

Landscape and Visual Impact Assessment

RE: Transitional Care Facility at Unit 21 First Avenue,
Cookstown Industrial Estate, Dublin 24

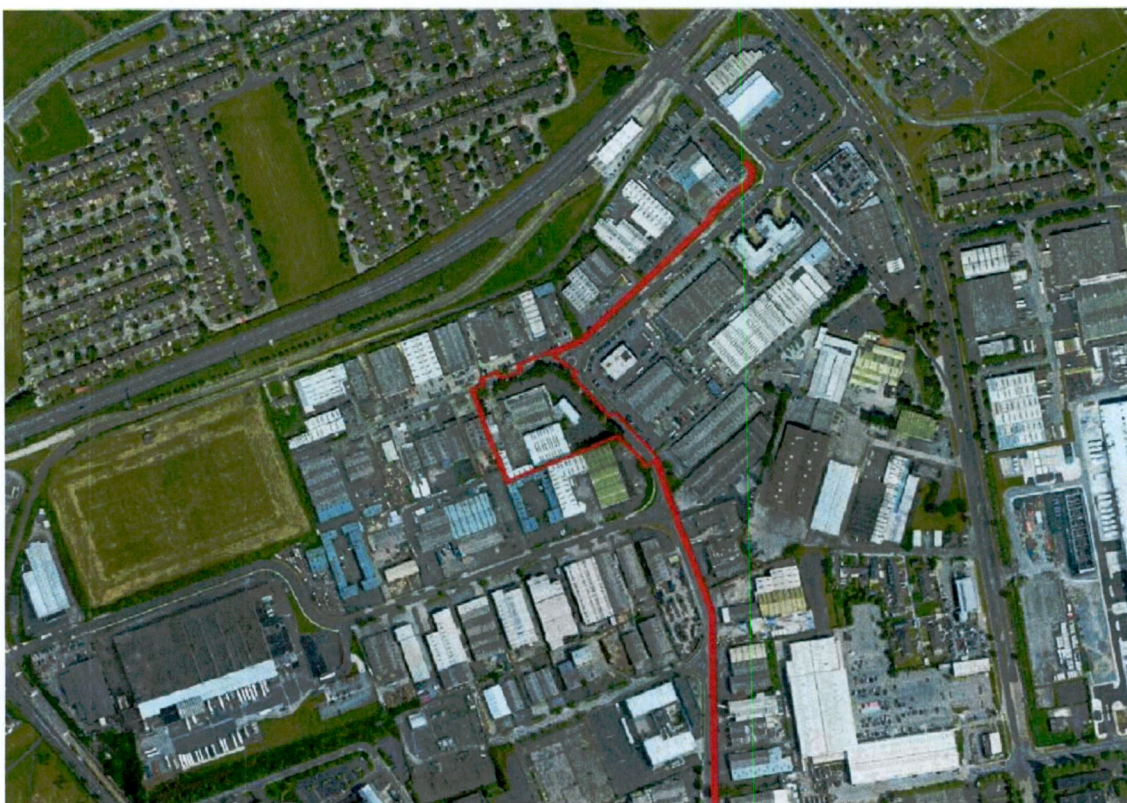
APPLICANT: BARTRA PROPERTY COOKSTOWN LIMITED

15th SEPTEMBER 2022

Prepared by Margaret Egan MILI
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Introduction

This Landscape and Visual Impact Assessment report has been undertaken by Áit Urbanism and Landscape as a stand-alone report. It will assess the landscape and visual impact of the proposed transitional care facility development at Unit 21, 1st Avenue, Cookstown, Tallaght, Dublin 24. The site is the now vacant former commercial premises of *Smart Glass International* at 1st Avenue and is highlighted in the aerial photograph below.



Site Location of the proposed development site with indicative boundary line in red

Landscape and Visual Impact Assessment

This Landscape and Visual Impact Assessment report describes the existing receiving environment, the contiguous landscape and the methodology utilised to assess the impacts. It assesses the visual extent of the proposed development and the proposal's visual effects on key views throughout the study area. It describes the landscape and urban character of the subject site and hinterland, together with the visibility of the site from significant viewpoints in the locality. The report summarises the impact of the proposed development on the visual and landscape amenity of the subject site and its immediate area.

