



Landscape and Visual Impact Assessment

Proposed Development of 242 no. Apartments, Childcare Facility / Creche and associated site works

on Lands at Broomhill Road, Tallaght, Dublin 24

Prepared on behalf of

Garyaron Homes

May 2022 / Project No. 7283


Proposed Development at Broomhill Road, Dublin 24

Landscape and Visual Assessment

Client Name	Garyaron Homes
Agent Name	Brock McClure Planning and Development Consultants
Document Reference	7283/BRD24/TVIA/2022
Project Number	7283

Quality Assurance

Approval Status in accordance with Park Hood's IMS (ISO 14001:2015, ISO 9001:2015 and ISO 45001:2018 & SSIP).

Issue	Date	Baseline Prepared by	Graphics prepared by	Report prepared by
<i>Baseline</i>	<i>05-11-2021</i>	<i>Conor Thallon</i>	<i>Ryan Hood</i>	<i>Andrew Bunbury</i>
<i>Preliminary Issue</i>	<i>10-03-2022</i>	<i>Andrew Bunbury CLMI Landscape Architect and Director; Park Hood</i>		
<i>Final Issue</i>	<i>11-05-2022</i>			

Disclaimer

All feasible and reasonable attempts have been made to ensure that the information provided by a range of public sector institutions and presented in this report is accurate and up-to-date. Park Hood is not responsible for accidental perpetuation of inaccuracies in these records and any consequent effect on the conclusions in this report.

This report has been prepared by Park Hood with all reasonable skill, care and diligence within the General Terms and Conditions of the Contract with the client.

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1.0 Introduction

Statement of Expertise

- 1.1 This assessment has been prepared by Park Hood Chartered Landscape Architects on behalf of Garyaron Homes (Client) and Brock McClure Planning and Development Consultants.
- 1.2 Park Hood is a Chartered Member of the Irish Landscape Institute and Landscape Institute UK with extensive experience in preparation of Landscape / Townscape and Visual Impact Assessments for large scale projects throughout Ireland and the UK. The primary author is Andrew Bunbury who is a fully qualified Landscape Architect and Chartered Member of the Landscape Institute (CMLI) with over 25 years' consultancy experience in the profession across Ireland and the UK. He works between the Dublin, London and Belfast offices of Park Hood where there are 25 members of staff including a further twelve Chartered Landscape Architects.
- 1.3 All work is undertaken in compliance with the *Landscape Institute's Code of Standards of Conduct and Practice for Landscape Professionals* and checked in accordance with Park Hood's ISO 14001:2015 and ISO 9001:2015.

Proposed Development Summary

- 1.4 This assessment relates to the demolition of the existing buildings on site and a 5 year planning permission for a Strategic Housing Development scheme on lands at Broomhill Road, Tallaght, Dublin 24, D24 XA52 and Unit 51, Broomhill Road, Tallaght, Dublin 24, D24E124 on a site of approximately 1.4 ha.
- 1.5 A full description of the Proposed Development is contained within the Planning Statement (Brock McClure) and Design Statement (John Fleming Architects) submitted with this application and is not repeated here.
- 1.6 This report outlines the potential effects of the proposed development on the townscape / landscape character and visual amenity of the Application Site and surrounding area in this part of Dublin.

Guidance Documents

- 1.7 The approach and methodology based on the *Guidelines for Landscape and Visual Impact Assessment (3rd Edition)* by *The Landscape Institute and the Institute of Environmental Assessment (2013)* by *The Landscape Institute and the Institute of Environmental Management & Assessment (GLVIA)*. Further references are noted in Appendix A.
- 1.8 The European Landscape Convention definition of landscape confirms that it includes the landscapes of villages, towns and cities, i.e., townscapes. So 'Townscape' is defined as the

landscape within a built-up area, including the buildings and the relationships between them.

- 1.9 There are a number of published guidance documents including Development Plans, which include planning designations relevant to the Study Area as listed below:-
- *South Dublin County Development Plan 2016 – 2022;*
 - *Draft South Dublin County Development Plan 2022 – 2028;*
 - *Tallaght Town Centre Local Area Plan 2020;*
 - *Landscape Character Assessment of South Dublin County – Minogue Associates with Aegis Archaeology, Michael Cregan and Geoscience Ltd – 2015; and*
 - *Urban Development and Building Heights Guidelines for Planning Authorities by Department of Housing, Planning and Local Government (DHPLG) (2018); and*
 - *Urban design manual - a best practice guide by the Department of Environment, Heritage and Local Government (2009);*
 - *Sustainable Urban Housing: Design Standards for New Apartments (2020); and*
 - *Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual: A Best Practice Guide (2009).*
- 1.10 Other sources of information and guidance are contained in Appendix A.
- 1.11 The baseline assessment included study of Ordnance Survey Ireland historical mapping and recent aerial photography to assess how this part of Dublin has developed since the 19th century as well as assess calculations of relevant distances or areas.

Method of Assessment

Landscape and Visual Effects – Distinctions

- 1.12 Landscape (or primarily in this case, Townscape) and Visual effects deriving from a proposed development are assessed separately although the process is similar. The conclusions on significance are ultimately an evaluation of the combined effects of both. The distinction between townscape and visual effects can be summarised as follows:-
- Landscape / Townscape effects relate to the potential impacts on the physical characteristics or components of the environment which together form the character of this part of the city, including buildings, roads, paths, vegetation and water areas; and
 - Visual effects relate to potential impact on visual receptors whose views in this part of the city could be changed as a result of this proposal, such as pedestrians, people working in offices, or people in vehicles passing through the area.

Landscape and Visual Assessment Process

1.13 The process can be summarised as undertaking the following key tasks:

- Site survey and visits undertaken between May 2021 and March 2022;
- Assessing the Baseline Landscape / Townscape Setting and Conditions;
- Evaluation of key components of the proposed Development based on site layouts, plans and elevations prepared by John Fleming Architects and other members of the design team;
- Consideration of Mitigation and Enhancement Measures;
- Assessment of Townscape / Landscape Effects;
- Assessment of Visual Effects; and
- Conclusions.

1.14 The process includes assessment of verifiable photomontages and wirelines of the proposed development from 8 no. representative viewpoints prepared by 3D Design Bureau which are presented in a separate stand-alone document accompanying this planning application. Extracts from each of the viewpoints are included within this assessment for ease of reference.

Establishing the Study Area

1.15 The study area includes the Application Site itself and the wider townscape where the proposed development may have an influence either directly or indirectly. There is no specific guidance on extents of study areas applicable to this type of development in Ireland. Given the Broomhill / Tallaght / Dublin 24 area comprises built townscape, the use of digital Zone of Theoretical Visibility Maps (based on topography) to assess potential viewpoints was considered superfluous as urban views are usually constrained by built environment.

Landscape Character Assessment

1.16 The combination of desk-top analysis and site survey allows judgment to be made on the key elements that contribute to the townscape character and its wider condition, value and sensitivity. The Landscape / Townscape value, quality and sensitivity is affected by factors including: (i) whether the resource is common or rare; (ii) whether it is considered to be of local, regional, national or global importance; (iii) whether there are any statutory or regulatory limitations / requirements relating to the resource; (iv) the quality of the resource; (v) the maturity of the resource, and (vi) the ability of the resource to accommodate changes. The following rating is the basis of this part of the assessment:-

- **Highest Value Townscape** - Very vulnerable to change. *High Sensitivity*;
- **Very Attractive Townscape** - Some ability to absorb change in some situations without having significant effects. *Medium Sensitivity*;

- **Good Townscape** - Some ability to absorb change in some situations without having significant effects. *Medium Sensitivity*;
- **Ordinary Townscape** - Able to accommodate change without significant effects. *Low Sensitivity*;
- **Poor Townscape** - Damaged landscapes very capable of accommodating change. *Very Low Sensitivity*.

1.17 The report considers the magnitude and scale of effects the proposed development would have on existing landscape / townscape elements, character areas and resources either directly or indirectly. This is affected by factors including: (i) the physical extent and nature of the key elements that make up the proposal; (ii) the townscape context of these effects and (iii) the time-scale of impact, such as whether it is temporary (short, medium or long term), permanent with reversible potentials, or irreversibly permanent and are rated as follows:-

- **Profound** - Total loss or major alteration to key elements / features / characteristics of the baseline (i.e., pre-development) townscape or view and /or introduction of elements considered to be totally dominant when set within the attributes of the receiving townscape.
- **Substantial** - A prominent change that may be large in scale and / or extent and include the loss of key townscape characteristics or the addition of new features or elements that would potentially change the overall landscape quality and character at a wider scale.
- **Moderate** - Partial loss or alteration to one or more key elements / features / characteristics of the baseline (i.e., pre-development) townscape or view and / or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving townscape.
- **Slight** - Minor loss or alteration to one or more) key elements / features / characteristics of the baseline (i.e., pre-development townscape or view and /or introduction of elements that may not be uncharacteristic when set within the attributes of the receiving townscape.
- **Negligible** - Very minor loss or alteration to one or more key elements / features / characteristics of the baseline (i.e., pre-development) townscape or view and /or introduction of elements that are not uncharacteristic with the surrounding townscape - approximating the 'no change' situation.

Visual Amenity Assessment

1.18 The baseline studies establish the area from which the proposed development may potentially be visible and the different groups of people ("visual receptors") who may experience views or changes to view context. Eight representative viewpoints were identified in locations that are publicly accessible near the Application Site with determination based on recognisable visibility or from locations where there may be significant numbers of visual receptors e.g., users of public roads, local parks or residential areas (See Figure 4 below).

