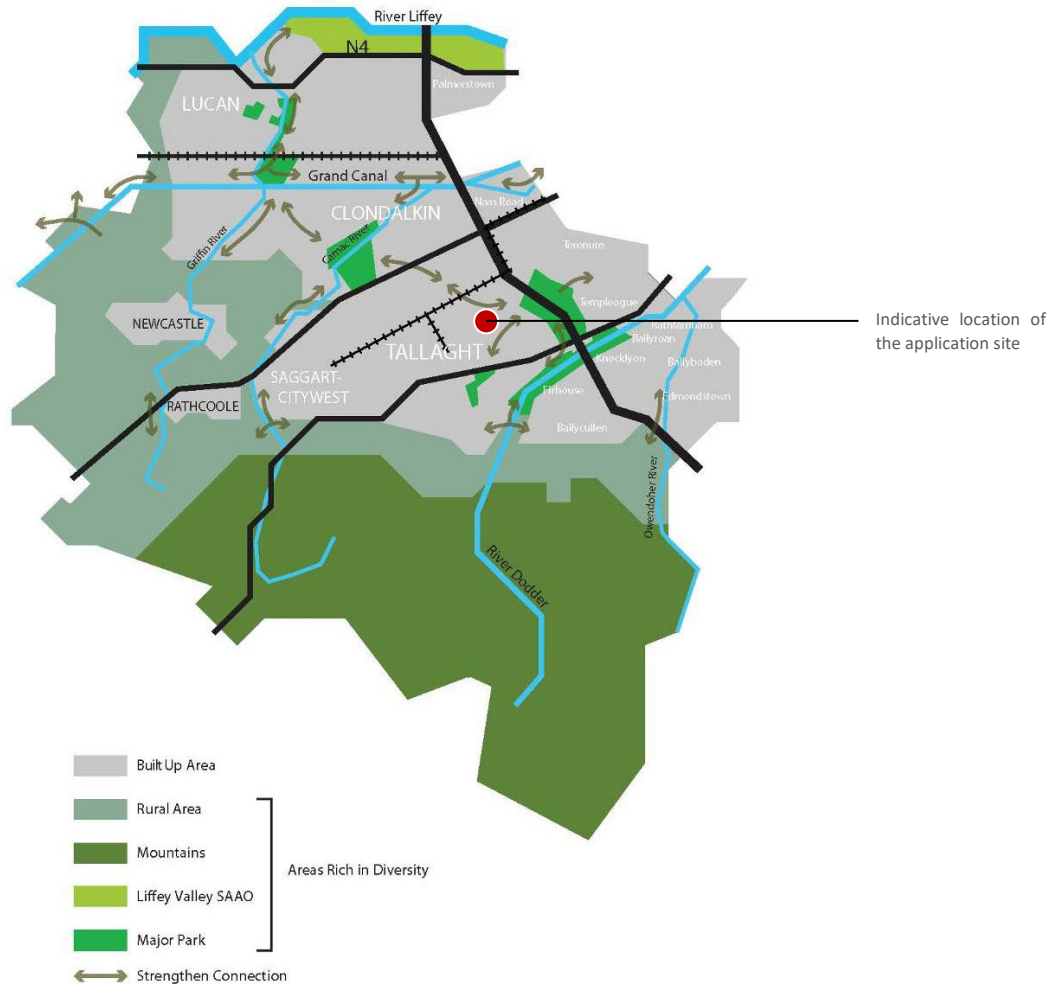
- '*IE2 Objective 3: To maintain and enhance existing surface water drainage systems in the County and to promote and facilitate the development of Sustainable Urban Drainage Systems (SUDS), including integrated constructed wetlands, at a local, District and County level, to control surface water outfall and protect water quality*'.
- '*IE2 Objective 4: To incorporate Sustainable Urban Drainage Systems (SUDS) as part of Local Area Plans Planning Schemes, Framework Plans and Design Statements to address the potential for Sustainable Urban Drainage at a site and/or district scale, including the potential for wetland facilities*'.
- '*IE2 Objective 5: To limit surface water run-off from new developments through the use of Sustainable Urban Drainage Systems*'.

#### Green Infrastructure

The SDDP describes green infrastructure as '*an interconnected network of waterways, wetlands, woodlands, wildlife habitats, greenways, parks and conservation lands, forests and other open spaces that adjoin and area threaded through urban areas*'.

The Plan notes that the County’s Green Infrastructure network comprises an interconnected network of green spaces that possess a broad range of ecological elements including inter alia: core areas such as the County’s three Natura 2000 sites; proposed Natural Heritage Areas (pNHA), the Liffey Valley, Dodder River Valleys and the Grand Canal; and individual elements such as watercourses, parks, hedgerows/ tree-lines and sustainable drainage features in park lands.

**Figure 2: South Dublin County Council Strategic Green Infrastructure network**



The following objectives are set out in Chapter 8 of the SDDP in relation to Green Infrastructure and is relevant to the proposed development;

- ‘G1 Objective 1: To establish a coherent, integrated and evolving Green Infrastructure network across South Dublin County with parks, open spaces, hedgerows, grasslands, protected areas and rivers and streams forming the strategic links and to integrate the objectives of the Green Infrastructure Strategy throughout all relevant Council plans, such as Local Area Plans and other approved plans’.
- ‘G2 Objective 5: To integrate Green Infrastructure as an essential component of all new development’.
- ‘G2 Objective 9: To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the County by increasing tree canopy coverage using locally native species and by incorporating them within design proposals and supporting their integration into the Green Infrastructure network’.
- ‘G2 Objective 11: To incorporate appropriate elements of Green Infrastructure e.g. new tree planting, grass verges, planters etc. into existing areas of hard infrastructure wherever possible’.
- ‘G4 Objective 1: To support and facilitate the provision of a network of high quality, well located and multifunctional public parks and open spaces throughout the County and to protect and

- enhance the environmental capacity and ecological function of these spaces’.*
- *‘G4 Objective 2: To connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network’*
  - *‘G4 Objective 3: To enhance and diversify the outdoor recreational potential of public open spaces and parks, subject to the protection of the natural environment’.*
  - *‘G5 Objective 1: To promote and support the development of Sustainable Urban Drainage Systems (SUDS) at a local, district and county level and to maximise the amenity and biodiversity value of these systems’.*
  - *‘G5 Objective 2: To promote the provision of Green Roofs and/or Living Walls in developments where expansive roofs are proposed such as industrial, retail and civic developments.’*
  - *‘G6 Objective 1: To promote and enhance existing ecological feature including tree stands, woodland, hedgerows and watercourses in all new development as an essential part of the design process’.*
  - *‘G6 Objective 2: To require new development to provide links into the wider Green Infrastructure network, in particular where similar features exist on adjoining sites.’*
  - *‘G6 Objective 3: To require multifunctional open space provision within all new developments that includes provision for ecology and sustainable water management.’*
  - *In Chapter 8 – Green Infrastructure, ‘G6 Objective 2: To require new development to provide links into the wider Green Infrastructure network, in particular where similar features exist on adjoining sites’.*
  - *‘G6 Objective 3: To require multifunctional open space provision within all new development that includes provision for ecology and sustainable water management’.*

#### Heritage, Conservation & Landscapes

The SDDP chapter on Heritage, Conservation and Landscapes sets-out a range of policies and objectives to protect and conserve the built, cultural and natural heritage of the county. With regards to the proposed development, there are no protected monuments, archaeology or built heritage affected by the development.

A Landscape Character Assessment of South Dublin was completed in 2015. The proposed site is located in *‘Landscape Character Area 5 - Suburban South Dublin’*. The built-up nature of the area is noted and the presence of major transport routes, housing areas, grassy spaces, industrial areas and parks, as well as the backdrop of rural and upland views. In general prospects of the Dublin Mountains are to be preserved however no specific viewpoints or scenic routes are identified in close proximity to or relevant to the site. The site itself is located approximately 3km from the foothills of the Dublin Mountains.

The views out to the Dublin Mountains and rural hinterland are of particular importance here. Key mitigation measures cited in the write up of the character area are that;

- *Grassland and other amenity area open spaces should be managed for the dual benefits of public access and biodiversity.*
- *Tree and shrub planting should be an integral component of amenity grasslands (schools recreational grounds, golf courses and playing fields).*
- *The development of green infrastructure to connect different habitats within the urban context.*
- *Tree planting on streets and open spaces – particularly on ‘miscellaneous ‘open space in housing areas- to improve their character.*
- *Enhance connectivity between open spaces as a means of enhancing biodiversity while providing off road connections for pedestrian and cyclists.*
- *Proposed developments should be audited for their impact on views particularly those to the rural hinterland of the county (2015 p.90).*

Figure 3: South Dublin Landscape Character Areas



#### 4.1.2 Draft South Dublin Development Plan 2022-2028

The Draft South Dublin Development Plan 2022-2028 (hereafter referred to as Draft Plan), is currently in Stage 3, the Councillor's have amended Draft Plan. The Proposed Material Alterations to the South Dublin Draft County Development Plan 2022-2028 went on Public Consultation, on the 29th March and will be on display till the 26<sup>th</sup> April. The adoption of Development Plan is expected to come into effect in August 2022.

#### Vision

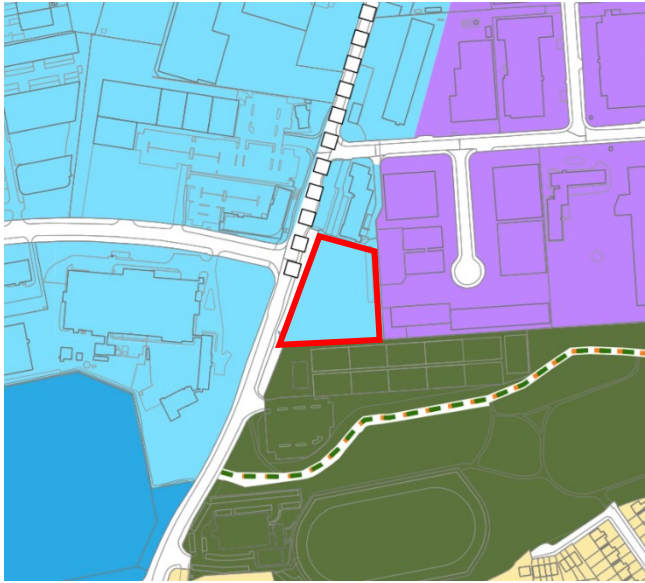
*In 2028 South Dublin will be a place that our communities are proud of, that our businesses can thrive in and that will help us to live greener and healthier lives.*

#### Zoning

The site zoning has been retained from the current development plan and the site is zoned as Objective REGEN, and has the function "To facilitate enterprise and/or residential led regeneration subject to a development framework or plan for the area incorporating phasing and infrastructure delivery".