The following visual receptors addressed in this assessment:

- Key views from designated sites of national or international importance where relevant
- Designated protected views and views/scenic routes protected through development objectives in the South Dublin County Council Development Plan 2022-2028 if applicable

- Local Amenity and Heritage Features
- Local community views to assess the landscape and visual impact of the proposals on those who live and work in proximity to the proposed development as well as those utilising local amenities
- Relevant local settlement nodes
- Major routes adjacent to the site

METHODOLOGY

Overview

Landscape and visual impact assessments are two separate, but closely related topics. The assessment of visual impact focuses on the extent to which new developments can be seen. Visual analysis forms one part of a Visual Impact Assessment (VIA), the process by which the potential significant effects of a proposed development on the visual resource of an area are methodically assessed. In turn, VIA forms just one part of a Landscape and Visual Impact Assessment (LVIA) and the wider process of Environmental Impact Assessment Report (EIAR). Landscape assessment focuses on the character of the landscape, examining responses which are felt towards the combined effects of the new development.

Desktop Study

Site assessments were undertaken in March and April 2021. Desktop studies were undertaken to evaluate the existing site conditions such as topography, vegetation, settlement patterns, contiguous land use, drainage, landscape and urban character as well as overall visibility of the site from surrounding areas. Information was also collated on protected views, scenic routes, special and protected landscapes etc.

The following documents and web resources were consulted for the desktop study:

- South Dublin County Council Development Plan 2022-2028 <https://www.sdcc.ie/en/>
- Ordnance Survey Ireland – Interactive Mapping and Aerial Photography www.osi.ie

This LVIA has been prepared utilising the following guidance documents:

- 'Guidelines on the Information to be Contained in Environmental Impact Statements' Environmental Protection Agency, 2002
- 'Guidelines on the Information to be Contained in Environmental Impact Assessment Reports' Environmental Protection Agency, May 2022.
- 'Advice notes on current practices (in the preparation of an Environmental Impact Statement), Environmental Protection Agency, 2003
- 'Advice notes for Preparing Environmental Impact Statements. Draft'. Environmental Protection Agency, 2015.

- ‘Landscape and Landscape Assessment Draft Guidelines’, Department of Environment, Heritage and Local Government (DEHLG) 2000
- ‘Guidelines for Landscape and Visual Impact Assessment’, The Landscape Institute & I.E.M.A., UK, 2013.
- ‘Environmental Impact Assessment Handbook’, Scottish Natural Heritage (SNH), Version 5, 2018. Appendix 2: Landscape and Visual Impact Assessment.
- DoEHLG, ‘The Landscape and Landscape Assessment Draft Guidelines for Planning Authorities’.

The Glossary of Impacts used in the assessment of impacts are as per EPA Guidelines:

Quality of Impacts

Positive Impact/Effects

A change which improves the quality of the environment (for example, by increasing species diversity, or improving the reproductive capacity of an ecosystem, or by removing nuisances or improving amenities).

Neutral Impact/Effects

No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.

Negative Impact/Effects

A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity of an ecosystem, or damaging health or property or by causing nuisance).

Significance of Impacts/Effects

Imperceptible Impact/Effect

An impact/effect capable of measurement but without noticeable consequences.

Not Significant

An impact/effect which causes noticeable changes in the character of the environment but without significant consequences.

Slight Impact/Effect

An impact/effect which causes noticeable changes in the character of the environment without affecting its sensitivities.

Moderate Impact/Effect

An impact/effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.

Significant Impact/Effect

An impact/effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.

Very Significant

An effect which, by its character, magnitude, duration or intensity, significantly alters most of a sensitive aspect of the environment.

Profound Impact/Effect

An impact which obliterates sensitive characteristics.

Duration of Impact/Effect

Momentary Impact/Effects

Effects lasting from seconds to minutes.

Brief Impact/Effects

Effects lasting less than a day.

Temporary Impact/Effects

Effects lasting less than a year.