1.19 Viewer sensitivity ranges from high to low based on the nature of the visual receptor (resident, tourist, commuter etc.) and the visual value or quality attached to a particular view. The visual effects deriving from the proposed development are based on the combined judgement of the anticipated change in nature, visual amenity and duration of the particular view (magnitude) and the nature of the visual receptor (sensitivity) and are rated as follows:-

- **Severe** - A major change or obstruction of a view that may be directly visible, appearing as the dominant and contrasting feature appearing in the foreground.
- **Substantial** - The proposal forms the focus or an immediately apparent component in the view and will redefine its baseline characteristics.
- **Moderate** - The proposal is likely to form a readily apparent component within the overall view but the baseline characteristics will continue to prevail.
- **Slight** - The proposal forms a minor component in the wider view which might be missed by the casual viewer / observer. Awareness of the proposal would not have a marked effect on the overall quality of the view.
- **Negligible** - The proposal is barely discernible or may be at such a distance that it is very difficult to perceive equating to a no-change situation.

Nature of Landscape and Visual Effects


1.20 Townscape / landscape and visual assessment has aspects that can be considered subjective. While magnitude of change to a view can be factually defined, any subsequent objective assessment is based on, experience, observation, evidence and informed professional opinion.

- **Positive Effect** - A change that improves the quality of the townscape character and fits very well with the existing townscape character.
- **Neutral** - A change which does not affect the scale, landform or pattern of the townscape and maintains existing townscape quality.
- **Adverse Effect** - A change which reduces the quality of the townscape and cannot be fully mitigated.

Significance of Landscape and Visual Effects

1.21 The assessment process aims to be objective and quantify effects as far as possible. However, townscape and visual assessment has aspects of it that can be considered subjective. Magnitude of change to a view can be factually defined but any subsequent objective assessment should be based on professional training, experience, observation, evidence and informed opinion.

Table 1 Summary Scale of Significance

<ul style="list-style-type: none"> Sensitive views or visual receptors; Effects on recognised scenic, rare or distinctive townscapes; Effects on mature or diverse landscape elements, features, characteristics, aesthetic or perceptual qualities; and Large scale changes 	<p>More Significant</p>  <p>Less Significant</p>
<ul style="list-style-type: none"> Effects on poorer condition or degraded townscapes / landscapes; Effects on low sensitivity visual receptors; and Small scale changes 	

1.22 Significance of visual effects is not absolute and can only be defined in relation to each development and its specific location. Usually an effect is considered ‘significant’ if the level of effect is ‘moderate/substantial’ or ‘substantial.’ The significance of townscape and visual effects is determined by cross-referencing sensitivity of townscape / landscape or view with the magnitude of change.

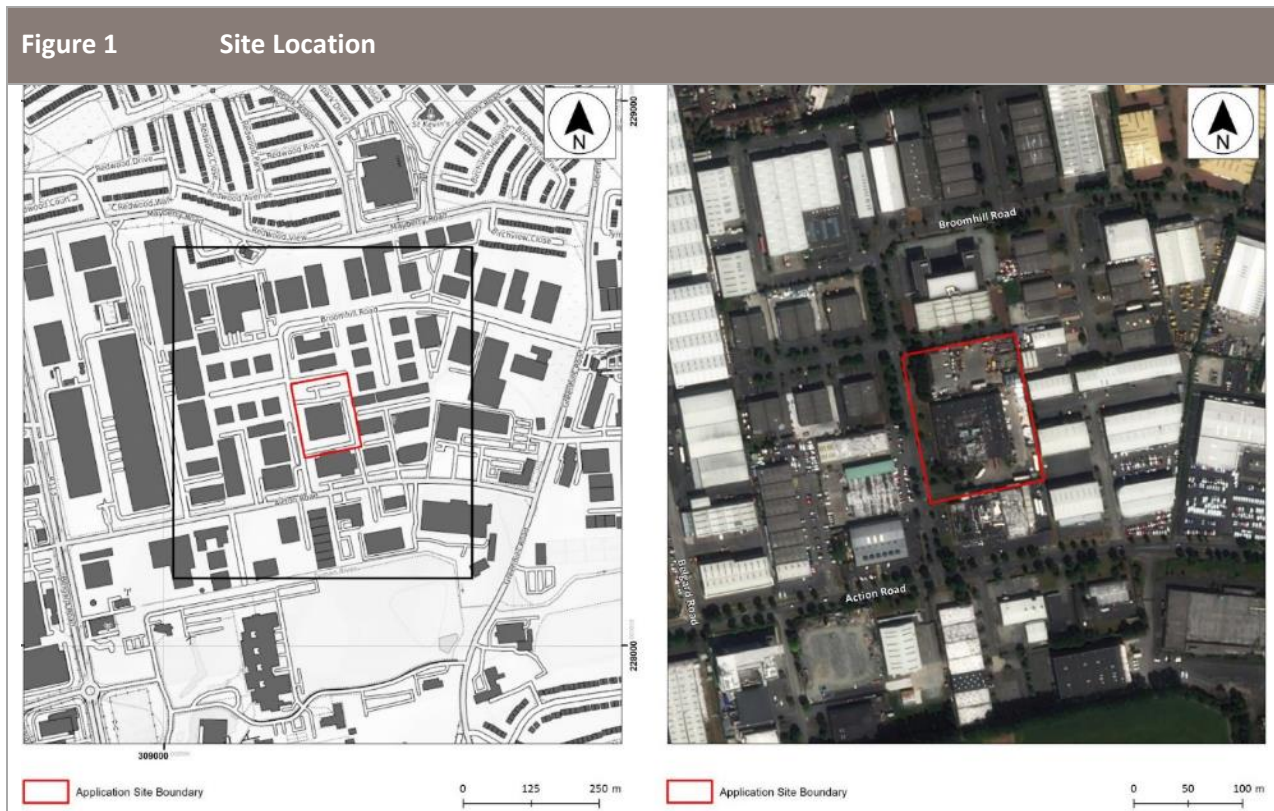
Table 2 Assessment of Significance Matrix

Landscape and Visual Sensitivity	Magnitude of Impact			
	Negligible	Low	Medium	High
Negligible	Negligible	Negligible or minor	Negligible or minor	Minor
Low	Negligible or minor	Negligible or minor	Minor	Minor or moderate
Medium	Negligible or minor	Minor	Moderate	Moderate or major
High	Minor	Minor or moderate	Moderate or major	Major

2.0 Baseline Landscape and Townscape Setting

The Application Site

- 2.1 The Application Site comprises 1.4 hectares of land at Broomhill Road, Tallaght, Dublin 24, D24 XA52 and Unit 51, Broomhill Road, Tallaght, Dublin 24, D24E124. The city centre is located approximately 8.94 km to the north-east. See **Figure 1 Site Location**



- 2.2 The majority of the site has been subject to historic grading and modifications undertaken to facilitate building, yard areas and utilitarian land-uses related to industrial and employment purposes with the ground levels set between +91.50m and +93.00m. The former levels are likely to have been relatively gentle and undulating on account of the wider Tymon North and Kilnamanagh low-lying and slope profiles. There are no watercourses or areas of standing water on the site.
- 2.3 The Application Site comprises extensive commercial warehouses and functional buildings with some being degraded or vacant set within extensive areas of storage and parking provision. The core building extends to c. 3,800m² and is c. 5m high set over the FFL +92.50m with a glazed frontage onto the Broomhill Road. Other facades have a more basic and functional quality being concrete or cladding commonly associated with warehouses and industrial buildings. Seven smaller functional sheds and shipping containers are set around a yard (equating to c. 3,200m²) to the north and a similar sized yard to the east and south of the core building.
- 2.4 Various tanks, ESB boxes and utilitarian structures are set across the yard areas including a 12.1m

high tank (4m diameter) to the south which is a very localised landmark. **See Photo 1**

- 2.5 There are three access points off the Broomhill Road to the west. The northern and southern gate points provide access to the respective yard areas with a parking area for approximately 10 cars (without a gate) set between. **See Photo 2**

Photos 1 and 2 Existing Application Site Setting



View from Broomhill Road towards southern part of Application Site including the 12m high tank that serves as a local landmark in the townscape



View of west of Application Site towards Broomhill Road

- 2.6 The yard areas are all paved in concrete or tarmac and used for shipping container storage, vehicle parking and access to buildings. There are no vehicular or pedestrian connections to the north, east or south boundaries of the site.
- 2.7 In total, existing buildings and structures extend across approximately one-third of the site. Internally there are no significant “green” areas with these tending to be unmown or trees and scrub that self-seeded and established in boundary areas. The main open areas have a utilitarian character related to the commercial land-use.
- 2.8 Notable trees and shrub areas are located only on the western site boundary extending to c. 138m in length alongside Broomhill Road where there is a verge and a managed landscape strip extending collectively to 18m in width between the road kerb and building or boundary fence. The majority of this area comprises mown lawns with ornamental shrub and groundcover linear belts abutting the core building. **See Photo 3**

Photo 3 Broomhill Road Landscape Setting



View north across landscape area to the west of the Application Site towards Broomhill Road

- 2.9 Within this landscape strip towards Broomhill Road are approximately 20 no. trees or tree groups described as “*semi-mature to large mature parkland trees*”. They were subject to a Tree Survey (*Arbor-Care (Ltd) Professional Consulting Tree Service; July 2021*) for which the following summarises the key findings:-
- 13 no. trees (62%) are rated Category B (Good) and of “*moderate value and in such a condition as to be able to make a substantial contribution (A minimum life expectancy of 20 years is suggested)*”;
 - 7 no. trees and 1 hedgerow (38%) are rated Category C (Fair) and of a *low quality and value that are currently in an adequate condition to remain until new planting could be*

established (a minimum life expectancy of 10 years is suggested); and

- The trees include 5 no. Limes, 1 no. Whitebeam, 1 no. Ash, 5 no. Birch, 2 no. Larch, 1 no. Palm and a single and group (25 no.) of Lawson Cypress.