**Figure 4: Land use zoning as per Draft Plan**



### Urban Design

Relevant Polices and Objective;

*Policy QDP1: Successful and Sustainable Neighbourhoods Support the development of successful and sustainable neighbourhoods that are connected to and provide for a range of local services and facilities.*

*QDP1 Objective 2: To ensure that residential, mixed use and employment development provides an integrated and balanced approach to movement, placemaking and streetscape design in accordance with the requirements of the Design Manual for Urban Roads and Streets, DTTAS and DEHLG (2013 as updated).*

*QDP1 Objective 4: To reinforce the network of urban centres as the appropriate locations for new mixed-use development, ensuring that the existing context including identified built and natural assets, urban design, integration and potential for connectivity fully informs development*

*QDP1 Objective 5: To promote the re-development of underutilised Local Centres within the County as new mixed use neighbourhood hubs continuing to provide for local retail and services in a manner which respects and consolidates the existing urban character of these areas ensuring adherence to the eight key design principles in 'The Plan Approach' including quality of design, integration, accessibility and connections to the surrounding areas.*

*Policy QDP3: Neighbourhood Context Support and facilitate proposals which contribute in a positive manner to the character and setting of an area.*

*QDP3 Objective 1: To ensure new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located taking into consideration the provisions set out in Chapters 3 and 4 of this Plan and having regard to the requirements set out in Chapter 13 Implementation and Monitoring in relation to design statements.*

*QDP3 Objective 6: To ensure that higher buildings in established areas respect the surrounding context and take account of heights and their impact on light and the negative impact that they may have on existing communities to ensure consistency with regard to Healthy Placemaking.*

*Policy QDP4: Healthy Placemaking Promote the delivery of neighbourhoods that are attractive, connected, vibrant and well-functioning places to live, work, visit, socialise and invest in.*

*QDP4 Objective 1: To deliver successful and sustainable neighbourhoods that are attractive, connected, vibrant and well-functioning through high quality design and healthy placemaking in*

*a manner which reduces the need to travel, facilitates a mix of uses and the efficient use of land and infrastructure in line with the provisions of NPO 4 and 26 of the NPF and RPO's 6.12, 9.10 and 9.11 of the RSES.*

*QDP4 Objective 2: To promote a high standard of building and urban design, creating public spaces that are distinctive, safe, universally accessible and facilitate social and cultural diversity and interaction.*

*Policy QDP6: Public Realm Promote a multi-disciplinary and co-ordinated approach to the delivery and management of the public realm within South Dublin County.*

*QDP6 Objective 1: To require that all development proposals, whether in established areas or in new growth nodes, contribute positively to the creation of new, and the enhancement of existing public realm. To demonstrate how the highest quality in public realm design is achieved and how it can be robustly maintained over time (see also Chapter 13 Implementation and Monitoring - Design Statements and Public Realm).*

*QDP6 Objective 7: To ensure, in so far as is practical, that all boundary walls in new residential developments are of a similar height where they are bordered on either side by a public footpath or an area that has been or is due to be taken-in-charge.*

*Policy QDP7: High Quality Design – Development General Promote and facilitate development which incorporates exemplary standards of high-quality, sustainable and inclusive urban design, urban form and architecture.*

*QDP7 Objective 1: To actively promote high quality design through the policies and objectives which form 'The Plan Approach' to creating sustainable and successful neighbourhoods and through the implementation of South Dublin County's Building Height and Density Guide.*

#### Green Infrastructure

*Policy GI2: Biodiversity: Strengthen the existing GI network and ensure all new developments contribute towards GI, in order to protect and enhance biodiversity across the County as part of South Dublin County Council's commitment to the National Biodiversity Action Plan 2021- 2025 and the South Dublin County Council Biodiversity Action Plan, 2020-2026, the National Planning Framework (NPF) and the East Region Spatial and Economic Strategy (RSES).*

*GI2 Objective 2: To protect and enhance the biodiversity and ecological value of the existing GI network by protecting where feasible (and mitigating where removal is unavoidable) existing ecological features including tree stands, woodlands, hedgerows and watercourses in all new developments as an essential part of the design and construction process.*

*Policy GI4: Sustainable Urban Drainage Systems Require the provision of Sustainable Urban Drainage Systems (SUDS) in the County and maximise the amenity and biodiversity value of these systems.*

*GI4 Objective 1: To limit surface water run-off from new developments through the use of Sustainable Urban Drainage Systems (SuDS) using surface water and naturebased solutions and ensure that SuDS is integrated into all new development in the County and designed in accordance with South Dublin County Council's Sustainable Drainage Systems (SuDS) Explanatory, Design and Evaluation Guide.*

*GI4 Objective 4: To require that all SuDS measures are completed to a taking in charge standard.*

*GI4 Objective 5: To promote SuDS features as part of the greening of urban and rural streets to restrict or delay runoff from streets entering the storm drainage network.*

*Policy GI6: Human Health and Wellbeing Improve the accessibility and recreational amenity of the County's GI in order to enhance human health and wellbeing while protecting the natural environment within which the recreation occurs.*

*GI6 Objective 3: To provide accessible, attractive and safe routes linking settlements to the GI network of the County. GI6 Objective 4: To ensure that all new residential development provides access to multifunctional green open space, in accordance with the provisions of Chapter 8 Community and Public Open Space of this Development Plan and South Dublin County's Parks and Open Space Strategy.*

*Policy GI7: Landscape, Natural, Cultural and Built Heritage Protect, conserve and enhance landscape, natural, cultural and built heritage features, and support the objectives and actions of the County Heritage Plan*

*GI7 Objective 2: To protect and enhance the landscape character of the County by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the landscape, in accordance with the provisions of South Dublin's Landscape Character Assessment and the provisions of Chapter 3 Natural, Cultural and Built Heritage of this Development Plan.*

#### **4.1.3 Tallaght Town Centre – Local Area Plan 2020**

The Tallaght Town Centre – Local Area Plan 2020 was adopted on 20<sup>th</sup> July 2020. The purpose of the Local Area Plan (LAP) is to provide a strategic framework for the sustainable development of Tallaght Town Centre.

The LAP seeks to deliver high quality housing and well-connected neighbourhood areas with a strong sense of community and social cohesion. It seeks to promote prosperity and opportunity in terms of employment, economic development and tourism, while ensuring the conservation and enhancement of green infrastructure and built heritage.

The LAP sets out a number of overarching objectives, the relevant objectives are listed below:

- **Deliver a quality built environment:** *Create a built form that will shape the future spatial development of Tallaght Town Centre, while fulfilling the future potential of the Town Centre using best practice urban design principles.*
- **Deliver a network of connected neighbourhoods:** *To provide a vision for each of the neighbourhood areas and provide guidance on future building form in these areas, in terms of land use, building frontage, access and movement, green infrastructure and building height.*
- **Promote Tallaght's role as the Capital of the County:** *To maintain Tallaght's pivotal role in ensuring that South Dublin County maintains a strong and diverse economic base in terms of employment, retailing, transportation, industry and professional/financial services and to ensure Tallaght will enhance and contribute to the County through investment in the tourism, entertainment and leisure sectors.*
- **Deliver sustainable residential communities:** *To strengthen Tallaght's appeal in terms of residential and community facilities and ensure the balanced provision of residential tenures, community facilities and services for the existing and future residents in order to promote health and wellbeing, social inclusion and quality of life.*
- **Proactively plan for climate change:** *To realise the importance of existing and future green infrastructure provision and sufficient open space for the future population and to ensure that the landscape of Tallaght continues to contribute to its identity into the future, while having the potential to play a major role in climate change adaptation and flood risk measures.*

Figure 5: Extent of Tallaght Town Centre LAP. Indicative location of the site in red.

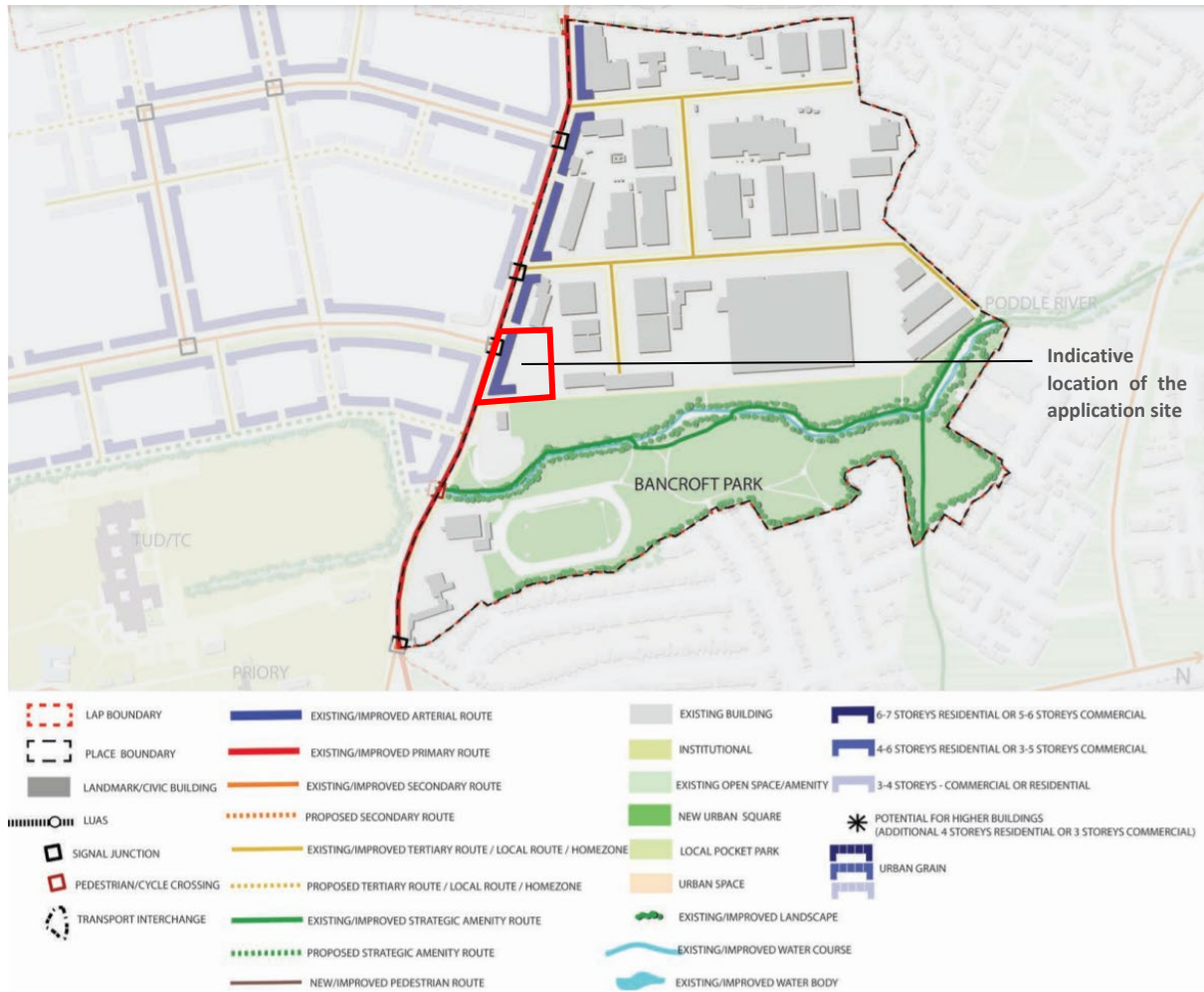


The LAP sets out an Urban Structure for the area and divides the area into a series of distinctive new neighbourhoods, each with its own design objectives and guidance and the application site falls within Greenhills Area. Greenhills forms its own distinctive neighbourhood within the LAP and will see the current industrial character change to *“An attractive consolidated, diversified and intensified place for business and employment that is better connected to surrounding areas including Greenhills Road and Bancroft Park”*.

Relevant Key Objectives for Greenhills (GH);

- GH1: Intensification of use to higher value commercial and employment uses.
- GH2: New local routes and connections to Bancroft Park.
- GH3: Improved interface with Bancroft Park and Greenhills Road.
- GH4: Protect and enhance recreational amenities and green infrastructure value of Bancroft Park.
- GH5: Protection of residential amenity of adjoining residential areas.

Figure 6: Excerpt from Tallaght LAP 2020-2026



The application site is not within the LUAS catchment, however it lies on a high-frequency transport corridor. There is a potential for limited mixed uses along Greenhills Road, proximate to Airton Road, where it can integrate effectively with existing and established uses.

Guidance as to building height is provided as follows:

- Primary Frontage to Greenhills Road – should not exceed 6 storeys.
- Secondary Frontage – generally be low rise.

The Chief Executives report on Public Consultation in December 2019 stated that “*The proposed urban structure is a guide for future development in the area and is not intended to be rigidly adhered to. Flexibility in relation to the proposed urban structure will be considered where it is demonstrated that the overarching objectives of the urban framework and key elements of the proposed urban structure are achieved in any alternative layout.*”

#### 4.1.5 Urban Development and Building Heights Guidelines (2018)

Urban Development and Building Heights, Guidelines for Planning Authorities, Department of Housing, Planning and Local Government. December 2018 was issued by the Department of Housing.