Short-term Impact/Effect

Impact/Effect lasting one to seven years.

Medium-term Impact/Effect

Impact/Effect lasting seven to fifteen years.

Long-term Impact

Impact/Effect lasting fifteen to sixty years.

Permanent Impact/Effect

Impact lasting over sixty years.

Reversible Impact/ Effects

Effects that can be undone, for example through remediation or restoration.

Temporary Impact/Effects

Impact lasting for one year or less.

Types of Impacts

Indirect Impact/Effects (a.k.a. Secondary or Off-site Effects)

Effects on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway.

Cumulative Impact/Effects

The addition of many minor or insignificant effects, including effects of other projects, to create larger, more significant effects.

'Do Nothing Impact'

The environment as it would be in the future should the subject project not be carried out.

'Worst case' Impact/Effect

The effects arising from a project in the case where mitigation measures substantially fail.

Indeterminable Impact/Effect

When the full consequences of a change in the environment cannot be described.

Irreversible Impact/Effect

When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.

Residual Impact/Effect

The degree of environmental change that will occur after the proposed mitigation measures have taken effect.

Synergistic Impact/Effects

Where the resultant effect is of greater significance than the sum of its constituents (e.g., combination of SO_x and NO_x to produce smog).

Other terminology used within this chapter is set out below.

Definition of Visual Impacts

The following terminology, used in this visual assessment, is defined as follows:

Visual Intrusion: where a proposed development will feature in an existing view but without obstructing the view.

Visual Obstruction: where a proposed development will partly or completely obscure an existing view.

Sensitivity and Significance: The significance of impacts on the perceived environment will depend partly on the number of people affected, but also on value judgments about how much the changes will matter. In this respect it is important to identify actual visual and physical connections between the site, its adjacent occupiers/landowners and those who interact with it from further afield, in the context of the existing and the proposed situations.

While our visual sense is generally acknowledged to represent the dominant contribution to our perception of place and its context, other factors also contribute. Hearing/sound, smell and a variety of social/cultural factors relating to the land-use, function or business conducted on the land (or indeed, memory) can sometimes over-rule or outweigh the visual aspects and lead to individual

perceptions which could be described as relatively subjective. The relevance of these non-visual aspects to our perception of our environment and the impact made by proposed changes is considered in other sections of this assessment document. The purpose of this section is to objectively examine and assess the nature and extent of the visual impact created as a result of the development proposal.

Photomontage Methodology

A photomontage is defined as:

'A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs. Photomontages are generated using computer software.' ('Visual Representation of Wind Farms - Good Practice Guidance', Scottish Natural Heritage (SHN) - 2006)

Choice of Views

The views were chosen to accurately represent the likely visual impact from all directions. Views from the Public Domain were given priority, particularly those from main roads and access routes. The views submitted are considered to be the most important and representative, having regard to the requirement to examine the greatest likely impacts.

Photography of Site

(See photomontage document by 3D Design Bureau)

Each of the twenty chosen views were photographed using a high-resolution digital camera set horizontally using a surveying level to eliminate any possible distortion and to make an accurate match with the computer rendering.

The direction of view was recorded for each shot, together with its position on the ground. The camera positions are then surveyed by GPS to establish their x, y, and z coordinates to an accuracy of +/- 25mm. These positions are then plotted onto Ordnance Survey maps and their distance and angle from the proposed development is recorded to ensure an accurate match with the computer model. The horizontal angle (field) of views for every shot is 67° (unless otherwise stated), therefore if each montage is printed to the same width, there is a consistency of scale and comparative size. It should be noted that this angle (field) of view is considerably less than the human eye viewing angle but greater than a 50 mm lens on a 35 mm camera. It is chosen as the most suitable compromise. The index marks on each photo indicate the size of photo which would be produced by a 50 mm lens on a 35 mm SLR (commonly regarded as a "normal" lens).

Size of Print and Viewing Distance

When the angle of view (field of view) is known, then the correct size of print to view is a function of this angle and distance from the eye. When the photomontages are printed at approximately A3 size (in width), and if they are viewed at approximately 300mm, (normal reading distance) objects seen in the image will appear at approximately the same scale as if viewed in reality from the location from which the photograph was taken.