2.10 The north, east and south of the site is secured by 2.4m to 3.0m high palisade security fences and walls which also define the boundary to the west near the gateways between the building. There is no access provision through the boundary to the adjacent commercial properties. The western boundary fences are partially subsumed within established hedgerows or shrub belts.

LOCAL TOWNSCAPE CHARACTER AND CONTEXT

2.11 The Application Site was depicted as open farmland set within a formal field arrangements on 19th century OSI mapping with no annotation suggesting trees, woodland, notable topography, watercourse or any building. While still depicted as fields on OSI Cassini 6” Maps (1940s), the Urney Chocolate Factory (c.1924 to the 1980s) and sewage works are shown less than 500m to the west suggesting that urban and industrial land uses were starting to influence the landscape character of this part of Co. Dublin by this time.

2.12 Airton House (now demolished) was located 200m to the east. There were no public roads in the Application Site area though the alignment of the R819 Greenhills Road (0.4km to the east) and R113 Belgard Road (0.5km to the west) are similar to that today. Airton Road was constructed later in the 20th century.

Photo 4 Application Site – Aerial Photograph



Aerial view of Application Site showing context in relation to adjacent townscape and built form looking north over Broomhill Road towards Kilnamanagh

2.13 The site is located within the “Airton Precinct” which is the largest precinct in the Tallaght Town

Centre area comprising a number of industrial/business estates including the Airton Business Park, Belgard Industrial Estate, Broomhill Business Park, Greenhills Business Park, Greenhills Industrial Park and Hibernian Insurance Industrial Estate that were built out over the latter half of the 20th Century. The existing land uses are primarily industrial and commercial with the predominant buildings being large scale and warehouses. Premises in the locality include the Amazon Data Services Ireland Ltd., a Driving Test Centre and Hewlett Packard. Buildings are generally setback from the roads behind security fences or walls with extensive yards, car parking and incidental landscape verges or areas. In the 21st century, a number of older industrial buildings have been demolished and replaced with modern office buildings whilst others have been converted to showroom uses including car sales. Further changes include the lands to the west of Belgard Road are now part of Belgard Retail Park (2003) which includes a drive-through Burger King, B&Q, Mothercare, and Halfords retail units which merge into the Cookstown Industrial Estate further west. There are no notable buildings or historic landmarks in the local townscape.

- 2.14 In general, the areas to the periphery of the Application Site are of a similar character and medium to low quality / condition townscape being made up of further commercial estates and industrialised landscapes comprising further functional units and utilitarian buildings. While this is the overriding character of the area, the various sites within the Broomhill Business Park were built out in a manner that allowed road width provision on Broomhill Road for tree planting which has matured to give this otherwise functional part of the city a notable aesthetic lift in terms of green character which continues onto Airton Road. **See Photo 5**

Photo 5 Broomhill Road Landscape Setting



View north from Aiton Road junction along the tree-lined Broomhill Road (with the Application Site obscured)

- 2.15 Airton Road is a 21m wide road (including verges and footpaths) providing a link between Greenhills Road to the east and Belgard Road to the west and has a notable avenue of mature

trees. In general, road use is dominated by commercial traffic and extensive vehicular use. Pedestrian activity on adjacent footpaths is low on account of permeability through adjacent areas being very limited on account of these being private commercial or business premises.

TALLAGHT TOWN

- 2.16 Tallaght is the largest town in south County Dublin and the largest suburb of the city. Located 13km south-west of the city centre, it was a small village in the 1960's located just to the west of what is now the N81 Tallaght By-pass but became subject of extensive suburban development and was subsumed into the Greater Dublin area. The population in the 2016 Census was 76,119. The town centre ("The Square"), approximately 1km to the south-west of the Application Site, has developed since the 1980's and is now one of Ireland's largest shopping centres. The area includes local and central government offices (South Dublin County Council), three hotels, retail commercial, civic, educational facilities, cultural centres (Rua Red Arts centre and The Civic Theatre) and Tallaght Hospital.

Figure 2 Site Location in relation to Tallaght and Dublin 24



- 2.17 Tallaght town has been the focus of more recent multi-storey apartment development with several planning applications for residential schemes recently consented including a 328 no. unit residential development (rising to 7 storeys) at the junction of Airtown Road and Belgard Road (380m from the Application Site) and a similar large-scale residential project (Planning Reference: SHD ABP – 303306-18) off Belgard Road to its west.

THE WIDER STUDY AREA – PUBLISHED LANDSCAPE CHARACTER ASSESSMENTS

- 2.18 The *Landscape Character Assessment of South Dublin County (2015)* identified and categorised

five primary landscape character areas (LCA) in South Dublin. This provided a broad overview of the landscape character, description, condition and sensitivity for each area and is a useful research document in terms of baseline assessment of the study area.

2.19 The Application Site is located within *Landscape Character Area (LCA) South Urban Dublin* and the key characteristics of this LCA as follows:-

- *Built – up urban area with extensive housing estates and industrial /commercial parks. Variety of house styles and layouts dating from the late 19th century to late 20th century;*
- *Settlements of Rathfarnham, Templeogue and Clondalkin with important historical legacy and remnants;*
- *Major traffic corridors with M50 traversing north- south through the area, and LUAS line travelling north from Tallaght, parallel to the M50, to city centre;*
- *Corridors of natural and semi natural vegetation, notably along the River Dodder (a linear park) and the Camac River;*
- *Grass open spaces in gardens, industrial parks, golf courses, school playing fields, and miscellaneous spaces in housing areas;*
- *Street trees planting; and*
- *Recreational facilities – public parks and golf courses - provide amenities and ecological resources*

2.20 The LCA notes this area “... extends east from Tallaght/Oldbawn to Rathfarnham, and north/ north- west along the county boundary to Clondalkin” and that the “LCA retains little of historical significance and the setting of its primary settlements have been radically altered by built developments, notably through the 20th Century”.

2.21 The *Tallaght Town Centre Local Area Plan 2020 – 2026* identifies the site as part of the Broomhill neighbourhood for which it provides the following description/objective:-

“An attractive consolidated, diversified and intensified place for business and employment that is better connected to surrounding places. Emerging residential uses along the southern side of Airton Road.”

2.22 The land use / urban function is noted as “*Predominantly business, enterprise and employment area with more mixed use residential development fronting along the southern side of Airton Road, subject to integrating effectively with existing surrounding uses.*”

LOCAL OPEN SPACES AND AMENITIES

2.23 The nearest open spaces are associated with the Technological University Dublin just over 200m to the south of the site beyond Airton Road. It is part of the second-largest 3rd Level Institution in Ireland with a student population of 28,500. Views towards the Application Site are restricted by intervening buildings on Airton Road and vegetation.

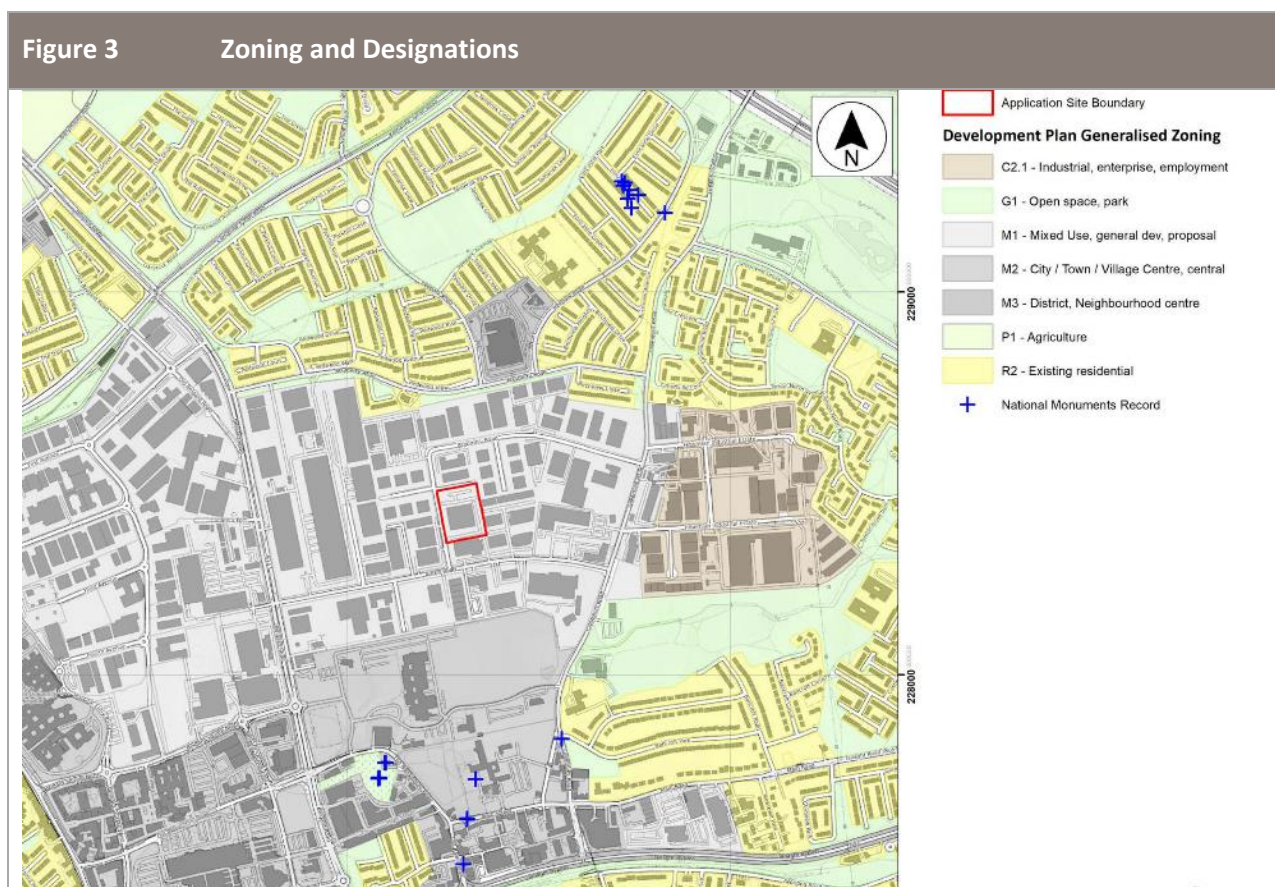
2.24 Bancroft Public Park is located just over 380m to the south-west to the west of Greenhills Road

and includes sports facilities, walking trails and wooded glades. Views towards the Application Site are restricted by intervening buildings and vegetation towards Airton Road and Greenhills Road.