In order to discourage generic restrictive policies on building heights in local development plans the Government introduced the above guidelines in 2018. The guidelines set out to encourage higher building and densities within, particularly, existing built up areas to take advantage of existing infrastructure, vary the building typology and contribute to placemaking.

Section 2.5 of the Guidelines states:

*Furthermore, while taller buildings will bring much needed additional housing and economic development to well-located urban areas, they can also assist in reinforcing and contributing to a sense of place within a city or town centre, such as indicating the main centres of activity, important street junctions, public spaces and transport interchanges. In this manner, increased building height is a key factor in assisting modern placemaking and improving the overall quality of our urban environments.*

The guidelines require the applicant to demonstrate that they satisfy the following criteria:

At the scale of the relevant city/town

- *The site is well served by public transport with high capacity, frequent service and good links to other modes of public transport.*
- *Development proposals incorporating increased building height, including proposals within architecturally sensitive areas, should successfully integrate into/ enhance the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks, protection of key views. Such development proposals shall undertake a landscape and visual assessment, by a suitably qualified practitioner such as a chartered landscape architect.*
- *On larger urban redevelopment sites, proposed developments should make a positive contribution to place-making, incorporating new streets and public spaces, using massing and height to achieve the required densities but with sufficient variety in scale and form to respond to the scale of adjoining developments and create visual interest in the streetscape.*

At the scale of district/ neighbourhood/ street

- *The proposal responds to its overall natural and built environment and makes a positive contribution to the urban neighbourhood and streetscape*
- *The proposal is not monolithic and avoids long, uninterrupted walls of building in the form of slab blocks with materials / building fabric well considered.*
- *The proposal enhances the urban design context for public spaces and key thoroughfares and inland waterway/ marine frontage, thereby enabling additional height in development form to be favourably considered in terms of enhancing a sense of scale and enclosure while being in line with the requirements of “The Planning System and Flood Risk Management – Guidelines for Planning Authorities” (2009).*
- *The proposal makes a positive contribution to the improvement of legibility through the site or wider urban area within which the development is situated and integrates in a cohesive manner.*
- *The proposal positively contributes to the mix of uses and/ or building/dwelling typologies available in the neighbourhood.*

At the scale of the site/building

- *The form, massing and height of proposed developments should be carefully modulated so as to maximise access to natural daylight, ventilation and views and minimise overshadowing and loss of light.*
- *Appropriate and reasonable regard should be taken of quantitative performance approaches to daylight provision outlined in guides like the Building Research Establishment’s ‘Site Layout Planning for Daylight and Sunlight’ (2nd edition) or BS 8206-2: 2008 – ‘Lighting for Buildings – Part 2: Code of Practice for Daylighting’.*
- *Where a proposal may not be able to fully meet all the requirements of the daylight provisions above, this must be clearly identified and a rationale for any alternative, compensatory design solutions must be set out, in respect of which the planning authority or An Bord Pleanála should apply their discretion, having regard to local factors including specific site constraints and the*

*balancing of that assessment against the desirability of achieving wider planning objectives. Such objectives might include securing comprehensive urban regeneration and or an effective urban design and streetscape solution.*

### **Summary of Planning Policy and Objectives**

- Most of the policies and objectives for the site have remained the same across the Draft Plan and the Emerging Plan.
- The site is zoned for REGEN – residential-led regeneration and supports the development of the lands, *‘to facilitate enterprise and/or residential-led regeneration’*, SDDP 2016-2022.
- Creation of urban frontage to Greenhills Road
- Placemaking opportunities with buildings of scale
- The potential to contribute towards the delivery of LAP vision and objectives such as;
  - Delivery of 4,410 – 11,090 homes
  - Provision of cycling and pedestrian links
  - Creation of network of public open spaces

### **4.2 Description of Receiving Environment**

The site and its environs are described below in terms of:

#### **Location**

The site is located in Greenhills Industrial Estate at the key junction of Airton Road and Greenhills Road. The site is situated east of Greenhills Road and opposite the Kilnamanagh and Tymon Primary Care Centre. The site is bound by the Greenhills Road to the west, the Greenhills Retail Park to the north, the Hibernian Insurance Industrial Estate to the east and Astro Park Tallaght to the south.

The site is located 2km from the nearest LUAS Stop. The Tallaght Village is about 650m to the south, the Tallaght University Hospital is about 2km to the west, Technical University Dublin is about 650m to the west and the Tallaght Square Shopping Centre about 2.5km to the south-west.

Public services such as South Dublin County Council, Library, Civic Theatre and other public spaces are located approximately 2km to the south. Regional Parks namely Sean Walsh Memorial Park is about 1.25km to the south-west, Tymon Park is 1.25km to the north and east. The Bancroft Park is a local park serving the site and environs and is a stroll away.

The existing regional park at Sean Walsh Park and Bancroft Park have attractive landscaping and facilities to provide for a wide range of active and passive recreational activities, including sporting infrastructure such as an athletics field (Bancroft Park) and Tallaght Stadium (Sean Walsh Park). There is a children’s playground at Sean Walsh Park and Bancroft Park.

Figure 7: Site Location and Context ((Courtesy of Imagery@2019Google Map Data)



### The Site

The application site is a vacant site and can be considered as a brownfield site. The site is bound by the Greenhills Road to the west, the Greenhills Retail Park to the north, the Hibernian Insurance Industrial Estate to the east and the AstroPark Sports Complex to the south.

The site does not house any structures and has been vacant for more than a decade. The site can be accessed directly from Greenhills Road and can also be accessed from a service road to the back of the Greenhills Retail Park.



Plate1: Existing site as viewed from Greenhills Road



The northern portion of the site is hardstanding areas with also some car parking spaces and the southern portion is overgrown grassed area. The site is fenced by palisade fencing in the northern section of the site to the north and west. The southern portion has plywood board fencing along Greenhills Road, southern boundary and partly eastern boundary. There is a wall along the whole of the eastern boundary.

There is overgrown vegetation in the form hedgerow trees along the southern boundary. There are no trees along the Greenhills Road.

### **Immediate Environs**

The character of the Greenhills Road is quite mixed. To the south arriving from Tallaght Village, the character is leafy with some trees. Towards the site, there are a number of vacant sites, such as the subject site fronting to the main road. The junction of Greenhills Road with Airton is also mixed with active and inactive frontage to Greenhills Road and Airton Road. The Health Centre and coffee shop are attractive large commercial developments. Further north, the frontage to Greenhills Road is dominated by large single-storey wide car showrooms and warehouses.

At the key junction of Greenhills Road and Airton Road;

- the 5-storey tall Kilnamanagh and Tymon Primary Health Care Centre lies to the north of Airton Road and west of Greenhills Road. The Care centre is an attractive modern building with active street frontage.
- There is a derelict structure and unoccupied lands to the west of Greenhills Road and south of Airton Road. This structure has little presence on Greenhills Road.
- To the north of the site, the Greenhills Retail Park is a 3-storey modest looking building with active uses in the ground floor and office or mixed spaces on the upper floors. There is large area of parking and verge between the Greenhills Road and the retail park which is well maintained verge to Greenhills.
- To the south of the site is the 2-storey AstroPark sporting complex with playing fields and turfs.



**Plate 2 & 3: Site viewed from Airton Road (left) and Greenhills Road (right)**

### **Land Use**

The dominant land use is commercial along Greenhills Road. There are standalone developments such as the healthcare centre, sporting complexes, coffee shops, etc.

The Bancroft Park lies further south to the site and is a well used public park and amenity to the area. Adjacent to the park, to the southside lies the Bancroft Residential Area.

The application site and the immediate surroundings are zoned for residential-led regeneration. Currently, the lands are unoccupied and has remained in the same state for a few years. The LAP identifies this area to accommodate mixed-use development as an objective for Greenhills Industrial area. A number of new high density residential developments are currently in the planning stage or have

already been permitted and await construction. i.e. the area will change in character and quality over the coming years.

### **Topography**

The site is almost flat, the western portion of the site is at a higher elevation than the southern part. It is gradually sloped and the height difference is negligible. The wider area would also be perceived as relatively flat.

### **Built Heritage**

There are no historical or cultural features present on the site and no recorded monuments present. The Greenhills Road and environs are clearly identifiable on historic maps, as seen on the Ordnance Survey 1st edition six-inch map, 1843.

**Figure 8: Ordnance Survey 1st Edition 6" map – 1843.**



### **Landscape and Visual Amenity**

The wider Tallaght Area enjoys prospects of the Dublin Mountains. The mountains act as an attractive setting and backdrop to activities and residents of the area. Splendid views can be enjoyed from viewpoints located at a higher elevation such as bridges and apartments. There are also views available towards the mountains where there are gaps in development or where there are vacant sites. From Greenhills Road, being an historic route developed on an Esker, the whole stretch of the Dublin Mountains can be visible.

The site itself is clearly visible from Greenhills Road and Airtown Road due to the road frontage. The surroundings industrial estates have industrial warehouse type development and given the scale of existing industrial structures, there are limited views available towards the proposed site from these streets.

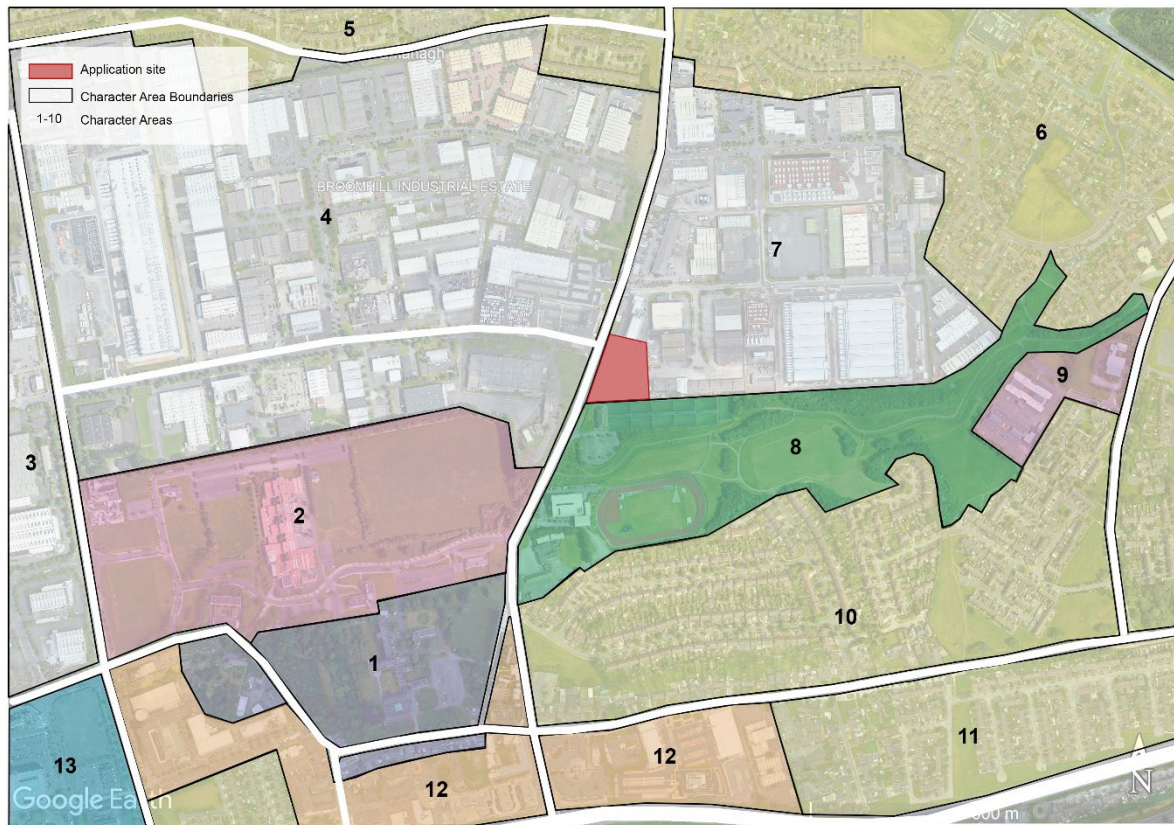
The park and the residential areas presents some specific visual sensitivities and these are addressed in the Visual Impact Assessment below.