- 2.25 Sean Walsh Memorial Park (1989) is located approximately 1km m due south of the Application Site off the N81 Road. From this area, and more exposed or elevated parts of Tallaght there are open views towards the Dublin / Wicklow Mountains to the east and south but such views are away from Application Site. Irrespective, views towards the Application Site are restricted by intervening townscape in Tallaght.
- 2.26 To the north are open spaces and public parks including Tymon Hall Park (+1km distant), St Kevin’s Killian’s GAA Club (+600m distant) and parks associated with Kilnamanagh but intervening townscape obscures any views from these areas towards the Application Site.
- 2.27 In conclusion, site surveys established that all public open spaces are too distant from the site for there to be any potential effects deriving from activity on the Application Site lands on their character or sense of place.

ENVIRONMENT, HERITAGE AND PLANNING DESIGNATIONS

- 2.28 South Dublin County Council Development Plan 2016-2022



- 2.29 In the *South Dublin County Council Development Plan 2016-2022* the Application Site is located in the “Airton Precinct” and annotated on the *Use Zoning Objectives Map* as “Objective – Regen”

which is summarised as “To facilitate enterprise and/or residential-led regeneration”. This is a variation on the objective outlined in the *Development Plan 2010-2016* in which the site was part of “Objective EP2” which was summarised as “To facilitate opportunities for manufacturing, Research and Development facilities, light industry and employment and enterprise related uses in industrial areas and business parks”. **See Figure 3 - Zoning and Designations**

2.30 In landscape or public realm terms, relevant sections within the SDCCP include the following:-

- Section 8.3.0 Public Open Space Hierarchy and Landscape Setting;
- Section 8.1.0 Green Infrastructure Network;
- Section 8.5.0 Green Infrastructure within Urban Areas;
- Section 9 Heritage Conservation and Landscapes;
- Section 8.4.0 Sustainable Urban Drainage Systems; and
- H12 Objective 1 and H12 Objective 2 related to Public Open Space provision

Tallaght Town Centre Local Area Plan 2020 - 2026

2.31 The Tallaght Local Area Plan came into effect in June 2020. Within this, the Local Area Plan Objectives and Land-Use Zoning identified the site as part of Objective GH1 and describes this as a ‘transition to mixed-use area primarily focussed on higher value commercial uses’.

2.32 Section 3.5 of the LAP relates to Broomhill and notes the Key Objectives for this area as follows:-

- *BH1: Transition to mixed use area primarily focussed on higher value commercial uses;*
- *BH2: Improve legibility throughout area with new local routes and new connections to Kilnamanagh and Tallaght University Hub. Improve interface with all existing and proposed routes and open spaces;*
- *BH3: New corridors for green infrastructure connecting adjoining communities. Improved green infrastructure buffer to Kilnamanagh;*
- *BH4: Maintain buffer along stream on southern edge of Broomhill neighbourhood;*
- *BH5: Maintain existing building line set back along Airton Road and seek delivery of a linear park along southern side of Airton Road in tandem with development.*

2.33 The LAP notes that a minimum of 10% of the gross site area shall be dedicated for use as public open space within any proposal for development.

National Inventory of Architectural Heritage

2.34 The National Inventory of Architectural Heritage (NIAH) identifies no monuments, historic sites or zones on the Application Site.

2.35 The nearest are located aside St. Maelruain’s Church c. 300m due south and are distant enough to ensure there are no significant effects deriving from any activity on the Application Site (or potentially arising from this proposal) due to intervening vegetation and built form.

Environmental Protection Agency

- 2.36 Maps available from the Environmental Protection Agency (EPA) indicate no protected landscapes, environment or ecology areas on or close to the Application Site.

LANDSCAPE QUALITY AND VALUE

- 2.37 The Application Site comprises a commercial / industrial site and would be categorised as poor townscape of *low* sensitivity, quality and value and therefore very capable of accommodating change in landscape and visual terms. The most appreciable features on the site are the mature trees aside and towards Broomhill Road which are a factor in contributing to the local townscape setting and visual amenity. The remainder of the site has no townscape or visual amenity value and carries no environment, amenity, heritage, visual amenity or landscape designations. See **Photo 6**

Photo 6 Existing Landscape Value and Condition



View to the east into the core of the Application Site from Broomhill Road

- 2.38 The *Landscape Character Assessment of South Dublin County 2015* (LCA) notes that the key “Landscape Value” contributors in this area are the public parks, the Dodder River Valley, 19th century industrial heritage and views out to Dublin (Wicklow) Mountains and agricultural hinterland. These are all sufficiently distant from the Application Site to be subject to any significant landscape or visual effects deriving from activity or proposals on this site. A review of information provided by Fáilte Ireland shows that there are no promoted tourism amenities, sites, routes or attractions in close proximity to the Application Site.
- 2.39 In terms of wider landscape condition, the LCA notes “*The older settled urban areas such as Rathfarnham have matured into relatively leafy suburbs, whereas more recent developments have created a sense of anonymity. They do not appear to have benefited from comprehensive master*

planning which would have considered housing, roads and open space provision in an integrated manner.”

- 2.40 Surrounding the Application Site is a mix of ordinary and poor townscape including large scale industrial and business parks, major roads and the Technological University Tallaght lands which give the wider area a functional and utilitarian character. While there are localised areas of improved or higher quality landscapes including Bancroft Park, the area is a predominantly modern townscape and the lack of EPA or planning designations suggest this part of the city has a broadly low sensitivity in landscape and visual terms.
- 2.41 However, it also notable that the streetscapes aside and near the Application Site including Broomhill have a broad and green character with numerous trees that give the townscape / landscape a higher baseline quality and value that what might be considered typical of a “industrial” zoned area. **See Photo 7**

Photo 7 Existing Landscape Value and Condition



View to the east into the core of the Application Site from Broomhill Road

VISUAL ASSESSMENT AND VIEWPOINT SELECTION

- 2.42 Site surveys were undertaken between June 2021 and February 2022 to establish locations where there are potential views of the Proposed Development or where key visual receptor groups might visit, work or stay and any general movement through the area.
- 2.43 Built-up townscape, infrastructure and vegetation are features of Dublin 24 and this ensures that views consistently change in context, scale and extent with many views of the Application Site, even from close proximity locations are closed off. From the majority of areas in the Greenhills Road / Airton Road and Broomhill Road, it would be considered that the site has a good ability to absorb changes without significant detriment to landscape / townscape character or visual

amenity of this area.

2.44 A review was undertaken of the 18 designated “Prospects to be reserved and protected” (as per Section 9.2.1 in the South Dublin County Development Plan) but this established none are in close proximity to the site or will be impacted by activity or land use on the Application Site.

2.45 Selected representative viewpoints (See Figure 4) for the visual assessment are taken from the following locations:-

- Viewpoint 1 – Broomhill Road (north);
- Viewpoint 2 – Broomhill Drive;
- Viewpoint 3 – Broomhill Close;
- Viewpoint 4 – Broomhill Road, Broomhill Business Complex;
- Viewpoint 5 – Airton Road (to the west);
- Viewpoint 6 – Airton Road / Broomhill Road junction;
- Viewpoint 7 – Airton Road (to the east); and
- Viewpoint 8 – TU Dublin, Tallaght sports pitches towards Belgard Road.

Figure 4 Viewpoint Map



Viewpoint Location Map (courtesy of 3D Design Bureau)

3.0 Proposed Development

3.1 The proposed development entails the demolition of existing buildings on site, construction of 242 no. apartments, creche and associated site works and a comprehensive redevelopment of this site.

Summary of Proposed Development

3.3 The proposed development will consist of: (a) the demolition (total area approx. 4,319.9 sqm) of the existing buildings on site and the existing front boundary treatment; and (b) the construction of a new residential and mixed use scheme of 242 no. apartment units in 5 no. blocks (Blocks A to E) ranging from 4 to 7 storeys in height as follows:

- Block A (5 storeys) comprising 40 no. apartments (4 no. 1 bed, 31 no. 2 bed and 5 no. 3 bed units);
- Block B and C (7 storeys) comprising 102 no. apartments (45 no. 1 bed and 57 no. 2 bed units);
- Block D (5 - 7 storeys) comprising 36 no. apartments (16 no. 1 bed and 20 no. 2 bed units); and
- Block E (4 - 5 storeys) comprising 64 no. apartments (31 no. 1 bed and 33 no. 2 bed units).