**Plate 6 (left) & 7 (right): Sean Walsh Park (looking at Dublin Mountains) and Bancroft Park  
Landscape Character – Wider Context**

The site is located within a number of distinctive character areas or zones.

**Figure 9: Site Context and Local Landscape Character Areas (Courtesy of Imagery@2019Google Map Data)**



The surrounding can be divided into the following character areas;

1. Tallaght Village including St. Mary's Church and Priory and St. Maelruain's Church and Burial
2. Technical University Dublin, Tallaght
3. Cookstown Industrial Estate
4. Broomhill Industrial Estate
5. Kilnamanagh residential
6. Tymon residential
7. Greenhills Industrial Estate

8. Bancroft Park
9. St. Aengus Church and National School
10. Bancroft residential
11. Glenview residential
12. Tallaght town extension (mixed-use development)
13. Tallaght Town Centre

*Greenhills, Cookstown and Broomhill (Areas 3, 4 & 7 in Figure 8)*

The character of these industrial estates includes a mix of light industrial, small to large warehouse, recreational and office uses with industrial sized buildings ranging between approximately 1 and 6 stories high. This industrial character dominated the landscape of the site and environs.

The Greenhills industrial estate is which the site lies is utilitarian in character dominated by more active and retail uses are found on Greenhills Road itself. Recent developments such as the Harvey Norman retail area and the Primary Health Care Centre to the west of the Greenhills Road and smaller scale contemporary retail to the east lift the area, reflecting an older industrial area in transition to a more mixed urban use.

Within these estates the surfaces are predominantly hard and there are very few valuable landscape features except for a few playing pitches, some distinct rows of mature trees. The exception of is the Airton Road which is a wide, tree lined avenue with a distinct character to other streets. Most streets all have the same width and hierarchy. The quality, condition and style of the buildings is functional, and materiality is changeable, functional and incoherent. There are many barriers and boundaries which prevent permeability through blocks. Much of these industrial land is now zoned for high density residential regeneration as part of the Tallaght LAP.

Airton Road and Greenhills Road corridor can be characterized by a higher quality of development, typically retail and commercial and more recent in architectural terms. The Airton road is a leafy attractive avenue. This will mature into a significant landscape feature over time, coupled with similar adjacent streets and avenues which have inherited significant street tree plantings due to come to maturity over the coming decades. The Greenhills Road corridor is also generally green in character. These plantings will create significant visual amenity, structure and capacity in the urban landscape of Tallaght which has traditionally been open and exposed / windswept and the views to the Dublin Mountains looking south along streets, will become from framed and focussed, or obscured.



**Plate 3 & 4: Greenhills Industrial Estate**



**Plate 5 – The maturing tree lined Avenue / corridor that is Airton Road**

*Tallaght Town Centre (Area 13 in Figure 8)*

Tallaght town centre, to the west of Tallaght Village is the most mixed area in terms of land use, in contrast to the other landscape character areas described, which are predominantly single use. This new urban town centre is high density and has adopted a contemporary style of architecture with well-defined public plazas. The Tallaght Hospital University and Tallaght County Council and the Square are part of the town centre.

*Bancroft Park and adjoining residential areas (Areas 8, 9 & 10)*

To the west of the site lies the Bancroft Park, which is a well used local park for the area. The Tymon River flows through the park giving a distinct river corridor environs. The park has wooded areas, football pitches, natural children play area, seating, and open spaces to cater for different activities and groups.

The Astro Park and Westpark Fitness are local activity based recreational uses serving the people of the area. These facilities are well known and established uses in Tallaght. The Tallaght Athletics Club attracts people from all over the city and has been functional for over a decade. This facility too is well used and established.

Adjacent to Bancroft Park, to the south is the Bancroft residential area. The residential area consists predominantly of 2 to 3 storey semi-detached pitched roof houses. This residential area has a mature established character, dating from the 1970's with an attractive tree lined avenues is, large front and rear gardens.



**Plate 6: Bancroft Park - View looking east &**



**Plate 7 – Bancroft Park – View looking west towards the site**

*Old Tallaght and Technical University Dublin (Area 1 and 2 in Figure 8)*

Although much of Tallaght is perceived as the extensive suburbs and industrial areas developed around the village from the 1960's onwards, the core historical village is still present and legible and has been enhanced by recent heritage initiatives. The village dates back to the foundation of St Maelraun's monastery in 769 AD, and consists of a cluster of vernacular buildings around a triangular road junction close to the historic remains of the monastery which in the 19<sup>th</sup> Century became St Mary's Abbey. This part of Tallaght maintains a distinctive heritage character with its limestone walls and mature trees.

The modern Technological University Tallaght was established on lands north of St Mary's Priory and bordering Belgard Road, thus extending and emphasising the institutional and educational land use in this area dating back to the original monastery. The modern campus reflects an attractive parkland character with contemporary buildings.



**Plate 8 & 9 – St. Marys Priory (left) and TUD. Tallaght Campus (right)**

To the south, the Old Tallaght Village is an attractive Dublin village. The Tallaght Main Street is an attractive historical street predominantly with low-rise cottages and terraces.



**Plate 8 & 9 – Tallaght Village**

*Tallaght New Village (Area 12 in figure 8)*

The village has grown from traditional houses to a more mixed-use development in the recent past along the edges of the village. There are 3-6 storey high apartment blocks contrary to the low-rise character of the old town or the low-rise residential suburban character of Bancroft. The developments have varied uses and establishes Tallaght as an urban village and consolidates it.

*Nearby Suburban Residential Areas (Areas 5, 6 & 11 Figure 8)*

There are three residential areas in the surroundings, The character of these are very similar to Bancroft residential estate. These can be characterised as suburban character with predominantly two-storey residential buildings with scattered grassed open spaces, occasional trees, shops, schools and community buildings. There are some street and parkland trees present.

**Landscape Character Summary**

The predominant landscape character of the receiving environment is a mix of industrial/commercial urban landscape in transition with a residential and parkland setting south of the site. It is defined by its:

- Mixed and differing land uses on Greenhills Road
- Varying character along Greenhills Road
- The Greenhills Road and Airton Road is a key junction in the area with some attractive landmark developments and vacant sites such as the subject site.
- Immediate surroundings contain a mix of unused lands and busy commercial and retail uses.
- The Greenhills Industrial estate is generally medium-rise utilitarian, industrial buildings of a generic style, materiality and condition.
- Functional boundary treatments that range in generic styles and types.
- Extensive areas of hard-standing surfaces.
- Limited street tree planting along Greenhills Road but the wider area is generally leafy and green.

There are some positive elements present in the existing landscape, those are:

- The existing prospects to the Dublin Mountains;
- Attractive and open parkland setting of the Bancroft Park, and,
- Proximity to the old village and university campus, and at a distance to the LUAS and Tallaght Town Centre represents the potential townscape character achievable here.

- The maturing tree lined roads – Airton Road, Belgard Road and other strategically planted routes and avenues / boulevards

In general, there are few valued elements, features or characteristics present within the subject lands and the character of the area is in transition or change. The recent developments such as the Health Care Centre, Harvey Norman and Coffee shop on Greenhills Road are standalone well designed developments that respond to the junction and Greenhills Road. The area is occupied by some vacant sites that could contribute towards further consolidation and urban transformation of the area. The subject site has the capacity to contribute towards the overall positive urban outlook trying to be achieved through the LAP. There is a need of renewal of the site or, as designated in the LAP, regeneration / redevelopment. As such it has high capacity for positive change. The lands are zoned as regeneration lands and so will be changing over time, in accordance with the LAP.

#### **4.3 Summary of Landscape Characteristics and Values**

The values and characteristics of the site are listed below and can be categorised in two ways – values which should be conserved, and those that provide opportunity for enhancement.

##### **Conservation Values**

The values to be conserved indicate those aspects of the receiving environment which are valued and sensitive and could be negatively impacted on by the proposed development. The only notable sensitivity to be conserved here are:

- prospects of the Dublin Mountains from the site/environs
- the parkland setting of Bancroft Park, and
- the historical character of Tallaght Village and Environs

##### **Enhancement Values**

The values to be enhanced represents the site's capacity to accommodate change and therefore reflects landscape susceptibility. These include:

- A significant body of policy and zoning supports the development of the lands, *'to facilitate enterprise and/or residential-led regeneration'*, in both the Current Plan and Draft Plan.
- LAP providing guidance on the form, structure, height and use of the lands and environs in Greenhills that is supporting of significant local change and evidenced in proposed and permitted new development in the immediate environs.
- The existing vacant lands at a key location on an important junction detracts from the evolving area as seen in recent contemporary developments.
- The site's potential to deliver towards the LAP by creating an attractive urban frontage to Greenhills Road
- The overall Tallaght LAP boundary is under transition to a new urban town centre and the site's ability to consolidate and be part of the transition is identified through land use zoning.



## **5 POTENTIAL IMPACTS OF THE DEVELOPMENT**

The proposed development is described in section 3.1 and in the Architectural Design statement. From a landscape and visual impact perspective the key issue is the height of the proposed development and its visibility / interaction with surrounding areas both at construction stage and on completion – operational stage.

### **5.1 Construction Stage**

#### **Potential Landscape Impacts**

The potential construction impacts on the landscape include the:

- Change of the townscape from industrial lands to a construction site and the resultant change in landscape character;
- Resurfacing and works to Greenhills Road and the reestablishment of vegetation;
- Movement of soil and storage of materials.

#### **Potential Impacts on Views**

The potential construction impacts on views include the:

- Excavation for and erection of new buildings and all engineering, building and landscape works required with associated site infrastructure, fencing and plant.
- Visibility of site plant and machinery, which will be both still and moving. Cranes will be visible over the roofs of existing buildings.
- Removal of surfaces which may result in the visibility of bare earth, excavated areas and the stockpiling of materials

### **5.2 Operational Stage**

#### **Potential Landscape Impacts**

The potential operational impacts on the landscape include the:

- Change in character from vacant lands to a mixed-use development comprising a perimeter apartment block of 7-8 storeys, with a public space and semi-private courtyard.
- Change in character of Greenhills junction and environs where the higher buildings are visible.
- Construction of improved public realm along Greenhills Road.
- The introduction of a landscape structure which includes a network of trees along the main street, perimeters and semi-private spaces, structure planting and habitat planting.

#### **Potential Impact on Views**

The potential operational impacts on views include the:

- Introduction of new mixed-use urban apartment buildings into the view and at an important junction.
- Introduction of tree planting and vegetation to create a more urban landscape
- Potential change in the skyline from adjacent residential areas seeing the relatively high building
- Potential landmark / place making / orientation created by the new buildings.
- Potential screening of more expansive views

### **5.3 Potential Cumulative Impacts**

The proposed development is one of several projects currently in train, all required to deliver the proposed Tallaght LAP.

Cumulatively, the following impacts are predicted;

- The proposed development will be a part of a wider re-developed area which will include taller, high-density, mixed-use buildings interspersed with high quality open spaces. It will change the existing land use of the site and bring with it, new streets, links and associated grey and green infrastructure. This will mean a change in the composition of views towards the site in general which will include a greater proportion of taller, high-density development, which will be interspersed with more trees. A number of developments within the wider area have planning approval or are going through the planning process. Once constructed, the character of the Greenhills Road and environs will change or consolidate as envisaged and specified in the LAP.
- The application site will be viewed in context of the surrounding development described above.

#### **5.4 Do-Nothing Approach**

The 'do-nothing' impact refers to the non-implementation of the proposed development. The primary effect of this would be that the impacts and effects identified would not directly occur. In this regard the following issues are relevant.

In the absence of this development this site would continue to operate or depreciate within a commercial/industrial capacity. Its landscape, biodiversity and recreative values would continue to remain very limited. Depreciation and reduced activity could see the increase of antisocial behaviour and fly tipping on the site.

Subsequently the opportunity for significant positive change in the landscape and visual quality of the environs would be limited.

#### **5.5 Remedial or Reduction Measures: Mitigation**

The following recommendations are put forward to mitigate against the limited negative impacts mentioned above and to reinforce the positive impacts of the proposed development. Mitigation measures are proposed and considered only on the lands of the subject site.

##### **5.5.1 Construction Phase**

During construction there will be a change to the landscape and there will be adverse visual impacts for residents and visitors to the areas adjacent to the site associated with construction activity.

The remedial measures proposed revolve around the implementation of appropriate site management procedures – such as the control of site lighting, storage of materials, placement of compounds, delivery of materials, car parking, etc. Visual impact during the construction phase will be mitigated somewhat through appropriate site management measures and work practices to ensure the site is kept tidy, dust is kept to a minimum, and that public areas are kept free from building material and site rubbish.

Site hoarding will be appropriately scaled, finished and maintained for the period of construction of each section of the works as appropriate. To reduce the potential negative impacts during the construction phase, good site management and housekeeping practices will be adhered to. The visual impact of the site compound and scaffolding visible during the construction phase are of a temporary nature only and therefore require no remedial action other than as stated above.

Adverse impacts both during construction will be short-lived and superseded by the landscaped and architecturally attractive new development.

##### **5.5.2 Operational Phase**

The scheme design reflects the planning objectives for the area and in general adds to the positive transformation of Greenhills Road. The development would effectively be a landmark building at a key junction. The development incorporates significant consideration of design features to enhance the quality of amenity for new residents as well as to mitigate any potential adverse impacts on nearby existing residents. These include;

- The careful design and placement of urban block to create new elevations, features and focal points in the views available.
- The urban plaza or urban realm fronting to Greenhills Road adds an attractive and active elevation enhancing the outlook of the area and consolidating the junction.
- The development is framed by trees on either ends of the site that frames views of the development.

The design of communal and public open spaces as part of an overall design strategy that focuses on creating a 'sense of place' and individual character for the development area. The quality of the public realm scheme is of a high standard and the quality of materials proposed is similarly high and robust.

- Landscaping of the public realm and the communal open spaces, roof gardens add to the landscape capacity and further diversification of lands in single use.
- Overall the experience of this specific development as part of a transformational range of developments in Greenhills Road in keeping with the LAP converting a disused land into an attractive urban block with active street frontage.

### **5.5.3 'Worst-case' Scenario**

The '*worst-case*' scenario would arise if the LAP did not evolve as envisaged in the LAP for the area leaving the proposed new development in a mixed environment. The quality environment envisaged and the cumulative positive impacts of new developments would be difficult to deliver if not complemented by the wider urban regeneration plan implementation.

## 6 PREDICTED LANDSCAPE IMPACTS

### 6.1 Landscape Sensitivity

The receiving environment consists of ;

- The existing site and its immediate setting of Greenhills Road and Greenhills Industrial Estate
- The wider context – industrial estates, local parks, universities and cultural landscape

A review of the extent to which the development will affect the views experienced from adjacent landscapes are examined in section 7.

#### Landscape Sensitivity Assessments

##### *Landscape Sensitivity: The Site and Immediate Environs*

The subject lands contains few valued elements, features or characteristics with the exception of the views to the mountains. The area is commercial and industrial in nature and there are no residences in the immediate surroundings.

These areas are recognised as being in a state of change / transition with policy in place to guide their transformation to new mixed use neighbourhoods. Whilst new development around the Greenhills and Airtown Road junction has enhanced the area, and the Airtown Road itself is an attractive avenue, the site itself is neglected and remains vacant at this key urban focal point.

The character of the landscape is such that its capacity for accommodating change is high; where development would make no significant change or would make a positive change. The principle management objective for the area is to facilitate change in the landscape through development, repair or restoration as stated in local policy.

*Therefore the landscape sensitivity is regarded as **Low** - Areas where the landscape has few valued elements, features or characteristics and the character is weak. The character of the landscape is such that it has capacity for change; where development would result in a minor change or would make a positive change. Such landscapes are generally unrecognised in policy and where the principal management objective is to facilitate change through development, repair, restoration or enhancement.*

##### *Landscape Sensitivity: Wider Context*

The wider area contains valued elements such as the views towards the wider Dublin Mountains and agricultural hinterlands, the presence of suburban residential housing and local greens. To the west and north closer to the site; the character is more mixed / inconsistent with predominantly single uses present in the more established developed areas – such as the further Industrial Estates.

The wider area is mixed in land uses and character too, noticeably; there are industrial estates such as Greenhills, Airtown and Cookstown; there are residential areas such as Bancroft, Springfield, Firhouse etc; the Tallaght town centre; university campuses; culture and heritage centres; and parks such as Bancroft Park and Sean Walsh Memorial Park. The wider landscape is diverse and mixed in character.

As such, the landscape has ~~high~~ some capacity for change and development. This is recognised in landscape policy at local and county level. The sensitivity of these areas is regarded as **Medium** - Areas where the landscape has certain valued elements, features or characteristics but where the character is mixed or not particularly strong. The character of the landscape is such that there is some capacity for change in the form of development. These areas may be recognised in landscape policy at local or county level and the principal management objective may be to consolidate landscape character or facilitate appropriate, necessary change.

## 6.2 Predicted Landscape Impacts and Effects

### Construction Impacts and Effects on the Landscape

The construction stage will result in ongoing infrastructure, building and related works for approximately 12-18 months.

Overall, the impacts described are generally short-term and visually adverse in nature.

#### *Construction Effects on The Site and Immediate Environs (Low sensitivity)*

The effects during construction would relate to a small geographical area. Development works are to be expected in such an urban environment and are not out of keeping with the expected character of the wider area and are in keeping with local policy for change.

The magnitude of change to this character area, during construction is expected to be High

The importance of this effect would be **Medium and Adverse** but temporary.

#### *Construction Effects on Wider Context (Medium sensitivity)*

The effects during construction would be localised. The change would introduce change in the form of construction and erection of new apartment block. But these are not unexpected and are present in local policy and planning. The presence of machinery (albeit smaller in scale than cranes and the tallest site plant) is in keeping with the industrial nature of this character area.

The magnitude of change to this character area, during construction is expected to be Low.

The importance of this effect would be **Low and Adverse** but temporary.

### Operational Impact and Effects on the Landscape

The site's *Enhancement Values* reflect a significant body of policy that is supportive of major landscape change at this location to form a new, high density, mixed use but predominantly residential community. The landscape analysis indicates a context where change is needed to improve the existing landscape / townscape quality. The proposed development upon operational would add active uses on the ground floor. The frontage to Greenhills Road would complement and consolidate the standalone developments along Greenhills Road into an attractive urban quarter.

The site's *Conservation Values* predominantly relate to the views and prospects of the Dublin Mountains; the recreational uses in the immediate surroundings and residential amenity of Bancroft residential area further south of park.

Whilst the proposed scale of development contrasts with the existing industrial warehousing or the low-rise residential development on Bancroft, it brings about positive change and outlook to the urban street. This change would generally be significant but benign and the development would be framed with tree planting on the either ends of the site to soften the views.

The main impact of the development is the change of the site from a centrally located vacant site in a mixed use or an area in transition into a defined urban place. Attractive street frontage and active uses at ground floor achieve LAP objectives from Greenhills area. Views towards the Dublin Mountains from Greenhills Road will be partly impacted. However, more people or residents of the developments will be experiencing these views from their private balconies, from communal open spaces and roof gardens proposed in the development.

The effects of this in terms of alteration of the landscape character are assessed below.

*Operational Effects on The Site and Immediate Environs (Low sensitivity)*

The effects on completion would relate to a small geographical area. The change in keeping with local policy for change.

The new development will tie in with recent development and will compliment the uses. Over time when other potential sites are developed the overall changes would be transformational as the LAP Guidelines.

The magnitude of change to this character area, would be Medium. - ..... *introduction of elements that may be prominent but not necessarily substantially uncharacteristic in the context. Such development results in change to the character of the landscape.*

The importance of this effect would be **Low and Neutral-Beneficial** – *complements/improves landscape (townscape) / view quality and character.....*

This effect would be **Permanent**.

Cumulatively as other developments in the LAP area are delivered the magnitude and significance would increase but remain beneficial or complementary.

*Operational Effects on Wider Context (Medium sensitivity)*

The effects of the development at operation would be localised in the wider context. The scheme would result in a change of character to the application lands that complements the envisaged scale, landform and pattern of the landscape and townscape described within the Tallaght LAP. Change would be more complementary to the wider context than existing land uses and characteristics. However it would be prominent in some views from these areas. These visual effects are described in Section 7.0 below.

The magnitude of change to this character area, would be Low.

The importance of this effect would be **Negligible and Neutral** - *Scheme complements the scale, landform and pattern of the landscape(townscape)/view and maintains landscape quality*

This effect would be **Permanent**.

Cumulatively as other developments in the LAP area are delivered the magnitude and significance would increase but remain neutral.

## 7 PREDICTED VISUAL IMPACT

### 7.1 Zone of Visual Influence and Potential Visual Receptors

Based on the assessment of the landscape characteristics, values and sensitivities, 12 representative viewpoints were selected to assess visual impact and effects. These are scheduled and mapped below. Existing photographs and proposed photomontages are provided by 3D Design Bureau.

Verified views were captured in November 2020. The landscape architect's site survey was conducted in October 2020.

The assessed viewpoints are shown on Figure 8 overleaf and are listed in Table 7 below. A sensitivity rating has been ascribed to each visual receptor based on the definitions provided in Table 4. A rationale for the sensitivity rating is provided under the description of each existing view below.