3.4 Block D will accommodate a Childcare Facility/creche of approx. 465sqm at ground floor level.

3.5 The proposal will also provide for a café of approx. 50.9 sqm at the ground floor of Block C. Residential amenity areas will be provided in the form of a reception of approx. 125.1sqm, resident lounge of approx. 45sqm, a letting office of approx. 11.8sqm, a rentable room/studio space of 39sqm, a public gym of approx. 128.5sqm and a public co-working space of approx. 128.4sqm, all at the ground floor level of Blocks B & C.

3.6 Each residential unit will be afforded with private open space in the form of a balcony or terrace. Communal open space of 1,797.4sqm is proposed in the form of 2no. roof top terraces at Blocks D and E, courtyard space at ground level, outdoor seating and planting and pedestrian and cyclist links. Public open space of 1,400sqm is also proposed in the form of outdoor seating, paved areas, a lawn area, play areas and an outdoor seating area to the front of the proposed café at Block C.

3.7 A total of 136no. car parking spaces are provided at ground floor level, including 7 no. Accessible spaces at surface level; and 426 no. bicycle spaces (Visitor and Resident in bike stands and secure stacked bike spaces) are proposed.

3.8 The development shall be served via a new vehicular access point from Broomhill Road. Upgrade works are proposed to the vehicular access point to facilitate the proposed development and to provide for improved access and egress for the overall development. New pedestrian and cyclist access points will be provided on to Broomhill Road from the site.

- 3.9 The associated site and infrastructural works include provision for water services; foul and surface water drainage and connections; attenuation proposals; permeable paving; all landscaping works; boundary treatment; internal roads and footpaths; waste storage areas and electrical services and all associated site development works.
- 3.10 A full description of the Proposed Development is contained within the Planning Application Form submitted with this application and is not repeated here.

Design Considerations

- 3.11 In broad terms, the proposed development comprises a contemporary set of buildings with facade materials and treatments selected to ensure durability, ease of maintenance and a high quality of finish prepared using best practice urban design principles.
- 3.12 The following mitigation measures and considerations were made in relation to the architectural design and materials selection and are relevant as to how the proposed development will sit into and be seen in the Broomhill and Airton townscape:-
- Using existing accesses off Broomhill Road and enhanced connectivity to Broomhill Terrace to the north;
 - The proposal is designed on an axis that correlates with the existing townscape structure with geometry aligned to existing built form and infrastructure;
 - The facades and architecture will give the proposed development a crisp and modern appearance with material selected based on sustainability and visual quality. Further information on architecture and detailing is contained in the Design Statement (John Fleming Architects);
 - The scale offers adequate enclosure to the street and public/private spaces as well as creating a strong urban edge and public realm along Broomhill Road;
 - The core public open space is overlooked by resident's windows or balconies ensuring adequate passive surveillance of all spaces by residential units in order to both enliven the area and make it a 'home' for the residents of the development;
 - The collective landscape and public realm areas associated with this development correlate with open space requirements.
 - The public realm design will be of high quality and increase the landscape condition, quality and value and areas of landscape within the Broomhill neighbourhood;
 - Enhanced pedestrian linkages and permeability across the site;
 - Amenity and garden areas are set at ground floor level across the site and will provide an active street frontage and vitality with the building having active uses and facades on lands adjacent to the public realm;

- Indoor communal spaces are integrally linked to external terraces and courtyards to provide social amenity spaces for use by all residents aiding in the creation of a community. The key open spaces, plazas, courtyards and landscape areas are overlooked by adjacent properties to provide informal supervision;
- Functional areas including bin storage are located in areas so to be visually obscured from publicly accessible areas (i.e., roads and garden areas);
- Provision of play areas and facilities which will be designed, installed and maintained in accordance with European Standards EN 1176-1-11 and EN 1177 Playground equipment and surfacing;
- 426 No. bicycle spaces are provided within the landscape design, located at strategic node/meeting points;
- At ground level, there will be extensive and high quality landscape and garden works (as set out on Park Hood Drawing No. BHR-PHL-XX-XX-DR-L-2001 accompanying this application). This will include feature lighting, fencing, green wall solutions, tree, groundcover and shrub planting, hedgerows, lawn areas, and quality hard landscape treatments based on a SUDs drainage scheme; and
- The proposed development will fully comply with all building regulations in terms of universal access for all and needs for residents.

Visual 1 Proposed Public Open Space

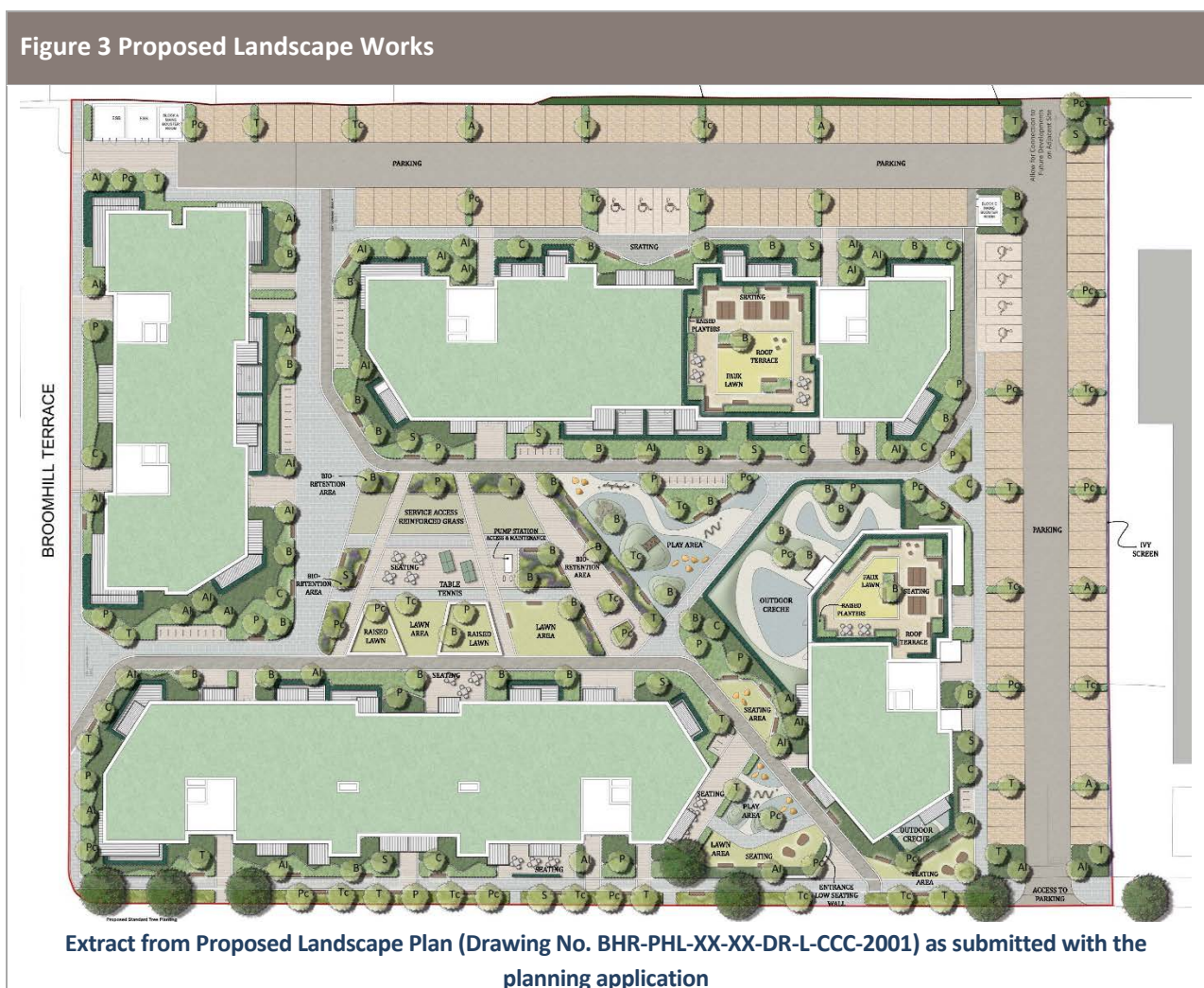


CGI courtesy of 3D Design Bureau (2022)

Landscape Design and Green Infrastructure Considerations

- 3.13 The proposed building footprint extends across approximately one-third of the Application Site. The core public open space is publicly accessible and designed to be a flexible area assessable to all and all ages and equates to over 10% of the development site. While infrastructure including access roads, car parking provision and functional elements ingress into the broader site area, the basic objective was to make these areas as usable and green as possible including landscaped zones and connectivity corridors facilitating easy interaction with the open space. The collective open spaces can be broken down into public open space, communal open space, private open space, green roofs, public realm and streetscape including the tree-lined Broomhill Road, connectivity routes and boundary treatments and incidental landscapes that collectively offer the opportunity to provide the site with a much “greener” character than it has at this time.