**Table 5: Proposed Viewpoints**

No.	Receptor and views	Rationale for selection	Approx. distance from site boundary
VP01	Looking north from Bancroft Avenue	Representative of views experienced by residential receptors	300m
VP02	Looking north from Greenhills Road (at the entrance to TUD)	Representative of close-range views experienced by road users, and pedestrians.	280m
VP03	Looking north from Greenhills Road	Representative of views experienced by road users and pedestrians.	230m
VP04	Looking north from St. Mary's Church & Priory	Representative of views experienced from heritage setting / local attractions	530m
VP05	Looking east from Technical University Dublin (western entrance from Belgard Road)	Representative of views experienced from the institutional lands and by road users and pedestrians.	900m
VP06	Looking east from Airton Road (footpath to the east of the entrance of Mr. Price)	Representative of views experienced by road users and pedestrians.	650m
VP07	Looking east from Airton Road	Representative of views experienced from the public open space and of residential receptors	525m
VP08	Looking east from Airton Road	Representative of views experienced by road users and pedestrians	400m
VP09	Looking south-east from Greenhills Road	Representative of close-distance views experienced by road users and pedestrians	30m
VP10	Looking south from Greenhills Road	Representative of views experienced by road users and pedestrians	260m
VP11	Looking west from St. Aongus' Road (footpath to the east of the road, in front of Unit 31)	Representative of views experienced by residential receptors	800m

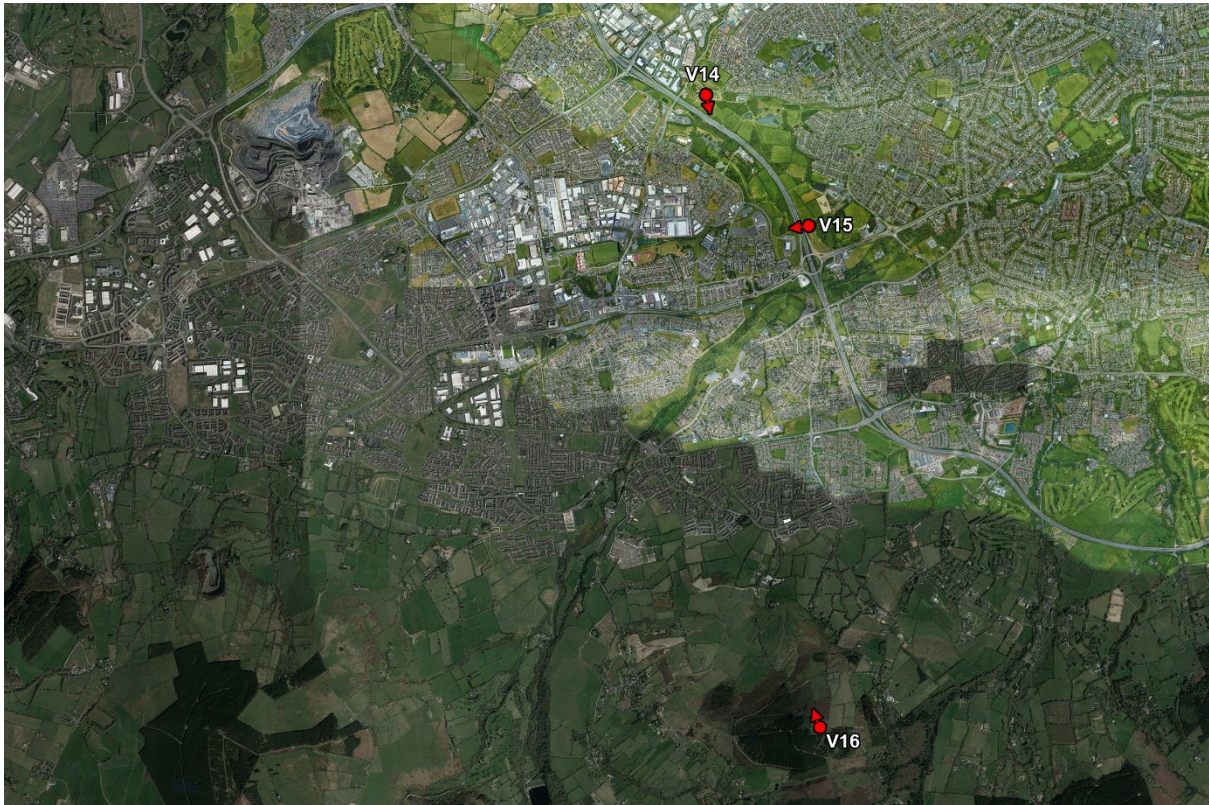
VP12	Looking north-west from Bancroft Park	Representative of views experienced by public open space users and residential receptors	320m
VP13	Looking north-west from the junction of Main Road and Castletymon Road	Representative of views experienced by road users and pedestrians	900m
VP14	Looking west from Tymon Park	Representative of views experienced by public open space users	1.5km
VP15	Looking west from Tymon Park	Representative of views experienced by public open space users	1.63km
VP16	Looking south from Hellfire Club	Representative of views experiences from elevated lands / viewpoints / local attractions	4.8km

**Figure 10: Short-medium Distance Viewpoints**





Figure 11: Long-distance viewpoints



### Photography and presentation of viewpoints 9

Each Viewpoint is illustrated by a photograph showing the existing view and the photomontage showing the proposed development.

Photomontages have been produced by 3DDesign Bureau and are presented in a separate booklet with a map of their locations. Photographs and photomontages are presented for all views reflecting the angle of view of a 50mm lens. This is broadly equivalent to the 40degree Horizontal Field of View (HFoV) representative of what the human eye sees and reflects the requirements of the Landscape Institute Technical Guidance Notes on Visual Representation 2019.

In addition, for some viewpoints, a wider angle illustration is shown from the same viewpoint to provide additional context, or in some cases to show the development in full, and to inform analysis. The 50mm lens extents are outlined on these wider angle views.

Each viewpoint is described below in its existing condition and the effects of the proposed development. The descriptions, including of the change / effects, focus primarily on the extent of the 50mm image but refer to the context, as appropriate, to inform analysis.

To correctly view the photomontage at the correct scale the extents of the 50mm lens or 40 degree HFoV should be extended to A3 in size and viewed at arms length. This can be done by printing a hard copy or, more easily, digitally on screen, allowing reference back to the wider angle visualisation to understand the context.

## 7.2 Description of Viewpoints

### Viewpoint 1 - Looking north from Bancroft Avenue

#### *Existing View*

This view is located half-way along Bancroft Avenue, at a junction of a cul-de-sac / secondary access to St. Mary's National School. This view looks north towards the development site approximately 300m away. In the foreground, the Bancroft Avenue; the road, footpath and street trees are visible. In the middle of the view the two-storey residential dwellings, along with their front-gardens and partly the rear gardens are visible. In the background the secondary access to St. Mary's National school and tall trees within the school are visible, and there are other distant developments partly visible, beyond the ear gardens, from this viewpoint such as the Westpark Fitness Centre and AstroPark Sports complex. This is a typical view experienced in the local residential neighbourhood and there is little of interest beyond the immediate established street and neighbourhood itself .

The view is from a low-rise residential area looking at the development from a distance. The views are representative of views enjoyed by residents, and also the school pupils.

**The viewpoint sensitivity is High** – This is a residential setting – views from these houses is of the school grounds and Bancroft Park.

#### *Visual Impacts and Effects*

The upper half of the proposed development is clearly visible in the background of the view. The development rises in the view beyond the existing residential back garden and the upper storeys of the apartment block are clearly visible in the gap in the buildings. Whilst a prominent new feature in the view it would also be an attractive new residential elevation. It would be perceived as a change in character and part of new placemaking locally.

**The magnitude of change would be Medium** – Partial intrusion of the development in the view, or introduction of elements that may be prominent but not necessarily uncharacteristic in the context, resulting in change to the composition but not necessarily the character of the view or the visual amenity.

**The change is High Importance** would remain so in the Short, Medium and Long Term (Permanently).

**Qualitatively the effect would be Neutral** i.e. ....maintains landscape quality.

During the Construction Phase the effects would be of Medium Importance and generally Adverse.

### Viewpoint 2 - Looking north from Greenhills Road

#### *Existing View*

The view is from a public footpath to the west of the Greenhills Road, approximately 280m from the site. The view is looking north towards the development site. In the foreground, the Greenhills road is visible, to the left of the view – the entrance to Technological University Dublin (Tallaght Campus) entrance is visible.

In the middle-ground, to the right the 3-4 storey Westpark Fitness centre is visible and to the left mature woodland and trees inside a stone boundary wall on the TUD, Tallaght Campus. In the centre of the background the Greenhills Retail Park building, which is north of the proposed site is clearly visible. The view is somewhat functional with a limited sense of place, but softened by the mature vegetation, old stone wall and general greenery along the roadside.

The view is from a busy through route to Tallaght, connecting Greenhills and onwards to Dublin City to the north. The views are representative of views experienced by road users such as pedestrians and motorists.

**The viewpoint sensitivity is Medium** – Viewers considered of medium susceptibility, such as locations where viewers are travelling at slow or moderate speeds through or past the affected landscape in cars

*or on public transport, where they are partly but not entirely focused on the landscape, or where the landscape has some valued views.*

#### *Visual Impacts and Effects*

The new apartment block is visible and prominent in the middle of the background. The development would be a new landmark in the view and effectively closing off the view. The proposed development is at an important junction and hence the development would become a landmark for the area and an important element in place-making and the creation of an enclosed street.

**The magnitude of change would be Medium** – ..... *introduction of elements that may be prominent but not necessarily uncharacteristic in the context, resulting in change to the composition but not necessarily the character of the view or the visual amenity.*

**The importance of the change is Medium** and would remain so in the Short, Medium and Long Term (Permanently).

**Qualitatively the effect would be Beneficial** i.e. *improves landscape(townscape)/view quality and character ..... repairs / removes damage caused by existing land uses.*

During the Construction Phase the Importance would be Medium and generally Adverse.

### **Viewpoint 3 - Looking north from Greenhills Road**

#### *Existing View*

This view is similar to Viewpoint 2, except it is closer to the site, approximately by 50m.

The view is from a public footpath to the west of the Greenhills Road, approximately 230m from the site. The view is looking north towards the development site. In the foreground, the Greenhills road is visible, with associated large footpath and cycleway. To the right of the view, the entrance and advertisement boards of the Westpark Fitness Centre is clearly visible. To the left thick vegetation and trees and the stone wall of the TUD, Tallaght Campus are visible. In the centre of the background the Greenhills Retail Park building, which is north of the proposed site is clearly visible. There is some value in the view with the relatively new buildings, stone walls and mature vegetation along the westside of Greenhills Road.

The view is from a busy through route to Tallaght, connecting to Greenhills. The views are representative of views experienced by road users such as pedestrians and motorists.

**The viewpoint sensitivity is Medium** – *Viewers considered of medium susceptibility, such as locations where viewers are travelling at slow or moderate speeds through or past the affected landscape in cars or on public transport, where they are partly but not entirely focused on the landscape, or where the landscape has some valued views.*

#### *Visual Impacts and Effects*

The new apartment block is visible centrally in the view. The development would close the view further north presenting a contemporary residential elevations of light brickwork, balconies and roofscape. The proposed development is at an important junction and hence the development would become a landmark for the area and an important element in place-making and the creation of an enclosed street.

**The magnitude of change would be High** – *Extensive intrusion of the development in the view, ..... to the extent that the development becomes co-dominant with other elements in the composition and affects the character of the view and the visual amenity.*

**The importance of the change is High** and would remain so in the Short, Medium and Long Term (Permanently).

**Qualitatively the effect would be Neutral** i.e. *Scheme complements the scale, landform and pattern of the landscape(townscape)/view and maintains landscape quality;*

During the Construction Phase the effect would be High and generally Adverse.

#### **Viewpoint 4 - Looking north from St. Mary's Priory**

##### *Existing View*

The view is from a private carparking area for the visitors of St Mary's Church and Priory. The parking area is usually busy aligned with the activities of the Church. The view is looking north towards the site, approximately 530m. This view is representative of the views of visitors to the Church and the Priory. The view may also be representative of the views experienced by road users and pedestrians.

In the fore-ground and middle ground the parking area is visible. The boundary trees and vegetation close the view beyond. In the background there is partial visibility of existing developments.

Overall, this is a view of a car park part of the Church and Priory. The vegetation in the form of trees and generally leafy character of the view are the only positive visual qualities.

**The viewpoint sensitivity is Medium** – *A community building where people .... are partly but not entirely focused on the landscape...*

##### *Visual Impacts and Effects*

The proposed development is barely visible through the trees from this viewpoint.

**The magnitude of change would be Negligible** – *Barely discernible intrusion of the development into the view..... resulting in slight change to the composition of the view and no change in visual amenity.*

**The change is of Low Importance** and would remain so in the Short, Medium and Long Term (Permanently).

**Qualitatively the impact would be Neutral** i.e. *Scheme .....maintains landscape quality.*

During the Construction Phase there would be effects of Low Importance & Adverse.

#### **Viewpoint 5 – Looking east from Technical University Dublin, Tallaght Campus**

##### *Existing View*

This view is from TUD, Tallaght University looking east towards the site, approximately 900m away. The view is representative of the views experienced by students and faculty of the university from the playgrounds, and classrooms too. The views may also be experienced by road users of Belgard Road.

In the foreground of the view, the access road to the campus, along with car parking and tree planting are visible, In the middle ground – the leafy nature of the campus is evident with tall trees and vegetation. In the foreground the main campus facility is visible. The existing vegetation in the view almost screens the campus building – this would be more effective in the Summer.

The view is of a university campus that is leafy with generous and attractive open spaces.

**The viewpoint sensitivity is Medium**- *A community or Civic building with an importance outdoor context.*

##### *Visual Impacts and Effects*

The proposed development would not be visible from this viewpoint. (It is hidden by the campus building)

Therefore, there will **no visual impact or effect**.

#### **Viewpoint 6 - Looking east from Airton Road**

##### *Existing View*

This view is from a public footpath to the north-side of Airton Road. The Airton Road is a leafy grand avenue in the area, one of few tree-lined avenues lined with commercial uses. The area surrounding

the viewpoint is dominated by 2-4 storey high large warehouse type, industrial and commercial buildings. The viewpoint is located 650m from the site and represents a place of work but also a busy road.

In the middle-ground the tree-lined avenue is visible and along either side of the road, the commercial buildings can be seen. In the background the same character is replicated leading towards the Greenhills Road. The tree lined avenue is an attractive one with generous grass verges and footpaths. The trees along the avenue have matured over the trees and they effectively close off any long-distance views.

Overall, the view is of an attractive tree-lined avenue with mixed commercial and warehouse type buildings on either side.

**The viewpoint sensitivity is Medium**– *Viewers considered of medium susceptibility, such as locations where viewers are travelling at slow or moderate speeds through or past the affected landscape in cars or on public transport, where they are partly but not entirely focused on the landscape, or where the landscape has some valued views.*

#### *Visual Impacts and Effects*

The proposed development is partially visible in the gap in the vegetation. The upper 4-storeys of the apartment is partially visible, this would effectively closed off from the vegetation during summer or upon further maturing of the trees.

**The magnitude of change would be Negligible** – *Barely discernible intrusion of the development into the view..... resulting in slight change to the composition of the view and no change in visual amenity.*

**The change is of Low Importance** and would remain so in the Short, Medium and Long Term (Permanently).

**Qualitatively the impact would be Neutral** i.e. *Scheme .....maintains landscape quality.*

During the Construction Phase there would be effects of Low Importance.

### **Viewpoint 7 - Looking east from Airton Road**

#### *Existing View*

This view is from a parking area to the north-side of Airton Road closer to the site . The Airton Road is a leafy grand avenue in the area, one of few tree-lined avenues lined with commercial uses. As viewpoint 6 the area surrounding the viewpoint is dominated by 2-4 storey high large warehouse type, industrial and commercial buildings. The viewpoint is located 440m from the site and represents a place of work but also a busy road.

In the middle-ground the tree-lined avenue is visible and along either side of the road, the commercial buildings can be seen. In the background the same character is replicated leading towards the Greenhills Road. The tree lined avenue is an attractive one with generous grass verges and footpaths. The trees along the avenue have matured over the trees and they effectively close off any long-distance views.

Overall, the view is of an attractive tree-lined avenue with mixed commercial and warehouse type buildings on either side.

**The viewpoint sensitivity is Medium**– *Viewers considered of medium susceptibility, such as locations where viewers are travelling at slow or moderate speeds through or past the affected landscape in cars or on public transport, where they are partly but not entirely focused on the landscape, or where the landscape has some valued views.*

#### *Visual Impacts and Effects*

The proposed development is partially visible in the gap in the vegetation. The upper 4-storeys of the apartment is partially visible, this would effectively closed off from the vegetation during summer or upon further maturing of the trees.

**The magnitude of change would be Negligible** – *Barely discernible intrusion of the development into the view..... resulting in slight change to the composition of the view and no change in visual amenity.*

**The change is of Low Importance** and would remain so in the Short, Medium and Long Term (Permanently).

**Qualitatively the impact would be Neutral** i.e. *Scheme .....maintains landscape quality.*

During the Construction Phase there would be effects of Low Importance.

## **Viewpoint 8 - Looking east from Airton Road from the access road to Harvey Norman**

### *Existing View*

This view is from the public footpath along the northside of Airton Road and at the junction of access to Harvey Norman. The view is representative of the views experienced by road users and pedestrians. The view is also representative of views enjoyed by the retail users of Harvey Norman and the visitors / users of the Kilnamanagh Tymon Primary Care Centre,

The view is composed of the tree-lined Airton Road with the Dublin Mountains in the background. To the left of the middle ground – the 4-5 storey high Kilnamanagh Tymon Primary Care Centre building is visible, and to the right the AstroPark sporting complex is visible. In the middle of the middle ground the Airton Road and Greenhills Road junction with proposed site to its back is visible.

Overall, this is a view over a busy urban movement corridor. It's most prominent visual features are the existing trees, the obvious change from the more recent developments partly enclosing the street and the views out to the Dublin Mountains where there are no buildings.

**The viewpoint sensitivity is Medium** - *viewers travelling at slow or moderate speeds through or past the affected landscape in cars or on public transport.....or where the landscape has some valued views.*

### *Visual Impacts and Effects*

The full frontal elevation of the proposed development is visible and encloses the junction and closes views further east. It will create an important landmark building at this junction and can be fully appreciated at this short distance. The existing avenue trees along Airton Road lead directly to the important new landmark and destination, an attractive urban composition and placemaking exercise.

The proposed height of the building although unusual in terms of its surroundings reads as an appropriate scale for the wide roads, mature trees and large scale buildings in the environs. In the view the avenue trees are not in leaf. In Summer they would soften and reduce the visibility of the full elevation.

**The magnitude of change would be High** – *Extensive intrusion of the development in the view, or partial intrusion that obstructs valued features... to the extent that the development becomes co-dominant with other elements in the composition and affects the character of the view and the visual amenity.*

The Importance of the change is **High** and would remain so in the Short, Medium and Long Term (Permanently).

**Qualitatively the impact would be Beneficial** i.e. *improves landscape(townscape)/view quality and character, fits with the scale, landform and pattern and enables the restoration of valued characteristic features or repairs / removes damage caused by existing land uses.*

During the Construction Phase the impacts would be of Medium Importance and generally Adverse.

## Viewpoint 9 – Looking south-east from Greenhills Road

### *Existing View*

This view is from the public footpath along the west side of Greenhills Road and in front of Kilnamanagh Tymon Primary Care Centre. The view is looking south-east towards the site just across the road. The view is representative of the views experienced by road users and pedestrians and also the visitors or users of Kilnamanagh Tymon PCC.

In the foreground the scene is dominated by the road corridor of Greenhills Road. In the middle ground, to the left the 3-storey high Greenhills Business Park building is visible, to the right of it the proposed site is clearly visible. Further right the AstroPark sporting complex can be seen. In the background the Dublin Mountains create an attractive prospect and backdrop to the view.

The foreground view and development site present a poor view leading as a vacant space on a busy road that is clearly undergoing transition with some recent development. The distant backdrop of the mountains is an attractive feature.

**The viewpoint sensitivity is Medium -** *viewers travelling at slow or moderate speeds through or past the affected landscape in cars or on public transport.....or where the landscape has some valued views.*

### *Visual Impacts and Effects*

An oblique front and side elevation of the proposed development would be visible framing and enclosing the street. Like Viewpoint 9 its landmark and place making function can be fully appreciated at this short distance and in replacement of a vacant empty site. The elevation is animated by the attractive brickwork, balconies and ground level retail.

The proposed height of the building although unusual in terms of its surroundings reads as an appropriate scale for the wide roads, open landscape and large scale buildings in the environs. The views to the distant mountains would be lost, however a 2 or 3 storey buildings would also cause this effect.

**The magnitude of change would be High –** *Extensive intrusion of the development in the view, or partial intrusion that obstructs valued features, or introduction of elements that may be considered uncharacteristic in the context, to the extent that the development becomes co-dominant with other elements in the composition and affects the character of the view and the visual amenity.*

**The Importance of the change is High** and would remain so in the Short, Medium and Long Term (Permanently).

**Qualitatively the effect would be Beneficial** *i.e. improves landscape(townscape)/view quality and character, fits with the scale, landform and pattern and enables the restoration of valued characteristic features or repairs / removes damage caused by existing land uses.*

During the Construction Phase the impacts would be of Medium Importance and generally Adverse.

## Viewpoint 10 - Looking south from Greenhills Road at the junction of Broomhill Road

### *Existing View*

This view is from the public footpath on the west side of Greenhills Road and at the junction with Broomhill Road. The view is looking south towards the site, approximately 260m away.

In the foreground and middle ground can be seen the Greenhills road itself and to the left of the road developments such as petrol station, car retail and commercial buildings or uses are visible and also to the right of the road, the Costa Coffee centre and 4-5 storeys Kilnamanagh Tymon PCC building are visible. A row of 4 trees along the left d enclose the road.

In the background the higher summits of the Dublin Mountains create an attractive background and setting.

The view is representative of the views experienced by road users and pedestrians.

Overall, this is a view over a wide road corridor, bounded by industrial / commercial buildings with a certain bustle in activity, and an attractive backdrop of the mountains.

**The viewpoint sensitivity is Medium** - *viewers travelling at slow or moderate speeds through or past the affected landscape in cars or on public transport.....or where the landscape has some valued views.*

#### *Visual Impacts and Effects*

The northern side 8 storey elevation of the proposed development is visible on the opposite side to the primary care centre, the balconied front elevation obliquely fronts onto Greenhills Road. The side elevation is more functional than the frontage to the road but is finished in an attractive brick.

The enclosure to Greenhills Road would be clear and the evolution of a new urban street. The new building works with the new PCC in creating a new contemporary place, anchoring the more disparate car sales premises and adjacent retail units. The backdrop of the mountains would be mostly lost behind the new building.

**The magnitude of change would be High** – *Extensive intrusion of the development in the view, or partial intrusion that obstructs valued features.... to the extent that the development becomes co-dominant with other elements in the composition and affects the character of the view and the visual amenity.*

**The Importance of the change is High** and would remain so in the Short, Medium and Long Term (Permanently).

**Qualitatively the effect would be Beneficial** i.e. *improves landscape(townscape)/view quality and character, fits with the scale, landform and pattern and enables the restoration of valued characteristic features or repairs / removes damage caused by existing land uses.*

During the Construction Phase the effects would be of Medium Importance and generally Adverse.

### **Viewpoint 11 - Looking west from St. Aongus' Park / St. Aongus' Road**

#### *Existing View*

This view is from a residential neighbourhood of St. Aongus approximately 800m away. The view is looking west towards the site and can be considered a medium-distance view. The viewpoint is located on a footpath on St. Aongus' Park.

The views are representative of views enjoyed by residents and public park and as well as by pedestrians and motorists.

In the foreground the St. Aongus Park with intermittent young trees planted along the perimeter of the park is visible – the park and landscape are very immature with no landscape structure. In the middle ground the 2-storeys attached row of dwelling houses are visible, this character of the buildings in this neighbourhood is replicated around the area. In the background, a small windmill in the Greenhills Industrial Estate and a top-storey of an industrial building in the estate are partly visible.

The view is of a residential neighbourhood with an evolving park with limited visual amenity and capacity to absorb change.

**The viewpoint sensitivity is High** - ..... *views from houses or outdoor recreation.*



### *Visual Impacts and Effects*

The top stories of the apartments would be partly visible centrally in the view. There would be no other change.

**The magnitude of change would be Low** – *Minor intrusion of the development into the view.... resulting in minor alteration to the composition and character of the view but no change to visual amenity.*

**The change is of Medium Importance** and would remain so in the Short, Medium and Long Term (Permanently).

**Qualitatively the effect would be Neutral** i.e. *No change to landscape quality.*

During the Construction Phase the impacts would be Low and generally Adverse.

### **Viewpoint 12 - Looking west / north-west from Bancroft Park**

#### *Existing View*

The view from a public park located to the south of the site. The view is from a path in the park located approximately 400m away.