Figure 3 Proposed Landscape Works



- 3.14 The car parking is located to the periphery of the development to allow the central open space to be a vehicular-free zone. Its potential expanse has been broken up by the inclusion of over 30 trees and over 100m of hedging to give it a greener character and visual appearance. The **Landscape**

Design and Access Statement (Park Hood 2022) outlines how the design seeks to create a sense of connectivity between the collective public, communal and incidental open spaces and promotes a sense of place and well-being within the development

- 3.15 This includes a coherent pedestrian footpath network ensuring residents and guests can navigate around the site easily allowing them and the public to interact and use the public open space (and associated play spaces). Communal open space is provided within the central courtyard and includes areas of hard landscape, tree planting, lawns, ornamental planting including seating / passive amenity areas, and active community areas.
- 3.16 Hard landscaping materials were chosen based on suitability for a residential scheme and long term use with variations provided in the form of shape unit size, mix and colour. All of the specified materials are robust in nature in order to maximize the longevity of the development and minimise maintenance issues. The ground floor landscape plan includes elements to promote Sustainable Urban Drainage strategies in order to alleviate the demand on with surface water drainage networks.
- 3.17 Planting in accordance with **All Ireland Pollinator Plan 2021-2025** and the Draft Dublin City Biodiversity Action Plan 2021-25. Bio-diversity measures including bat and bird boxes will be undertaken under direction from site ecologists

Visual 2

Proposed Public Open Space



CGI courtesy of 3D Design Bureau (2022)

Public Open Space

- 3.18 The public open space, equating to 11.5%, includes green infrastructure (including rain gardens), pocket parks, urban furniture, shared spaces and designated play spaces for resident and local visitor use. The site layout will ensure properties face areas of open space (and streets) to provide passive supervision / ownership ensuring no hidden corners.
- 3.19 The designs will create a high quality open space including play facilities, areas for passive and active recreation and social/community interaction based on a layout that ensures properties face areas of open space (and streets) to provide passive supervision / ownership and no hidden corners. The core open space is a shared flexible area designed to be assessable to all and all ages and is over 10% of the development site. Natural features are designed into the space to promote children's play comprising a Local Equipped Area for Play (LEAP) and a further play area of a more communal nature is associated with the creche on corner of Block D. A variety of elements will be included to provide opportunity for both physical activity and relative calm/ reflection.
- 3.20 The proposals include extensive tree planting (including at semi-mature size) within the public open space equating to approximately 70 no. trees (compared to none at present) to create a natural and welcoming environment for residents and the visiting public. The proposed planting schedule will provide seasonal interest and natural buffers between external spaces, path routes and the adjacent buildings whilst creating shelter and focal points.
- 3.21 There are plazas or broad public realm zones leading to and from the public open space providing connectivity between these areas and this would be characterised by high quality public realm landscape including outdoor seating / meeting / eating / greeting and social areas with fixed and loose furniture associated with cafes.

Communal Open Space

- 3.22 Communal open space is provided at podium level and include areas of hard landscape, tree planting, lawns, ornamental planting including seating / passive amenity areas, and areas for communal garden and outdoor working. The objective of the collective open spaces and communal spaces is to allow residents at all levels ready access to exterior garden spaces. Communal amenity space is provided in line with the 'Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities' (2020).

Boundary Treatments

- 3.23 Boundary treatments including shrub planting, fences and ivy screens all designed to contribute to the green sense of place at ground floor levels within this proposal. Landscape works to the Broomhill Road frontage including retention of 6 no. trees and broad grass verges and planting of 25 no. trees (to compensate for the 11 no. trees lost). Broomhill Terrace to the north gets an enhanced landscape treatment including a further 10 no. trees.

- 3.24 Tree and hedge planting is designed to allow for definition of space and allowing seclusion and privacy for the residents. The planting scheme uses a mix of native and ornamental tree and shrub species to create a seasonal landscape that is functional, whilst also being sympathetic to the surrounding environment.

Green Roofs

- 3.25 Flat roof of buildings include sedum green roofs designed, in part to assist in drainage patterns by intercepting rainfall, building insulation and but also to enhance biodiversity. These areas are not accessible to residents but will contribute to the general character and environmental integrity of the development.

4.0 LANDSCAPE AND VISUAL ASSESSMENT

Introduction

- 4.1 The aim of this report is to objectively and professionally assess how the proposed development at Broomhill Road will affect the landscape, townscape and visual amenity of the Application Site and this part of Dublin. The terminology and glossary is based those used in the *Guidelines for Landscape and Visual Impact Assessment 3rd Edition (2013)*.
- 4.2 The key consideration in this project is the magnitude and significance of effect based on comparing the scale and shape of the proposed development against what is offered by the existing setting, visual quality and sensitivity of the Application Site. Particular regard is given to the proposal's mass and height. A further consideration is the people who use or pass through this area who may feel that the visual and townscape quality could be affected by this proposal.

Construction Stage Effects

- 4.3 The construction operations will cause affects to local townscape and visual amenity though the following:-
- Removal / demolition of existing warehouses, buildings and internal infrastructure;
 - Removal of internal colonising shrubs and brier areas;
 - Felling of 11 no. trees and 1 no. tree/hedge (out of 20 trees on site) comprising 6 no. Category A and 6 no. Category B trees towards Broomhill Road;
 - Site access and haulage routes using the existing road infrastructure off Broomhill Road;
 - Fixed construction plant, including cranes and scaffolding and gantries;
 - Mobile construction plant, such as excavators and lorries;
 - Storage and compound areas;
 - Erection of welfare facilities and retention of existing protective hoardings;
 - Security and safety lighting; and
 - The presence of evolving buildings.
- 4.4 Such is their condition, the removal of the existing buildings and vegetation would have no significant effects on local townscape character and demolition would have *neutral* effects (i.e., no better or worse) on the character of the site.
- 4.5 The site will be bound by hoardings to clearly delineate working areas. Where feasible existing walls and fences will be retained in situ for the construction period to also form this function. Publicity material may be displayed on the hoardings along Broomhill Road to inform the public and passer-by's about the proposal and programme for delivery. These will also obscure views

from low-level street / road areas.

- 4.6 The construction works will represent a major change to the site character and result in direct effects to adjacent areas which will constitute a *slight adverse* effect comparative to the existing situation. These will be temporary, localised and short-term and are not considered significant in context of the wider townscape given current site use and degraded quality.
- 4.7 As the construction of higher floors commences, there will be more visual exposure and this will continue to have *slight adverse* effects on local areas including the adjacent section of Broomhill Road and immediately adjacent areas within the wider Broomhill estate. Being a heavily built-up area and commercial / industrial location, effects deriving from construction traffic would not constitute a significant change from the existing situation. Construction traffic and materials can access easily from Broomhill Road which is used to large scale vehicular traffic and any increased usage will not be significant in landscape and visual terms.
- 4.8 To areas across the wider Dublin 24 area, the construction phase will have *negligible* effects until the taller elements are being constructed and come into view. As these higher stories are constructed, the construction works will inevitably become more evident from incidental gaps or elevated areas in the Broomhill / Airton area but given the context of built environment and distance, the effects would be of a *low magnitude* and not of a significant nature. Any significant effects at this stage are therefore limited to the Application Site itself and the immediately adjacent lands.

Landscape and Townscape Effects (on completion)

- 4.9 Any assessment must be measured against the current situation on site which comprises a set of mixed condition utilitarian buildings set in a largely functional landscape. In terms of this TVIA assessment, the mass and height of the proposed buildings are key considerations but it would also be how this development sits into the Broomhill townscape and becomes part of the evolution, integrity, legibility and identity of this part of the city. The following section reviews the likely impacts on key townscape areas identified in the baseline assessment section above and includes consideration of *Section 3.0 Building Height and Development Management process* within the *Urban Development and Building Heights Guidelines for Planning Authorities* by *Department of Housing, Planning and Local Government (2018)*.

Application Site

- 4.10 In terms of the actual Application Site, there are no distinctive or notable built features, facades or architecture that will be lost; any demolition would have *neutral* effects (i.e., no better or worse) on the character of the site. the focus of any assessment therefore relates to the scale and nature of the proposed development.
- 4.11 While the removal of the existing buildings would have no significant effects on local townscape

character, the subsequent development will result in significant changes to the site character due to introduction of a series of taller buildings of a predominantly residential nature that will completely alter the baseline setting on completion. The road pattern to the periphery on Broomhill Road and Broomhill Terrace will be unaffected though the proposal introduces variations to the site access, public realm and landscape works that would offer the opportunity for positive effects on its visual appearance and function.

Visual 3

Proposed Development in close proximity view from Broomhill Road



CGI courtesy of 3D Design Bureau (2022)

- 4.12 Irrespective, the proposed development will have a *profound* effect on the Application Site categorised as high magnitude but this is not something that should be seen as adverse in townscape / landscape character terms. The improved facades, architecture and relationships with adjacent roads will reinvigorate and revitalise this part of Tallaght giving it a more productive use contributing to the immediate townscape character and setting.
- 4.13 While the loss of 11 no. trees on the western boundary suggests a loss in amenity, their replacement and creation of new public open spaces including plazas, public realm and enhanced streetscape will have positive effects and replace a green character on Broomhill Road. These open space works will increase tree and shrub cover across the site with enhancement to the species diversification. The collective landscape works will enhance the amenity, ecological worth

and landscape character through introduction of amenity gardens, landscape treatments, courtyards, green roofs and planting that will give the site a much “greener” character than it currently has.

- 4.14 Further the proposal will have positive effects on its character and increase the street life during both day and night while enhancing linkages in the Broomhill area through improved public accessibility new public realm and linked open space.
- 4.15 The Development Plan recommends 10% of the site area should be reserved as public open space in new residential developments and, in excess of this, is provided to the core of this site. Beyond this, public realm and streetscape improvement can be accepted as contribution to any requirement. In this regard, the proposed development extends from the core public open space to include lands up to the site periphery and the existing public footpath on Broomhill Road which will be subject of a major environmental improvement and enhancement scheme (subject to agreement with the Local Authority).

Visual 4 Proposed Development in close proximity view from Broomhill Road



CGI courtesy of 3D Design Bureau (2022)

[Airton Precinct and Tallaght](#)

- 4.16 There will inevitably be *substantial* and significant effects to areas on and aside the proposed

development site within the existing Broomhill estate due to the change in use from a commercial land use to a taller mixed-use scheme and residential complex. The proposal will include positive effects in terms of local landscape character in terms of improved streetscape, enhanced and improved tree and vegetation cover and a set of landmark buildings giving enhanced townscape variation and identity. It is also reasonable to suggest this proposal will have positive effects in terms of local townscape character on account of provision of a new area of public open space in this part of the city which has no such amenities at this time.

- 4.17 This site is framed on three sides by large-scale buildings within the Broomhill Estate and further large-scale townscape elements continue across this part of Tallaght that collectively ensure the proposal will be visually contained. There are further factors that assist in absorbing this scale notably the broad width of the roadscape and the adjacent townscape that ensure, while sizeable, it can be accommodated without detrimental character effects. The proposal will not be unique in terms of footprint and height, on account of the similar scale projects in the locality and major regeneration ambitions which are already consented and will have a contemporary architecture of a larger scale than currently exists.
- 4.18 Where visible near the Application Site, the distinctive new buildings will be a significant addition to the local architecture skyline and townscape and serve as a visual backdrop to local areas with a more open or exposed character with the upper parts of the development rising above the intervening built form and treelined Airton Road and Broomhill Road. The nature of the intervening townscape and limited quality or value in the Application Site area ensures that the development can be accommodated and absorbed without adverse impacts.
- 4.19 Beyond these localised areas, the existing built environment comprises a density of building and vegetation that ensures the majority of these areas will experience *slight / negligible* effects (i.e., not significant) due to the proposal being visually obscured. The majority of Tallaght and the Airton Road area will experience *negligible* townscape or visual effects due to the proposal being visually obscured i.e., effects also rated as not significant.
- 4.20 There will be *negligible* effects on the grounds of the Technological University Dublin grounds, Bancroft Public Park, Sean Walsh Public Park, Tymon Hall Park, St Killian's GAA and any areas of open space within Kilnamanagh due to intervening built environment and vegetation that ensure views of the Application Site are obscured.
- 4.21 The proposal will give this part of the city a changed character and sense of place as well as being likely to attract further investment which will have indirect positive effects on its character. Consequently, the development can be successfully absorbed into this area without causing adverse townscape / landscape effects and it is evident in townscape character terms that this site lends itself to a proposal of this nature and scale.

Dublin City

- 4.22 There are no designated views, landmarks, landscapes / townscapes, prospects or vistas affected by this proposal.
- 4.23 The current site and setting contributes little to the character or quality of this part of the city. In townscape character terms, the completed development will improve the quality and character of this area symbolising progress, revitalisation and positivity. For passing traffic on Broomhill Road, Airton Road and the Greenhills Road, it will be seen in context with the townscape and contribute positively to this area's identity and sense of place signifying commencement of a new architectural and landscape character. In general, views experienced by pedestrians are focused at ground level where the proposal will be obscured by existing buildings ensuring *negligible / no* effects to the vast majority of the city. Where visible in longer or distant views, it will invariably be a part of a built townscape and its existing condition, proximity of adjacent buildings, infrastructure and land-uses ensure it can be accommodated without causing any detriment to townscape character.
- 4.24 In summary, the effects, while significant locally will be a positive statement in terms of the townscape development, legibility and future while tying effectively in with many of the ambitions and objectives of the Development Plan in terms of residential-led regeneration, mixed-use development and services as addressed in the accompanying planning statement.

Visual Impact Assessment

- 4.25 The following section summarises the existing setting and likely or anticipated visual effects on the eight no. representational viewpoints for which verifiable photomontages have been prepared by 3D Design Bureau based on the proposed development plans and elevations. The selected viewpoints formed part of an initial Landscape and Visual Summary Statement and used for the initial submissions to An Bord Plenála and the Planning Authority in 2021. No additional representative viewpoints or photomontages were requested at or following these meetings.
- 4.26 An extract from the proposed view photomontage is included below for ease of cross-reference but the existing and proposed views are set out in larger scale within the Aerials, Presentation, CGIs and Photomontages Document prepared by 3D design Bureau which also accompanies this application.

Viewpoint 1 Broomhill Road (to north) near Broomhill Drive Junction



Verified View VP1 - Image courtesy of 3D Design Bureau (2022)

Viewpoint Address or Location	Broomhill Road, Dublin 24	Distance to Application Site	135m
Viewpoint Baseline	<p>Broomhill Road is a broad “L” shaped single carriageway of 880m in length that connects Airton Road to the south-west with Greenhills Road to the east. It provides a link to several commercial premises and businesses in the Broomhill estate. Aligned, in part, with mature trees and grass verges, the road has a relatively green character off which are set generally large-scale buildings and warehouses ensuring any medium or longer views beyond the road corridor are very limited. More open views are afforded at incidental road junctions (such as this viewpoint) though the existing buildings on the Application Site are obscured by intervening built form on Broomhill Drive.</p> <p>The majority of visual receptors will be those working in this area or those in the area for employment / commercial reasons such as deliveries.</p>		
Viewpoint Sensitivity	Medium /Low		
Predicted Change	<p>The proposed development will result in a very minor change to the view rising into a small part of the skyline to the south-west and partially evident above the intervening commercial buildings and street trees on Broomhill Drive having <i>slight neutral</i> effects.</p> <p>While an evident addition to the visual backdrop from this section of the road, it would not have any significant effects due to intervening screening elements and existing context.</p>		
Significance Summary	Minor: proposed development will form a minor component in view with no significant effects.		

Viewpoint 2 Broomhill Drive



Verified View VP2 - Image courtesy of 3D Design Bureau (2022)

Viewpoint Address or Location	Broomhill Drive, Dublin 24	Distance to Application Site	80m
Viewpoint Baseline	<p>Broomhill Drive is a cul-de-sac off Broomhill Road that provides access to 11 warehouses or commercial buildings. There are no vehicular or pedestrian access to anywhere apart from the adjoining private premises. It is the closest road to the north-east of the Application Site though views of the site are limited due to the large scale of the intervening buildings and incidental trees. There are no views beyond the road corridor and the area has a utilitarian and functional character.</p> <p>The majority of visual receptors will be those working in this area or those in the area for employment reasons such as deliveries.</p>		
Viewpoint Sensitivity	Medium / Low		
Predicted Change	<p>The proposed development will be a discernible change to a small part of the view rising into the skyline to the south-west and partially evident above the intervening commercial buildings and street trees on Broomhill Drive having <i>slight neutral</i> effects.</p> <p>While an evident addition to the visual backdrop from Broomhill Drive, it would not have any significant effects due to intervening screening elements and existing context of the receiving townscape / landscape.</p>		
Significance Summary	Minor: proposed development will form a minor component in view with no significant effects.		

Viewpoint 3 Broomhill Close



Verified View VP3 - Image courtesy of 3D Design Bureau (2022)

Viewpoint Address or Location	Broomhill Close, Dublin 24	Distance to Application Site	135m
Viewpoint Baseline	<p>Located to the north-west of the Application Site, Broomhill Close is a cul-de-sac that provides access to 12 no. industrial and commercial units. There are no vehicular or pedestrian access to anywhere apart from the adjoining (private) premises. Views of the site are limited due to the large scale intervening buildings and incidental trees to the south of Broomhill Close. Any further pr longer views beyond the road corridor are very limited and the area has a utilitarian and functional character.</p> <p>The majority of visual receptors will be those working in this area or those in the area for employment reasons such as deliveries.</p>		
Viewpoint Sensitivity	Medium / Low		
Predicted Change	<p>The proposed development will be a discernible change in the land-use and building scale to the east aside the Broomhill Close / Road junction rising into the skyline above the intervening commercial buildings and street trees having <i>moderate neutral</i> effects.</p> <p>Such effects should be measured against the existing visual setting and this addition would not constitute a significant effect on account of baseline visual context, viewer sensitivity. Consequently, any awareness of the proposal would not have a marked effect on the overall visual quality of Broomhill Drive or its setting.</p>		
Significance Summary	Moderate: the proposal will form a readily apparent component within the overall view to the east.		

Viewpoint 4 Broomhill Road (to north)



Verified View VP4 - Image courtesy of 3D Design Bureau (2022)

Viewpoint Address or Location	Broomhill Road	Distance to Application Site	100m
Viewpoint Baseline	<p>Broomhill Road is a broad “L” shaped single carriageway of 880m in length that connects Airton Road to the south-west with Greenhills Road to the east. Aligned, in part, with mature trees and grass verges, the road has a relatively green character off which are set generally large-scale buildings and warehouses. This view is on the corner of the L shape with longer views afforded to the south and east along the road corridor. The site, located to the east of the road, is partially obscured by intervening buildings and trees. The majority of visual receptors will be those working in this area or those in the area for employment / commercial reasons such as deliveries.</p>		
Viewpoint Sensitivity	Medium / Low		
Predicted Change	<p>The proposed development will be a discernible change in the land-use and building scale to the east of Broomhill Road rising into a small part of the skyline above the intervening (modern) commercial buildings and street trees having <i>moderate neutral</i> effects.</p> <p>Such effects should be measured against the existing visual setting and this addition would not constitute a significant effect on account of baseline visual context and viewer sensitivity. Consequently, any awareness of the proposal would not have a marked effect on the overall visual quality of Broomhill Road or its setting.</p>		
Significance Summary	Moderate: the proposal will form a readily apparent component within the overall view to the south.		