In the foreground the playing park and generally open setting of the park with playing pitches and paths are visible. In the middle ground a belt of young trees along the perimeter of the park are visible and with some play areas and more playing fields and pitches. In the background there is some evidence of existing built developments visible in the view – although this is more a function of the winter setting. In Summer there would be little built form visible at all.

Overall, the view is of a park and views enjoyed by local residents and park users. The general setting indicates surrounding development is effectively screened by vegetation at this location resulting in a very green outlook but also poor passive supervision.

**The viewpoint sensitivity is High** - ..... *viewpoints that are highly valued by people that experience them regularly (such as views from houses or outdoor recreation features) and views which are highly valued by the local community.*

#### *Visual Impacts and Effects*

The upper half of the new building would be visible above the trees along the perimeter of the park in the centre of the view. During summer when in leaf and with further maturing of the trees the visibility of the proposed development over time would reduce. Whilst the building represents change to the view it is not unreasonable or unexpected that an urban park would be overlooked by surrounding buildings. The building elevation is interesting and lightly finished in brick, and the balconies and windows would provide passive surveillance of the park making it safer and more successful.

**The magnitude of change would be Medium** – *Partial intrusion of the development in the view, or introduction of elements that may be prominent but not necessarily uncharacteristic in the context, resulting in change to the composition but not necessarily the character of the view or the visual amenity. (Although over time this would decline.)*

**The Importance of the change is High** and would remain so in the Short, Medium and Long Term (Permanently).

**Qualitatively the impact would be Neutral** i.e. *Scheme complements the scale, landform and pattern of the landscape(townscape)/view and maintains landscape quality.*

During the Construction Phase the effects would be Medium and Adverse.

### **Viewpoint 13 - Looking north-west from the junction of Main Road and Castletymon Road**

#### *Existing View*

This view is from the footpath along the Castletymon Road at the junction of Castletymon and Main Road. The view can be considered a long-distance view approximately 900m from the site. The views are representative of views enjoyed by road users and maybe also experienced by residential receptors and public open space users.

In the foreground and middle ground the Castletymon Road and the Castletymon Park are visible. In the background the medium-rise two storey pitched roof residential dwellings can be seen. There are some semi-mature trees along the perimeter of the park, although tree cover and vegetation is sparse. Over and above the roofs high-tension electric wires are visible.

Overall the view is from a road junction towards a residential but exposed setting.

**The viewpoint sensitivity is Medium** – ...where viewers are travelling at slow or moderate speeds through or past the affected landscape in cars or on public transport, where they are partly but not entirely focused on the landscape.

#### *Visual Impacts and Effects*

The proposed development would be slightly visible in the background in the gap between existing buildings. Some of the top 2-3 storeys of the apartment block are partly visible, however they are not prominent in this view.

**The magnitude of change would be Low** – Minor intrusion of the development into the view resulting in minor alteration to the composition and character of the view but no change to visual amenity.

**The importance of the change is Low** and would remain so in the Short, Medium and Long Term (Permanently).

**Qualitatively the impact would be Neutral** i.e. Scheme complements the scale, landform and pattern of the landscape (townscape)/view and maintains landscape quality.

During the Construction Phase the effects would be Low and varying Neutral to Adverse.

### **Viewpoint 14 - Looking south-west from Tymon Park**

#### *Existing View*

This viewpoint is located at the highest point and a recognised viewpoint at the northern end of Tymon Park. The view is looking south-west towards the site, approximately 1.45km distant and is considered a long-distance view from a well known public or outdoor recreational hub.

The foreground is occupied by grass leading to a dense belt of trees along the M50 Motorway. Some motorway signage and corridor are visible in the gap in the vegetation. The trees screens almost all developments behind it and appear to continue as far as the Dublin Mountains in the distance which act as an attractive backdrop to the view. All of Tallaght is hidden by this intervening vegetation and tree cover.

Overall, the view is of an attractive country type park with attractive views towards the mountains.

**The viewpoint sensitivity is High** – Viewers at viewpoints that are highly valued by people that experience them regularly.... outdoor recreation features.

#### *Visual Impacts and Effects*

The proposed development would not be visible from this viewpoint. (It is hidden by the campus building)

Therefore, there will **no visual impact or effect**.

## Viewpoint 15 - Looking west from Tymon Park

### *Existing View*

This viewpoint is located at the highest point or viewpoint from the southern end of Tymon Park. The view is looking west towards the site, approximately 1.56km distant and is considered a long-distance view from a well known public or outdoor recreational hub.

Similar to viewpoint 14, in the foreground, the grassed park and a path is visible leading in the middle ground of the view to young woodland trees along the M50 Motorway. The road is visible through the trees at this time of year and a pedestrian bridge connects the two sides of the Park over the M50 Motorway. The trees screens almost all developments behind it long-distance views.

Overall, the view is a valued public outdoor space close to the M50.

**The viewpoint sensitivity is High** – *Viewers at viewpoints that are highly valued by people that experience them regularly.... outdoor recreation features.*

### *Visual Impacts and Effects*

The proposed development would not be visible from this viewpoint. (It is hidden by the campus building)

Therefore, there will **no visual impact or effect.**

## Viewpoint 16 - Looking north from Hellfire Club

### *Existing View*

The view is from a well-known Dublin Mountains viewpoint called as Hellfire Club on Montpelier Hill. The mountain is about 383m above sea level and there are expansive views of Dublin City from this viewpoint. The Hellfire Club is a well-known recreational treasure for localities and also for visitors to Dublin City with public walkways and woodland areas, and for the views towards the city, sunrise and sunset from this mountain. The view is looking north and the viewpoint is located 4.9km from the site and is considered a long-distance view.

In the middle ground of the view, the expansive urban area of Dublin City is visible. To the left of the view is the Tallaght Town Centre with its concentration of tall buildings and in the middle of the view is the site located within the Greenhills Industrial estate. To the further right the Tymon Park is visible along the M50 motorway corridor.

In most of the view Dublin City spreads out with a relatively low rise sub-urban character but with clear evidence of change as taller denser areas of the city.

**The viewpoint sensitivity is High** – *Viewers at viewpoints that are highly valued by people.... outdoor recreation features.*

### *Visual Impacts and Effects*

The proposed development would be located in the middle of the view creating a landmark structure amongst the existing industrial buildings around it. In general, however the angle of the view “flattens” the building’s scale and it is perceived as a feature in a consolidating urban area.

**The magnitude of change would be Negligible** – *Barely discernible intrusion of the development into the view, or introduction of elements that are characteristic in the context, resulting in slight change to the composition of the view and no change in visual amenity.*

**The Importance of the change is Low** and would remain so in the Short, Medium and Long Term (Permanently).

**Qualitatively the impact would be Neutral** i.e. *Scheme complements the scale, landform and pattern of the landscape(townscape)/view and maintains landscape quality.*

During the Construction Phase the effects would be Low and varying Neutral to Adverse.

### 7.3 Summary of Visual Effects

The following table summarises the results of the assessment of the effects of the proposed development on the visual resource.

The proposed development is expected to have a temporary adverse effect on the visual resource during construction. Upon operation and into the future, the development is expected to have a neutral or beneficial long term / permanent effect on the landscape and visual resource.

**Table 6: Summary of Visual Effects**

VPNo	Location	Sensitivity	Degree of Change	Importance and Quality			
				Construction	Short	Medium	Long
VP01	Looking north from Bancroft Avenue	High	Medium	Medium and Adverse.	High and Neutral		
VP02	Looking north from Greenhills Road (at the entrance to TUD)	Medium	Medium	Medium and Adverse.	Medium and Beneficial		
VP03	Looking north from Greenhills Road	Medium	High	High and Adverse	High and Neutral		
VP04	Looking north from St. Mary's Church & Priory	Medium	Negligible	Low and Adverse	Low and Neutral		
VP05	Looking east from Technical University Dublin (western entrance from Belgard Road)	Medium	No change	No change	No change		
VP06	Looking east from Airton Road (footpath to the east of the entrance of Mr. Price)	Medium	Negligible	Slight and Neutral	Low and Neutral		
VP07	Looking east from Airton Road	Medium	Negligible	Low and Neutral	Low and Neutral		
VP08	Looking east from Airton Road	Medium	High	Medium and Adverse	High and Beneficial		
VP09	Looking south-east from Greenhills Road	Medium	High	Medium and Adverse	High and Beneficial		
VP10	Looking south from Greenhills Road	Medium	High	Medium and Adverse	High and Beneficial		
VP11	Looking west from St. Aongus' Road (footpath to the east of the road, in front of Unit 31)	High	Low	Low and Adverse	Medium and Neutral		
VP12	Looking north-west from Bancroft Park	High	Medium	Medium and Adverse	High and Neutral		

VP13	Looking north-west from the junction of Main Road and Castletymon Road	Medium	Low	Low and Adverse	Low and Neutral
VP14	Looking west from Tymon Park	High	No change	No change	No change
VP15	Looking west from Tymon Park	High	No change	No change	No change
VP16	Looking south from Hellfire Club	High	Negligible	Low and Neutral	Low and Neutral

## 8 CONCLUSION

This LVIA has assessed the impact of the proposed apartment development at the application site on Greenhills Road, Tallaght, Co. Dublin. The subject lands are zoned for regeneration and the proposed application meets that need. The proposed development is a dramatic change in scale and character to existing developments but this is an essential part of place making and change inherent in local policy. The general environs of the site are primarily commercial, industrial and /or vacant and are reflect an area undergoing change and transition. The new Tallaght LAP is driving that change with a new, higher urban and residential character being crated at this location and in the wider area.

The building itself, whilst large / relatively tall is well designed with animated elevations to key streets and an attractive light or buff brick render. At street level retail and similar units are grouped around a new plaza area. Most importantly the grand Avenue that has been maturing over many years along Airton Road now has a culmination or architectural set piece appropriate in scale and quality.

### *Landscape Effects*

The effects on completion would relate to a small geographical area. The change in keeping with local policy for change.

The new development will tie in with recent development and will compliment the uses. Over time when other potential sites are developed the overall changes would be transformational as the LAP Guidelines.

The magnitude of change to this character area, would be Medium. - ..... introduction of elements that may be prominent but not necessarily substantially uncharacteristic in the context. Such development results in change to the character of the landscape.

The importance of this effect would be **Low and Neutral-Beneficial** – complements/improves landscape (townscape) / view quality and character.....

This effect would be **Permanent.**

Cumulatively as other developments in the LAP area are delivered the magnitude and significance would increase but remain beneficial or complementary.

In the wider area / context change would be more complementary to the wider context than existing land uses and characteristics. However it would be prominent in some views from these areas.

The magnitude of change to this character area, would be Low.

The importance of this effect would be **Negligible and Neutral** - Scheme complements the scale, landform and pattern of the landscape(townscape)/view and maintains landscape quality

This effect would be **Permanent.**

Cumulatively as other developments in the LAP area are delivered the magnitude and significance would increase but remain neutral.

### *Visual Effects*

The predicted visual effects of the proposed development range from No Change to High Importance depending on location (in two views no change is perceivable). Of the 16 viewpoints assessed none are recorded as adverse; 3 are scored as Beneficial – these are also where the highest impact is recorded or closest to the viewer on Greenhills and Airton Road where the building is seen as part of new placemaking locally in scale with the context and need.

The only negative in the proposal is the loss of localised views of the mountains. These are predominantly from road corridors and commercial areas and would be less sensitive to such change. At the same time a significant number of new residents of the proposed development would enjoy these views and wider panoramas, and these would be of more value to residential viewers.

The proposed development is part of beneficial change and place making for the Tallaght urban area and the new prospect of the changed urban skyline and street enclosure / definition is regarded as a positive expression of placemaking in a sub-urban area in transition.

*Summary*

The development is regarded as a complementary and beneficial change to the landscape and visual amenity of the area and in keeping with change proposed in local policy.