Viewpoint 5 Airton Road



Verified View VP5 - Image courtesy of 3D Design Bureau (2022)

Viewpoint Address or Location	Airton Road / Airton Close Junction, Dublin 24	Distance to Application Site	175m
Viewpoint Baseline	<p>Airton Road is the closest road to the south of the Application Site. The road, approximately 885m in length, links Greenhills Road in the east and Belgard Road to the west. It is aligned with mature trees in broad grass verges off which are set generally large-scale buildings and warehouses that serve to confine views to the road corridor. This viewpoint, aside the five-storey Johnson & Johnson premises off Airton Close, is representative of views from Airton Road to the west where the existing buildings on the Application Site are obscured by intervening built form and trees.</p> <p>The majority of visual receptors will be commuting traffic or those working in this area or those in the area for employment / commercial reasons such as deliveries.</p>		
Viewpoint Sensitivity	Medium / Low		
Predicted Change	<p>The proposed development will result in a very minor change to the view rising into a small part of the skyline to the north-east and partially evident above intervening commercial buildings and between street trees on Airton Road and Broomhill Road having <i>slight neutral</i> effects.</p> <p>The vast majority of passing traffic will not register any change and it would not have any significant effects due to intervening screening elements and existing context.</p>		
Significance Summary	Minor: proposed development will form a minor component in view with no significant effects.		

Viewpoint 6 Airton Road



Verified View VP6 - Image courtesy of 3D Design Bureau (2022)

Viewpoint Address or Location	Airton Road, Dublin 24	Distance to Application Site	80m
Viewpoint Baseline	<p>Airton Road is the closest road to the south of the Application Site and this view is from the nearest point to the Application Site. The road, approximately 885m in length, links Greenhills Road in the east and Belgard Road to the west and views beyond the actual road corridor are generally confined by built form and vegetation. Glimpse and oblique views to the north are afforded over intervening large-scale commercial premises and between street trees towards the Application Site area.</p> <p>The majority of visual receptors will be commuting traffic or those working in this area or those in the area for employment / commercial reasons such as deliveries.</p>		
Viewpoint Sensitivity	Medium / Low		
Predicted Change	<p>The proposed development will be a discernible change in the land-use and building scale within the Broomhill area rising into the skyline above the intervening commercial buildings having <i>moderate neutral</i> effects.</p> <p>Such effects should be measured against the existing visual setting and this addition would not constitute a significant effect on account of baseline visual context and viewer sensitivity. Consequently, any awareness of the proposal would not have a marked effect on the overall visual quality of Airton Road or its setting.</p>		
Significance Summary	Moderate: the proposal will form a readily apparent component within the overall view to the north.		

Viewpoint 7 Greenhills Road



Verified View VP7 - Image courtesy of 3D Design Bureau (2022)

Viewpoint Address or Location	Greenhills Road, Dublin 24	Distance to Application Site	365m
Viewpoint Baseline	<p>Greenhills Road (R819) is the closest road to the east of the Application Site and provides a link between the N81 Road to the south in Tallaght and Walkinstown to the north-east. The road passes through a mix of commercial and residential areas with this viewpoint, near the Greenhills Retail Park and looking west across the Harvey Norman commercial premises and car park, provides an oblique and glimpse view in the direction of the Application Site.</p> <p>The majority of visual receptors will be commuting traffic or those working in this area or those in the area for retail / employment / commercial reasons.</p>		
Viewpoint Sensitivity	Medium / Low		
Predicted Change	<p>The proposed development will result in a very minor change to the view rising into a small part of the skyline to the west above the Harvey Norman building and car park having <i>slight neutral</i> effects.</p> <p>The vast majority of passing traffic will not register any change and it would not have any significant effects due to distance, intervening screening elements and existing landscape / townscape context.</p>		
Significance Summary	<p>Minor: proposed development will form a minor component in view with no significant effects.</p>		

Viewpoint 8 TU Dublin (Tallaght) Football Ground



Verified View VP8 - Image courtesy of 3D Design Bureau (2022)

Viewpoint Address or Location	TU Dublin pitches (off Belgard Road)	Distance to Application Site	645m
Viewpoint Baseline	<p>This is representative of views from the south-east towards Tallaght town centre but is from an open pitch that allows longer views than commonplace in this part of the city. From this area and the adjacent section of Belgard Road and the wider TU campus, views to the north are restricted by intervening woodland belts and buildings off Airton Road.</p> <p>The majority of visual receptors will be those using the park for amenity or recreational purposes.</p>		
Viewpoint Sensitivity	Medium		
Predicted Change	<p>The proposed development will be a discernible change to a small part of the panoramic view to the north being partially evident above the intervening commercial buildings and wooded belts towards Airton Road having <i>slight neutral</i> effects.</p> <p>While an evident addition to the northern visual backdrop from this area, it would no bearing on the character of this part of the TU campus due to distance, intervening screening elements and existing context of the receiving landscape.</p>		
Significance Summary	Minor: proposed development will form a minor component in view with no significant effects.		

5.0 Conclusion

Baseline Setting

- 5.1 The Application Site comprises 1.4 hectares of land at Broomhill Road, Tallaght, Dublin 24, D24 XA52 and Unit 51, Broomhill Road, Tallaght, Dublin 24, D24E124. It comprises a commercial / industrial site categorised as poor townscape of low sensitivity, quality and value.
- 5.2 The most appreciable features on the site are the mature trees aside and towards Broomhill Road which, along with further trees within verges in this and Airton Road are a factor in contributing to the local setting and visual amenity. The remainder of the site has no townscape or visual amenity value and carries no environment, amenity, heritage, visual amenity or landscape designations. The boundary treatments include concrete block walls, barbed wire and palisade fencing which are of utilitarian nature.
- 2.46 Surrounding the Application Site is a mix of ordinary and poor townscape dominated by large scale industrial and business parks, major roads and the Technological University Tallaght lands which give the wider area a functional and utilitarian character. While there are localised areas of improved or higher quality landscapes including Bancroft Park, the area is a predominantly modern townscape and the lack of EPA or planning designations suggest this part of the city has a broadly low sensitivity in landscape and visual terms.
- 5.3 Built townscape ensures that views consistently change in context, scale and extent with many views of the Application Site, even from close proximity locations closed off by intervening buildings, vegetation or boundary features. There are no significant medium or longer views due to intervening townscape and the locally shallow topography not facilitating potentially elevated views towards the Application Site. Short range views of the Application Site are largely confined to an approximate 200m long corridor on the Broomhill Road to the west of the site.

Proposed Development

- 3.26 The proposed development entails the demolition of existing buildings on site, construction of 242 no. apartments, creche and associated site works and a comprehensive redevelopment of this site.
- 5.4 Works include services and amenities, car parking and cycle spaces with open space provision including public open space and realm works, internal communal open spaces and enhanced public linkages across the site..

Predicted Significance of Landscape and Visual Effects

- 5.5 Any assessment must be measured against the current situation on site which constitutes a mixed quality commercial and industrial area bound by utilitarian buildings set in a largely functional landscape. In broad terms, a proposal of this nature and scale will become part of the integrity, legibility and identity of this part of Broomhill with significant effects (including positive) to the immediate townscape character and visual amenity. The proposed development will constitute a significant change to the local sense of place, use and architecture while being an immediately

apparent and substantial change to close proximity views from Broomhill Road and adjacent areas.

- 5.6 While a substantial development, the baseline setting of large scale and mixed quality townscape, built form or type and broad infrastructure ensure this area is capable of absorbing such a change without detriment. In all views, the proposed development would be seen in context with other large buildings, infrastructure, elements or structures.
- 5.7 The proposal will have positive effects on the character of this area though an increase the street life during both day and night while enhancing linkages in the Broomhill area through improved public accessibility and provision of a new area of public open space in this part of the city which has no such amenities at this time.
- 5.8 In general, views experienced by pedestrians are focused at ground level where the proposal will be obscured by existing buildings ensuring *negligible / no* effects to the vast majority of Tallaght and this part of the city. Where any glimpse views, it will invariably be a part of a built townscape and its existing condition, proximity of adjacent buildings, infrastructure and local land-uses ensure it can be accommodated without causing any detriment to townscape. There will be no effects to any designated historic sites, views, townscapes, key landmarks or environments at a local or city wide level.
- 5.9 There are no public parks, designated views, landmarks, landscapes / townscapes, prospects or vistas affected by this proposal.

Summary Statement on Townscape and Visual Effects

- 5.10 The Application Site comprises a commercial site that contributes little to the landscape or townscape character and visual quality of this part of Dublin. The proposed development, while substantial, would result in a positive contribution to the townscape character and urban fabric of the Broomhill area. While recognising there are some significant local impacts, this report concludes that this proposal, on balance, has no unacceptable townscape / landscape or visual effects and can be successfully absorbed into the character and views and benefit this part of the city.

APPENDIX A - REFERENCES

- *Guidelines for Landscape and Visual Impact Assessment (3rd Edition) by The Landscape Institute and the Institute of Environmental Assessment (2013) (GLVIA);*
- *Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals (2019) by The Landscape Institute (2019);*
- *Landscape Institute Technical Guidance Note 2/19: Residential Visual Amenity Assessment (RVAA) by The Landscape Institute (2019);*
- *Guidelines on the information to be contained in Environmental Impact Statements - Environmental Protection Agency (2002);*
- *Advice Notes on Current Practice in the preparation of Environmental Impact Statements - Environmental Protection Agency (2003);*
- *EPA Guidelines on the Information to be contained In Environmental Impact Assessment Reports (Draft August 2017);*
- *National Landscape Strategy 2015–2025;*
- *Construction Standards for Road and Street Works in Dublin City Council (2005).*
- *Design Manual for Urban Roads and Streets by the Department of Housing, Local Government and Heritage (2019);*
- *All-Ireland Pollinator Plan 2015-2020 (National Biodiversity Data Centre (2015);*
- *Dublin City Biodiversity Action Plan 2015-2020 by Dublin City Council (2015);*
- *National Inventory of Architectural Heritage <http://www.buildingsofireland.ie>; and*
- *National Parks and Wildlife Service (NPWS) and Environmental Protection Agency - <https://gis.epa.ie/EPAMaps>*