Rendered View

Rendered views of the proposed development were generated to match the site views. This is achieved by programming in all of the data recorded at the time the site photos were taken i.e., surveyed position in relation to the development, angle of view and direction of view. This ensures that the size, position and height of the proposed development in the photograph is correct to at least an accuracy of 0.33%, i.e., +/- 1mm on an A3 print. Careful consideration is given to the direction of sunlight, time of day, weather conditions and distance of the viewer, so that the photomontage will match reality in terms of lighting, sharpness, density of colour etc.

Photomontages

Each rendered view of the proposed development is superimposed onto its matching photograph. The mathematical accuracy is then checked visually by ensuring that existing prominent features which are also modelled, line up exactly in the photo. Careful consideration is given to establishing which existing (retained) landscape features are in the foreground and therefore mark the proposal and those which are in the background.

The Existing Site Context

The existing site is located on the Corner of Cookstown Road and First Avenue in the Cookstown Industrial Estate, Tallaght. It comprises former offices of 2-3 stories and commercial units of Smart Glass, now vacant, with associated parking spaces. At present, part of the extant car park is in use as a storage area for Richard Nolan Civil Engineering and contains materials and machinery. A small café, 'D-Cups Café' is being run out of one of the former commercial units within the northwest corner of the site.

The site is bounded to its north and east by a solid, flat bar railing. Along this boundary also is a perimeter line of Poplar trees (*Populus nigra*) which are mostly in fair to poor condition. The perimeter tree line returns along the southern boundary for a short while until it meets the existing vacant office building at which point the vegetation becomes an overgrown mix of bramble, Buddleia and other colonising species. The boundary along the southern edge of the site mostly comprises a palisade fence, some 2.4m high, save for the southwest corner of the site where one of the vacant commercial units forms the boundary. This unit returns along the boundary here as well and partly form the western boundary in combination with more palisade fencing. In the north-west corner of the site the flat bar railing forms the boundary with the public foot path and front of house parking of the neighbouring premises.

The neighbouring lands to the west and south comprise of commercial/ industrial units with associated service yards and parking. First Avenue runs along the northern boundary, and the Cookstown Road along the East. Access from the Cookstown Road to the site is via a vehicle gateway with grey brick piers. There is also existing vehicular access from First Avenue via a gateway with a sliding flat bar rail gate hung on rendered blockwork flanking walls.

The site's existing topography sees a fall across the site from a high point of + 103.81m in the northwest corner, to a low of +101.75m in the southeast corner, a level difference of some 2 metres. These levels reflect the surrounding footpath and road levels with levels at the First Avenue entry gate being approx. 2m higher than those at the Cookstown Road gateway.

Neighbouring sites to the west and south, as outlined above comprise industrial and or commercial units. Additionally, across the Cookstown Road and lying opposite the eastern boundary of the site are more commercial premises, immediately adjacent to the subject site is *Absolute Limousine*, a limousine and 'party bus' rental business. The commercial units here also contain a used car dealership and a dance school. These lands are currently the subject of a separate Strategic Housing Development, an application that is currently with An Bord Pleanála (Case No. **309731**). Immediately adjacent to the site across First Avenue at the Northern boundary are still more industrial/ commercial units containing amongst others, a Tile Store and a car tyre depot, Auto Depot Tyres.



View looking southwest towards the site across the roundabout
at intersection of Cookstown Road & 1st Avenue



View towards the subject site looking northwest along the Cookstown Road at the intersection with 2nd Avenue

Visual Analysis

The subject site is located in the Cookstown Industrial Estate, Tallaght, Dublin 24. As previously described, the subject site is a former commercial unit comprising a vacant office building with associated workshop/ storage units. The main existing building blocks are located centrally within the site with perimeter parking at grade to the east and north. These parking areas have a planted buffer along the adjacent boundary railing, here also are situated the only trees on site, as previously described above, a line of Poplar. The planting is in a poor state and has not been maintained. On the western side of the main block is a concrete surfaced service yard on to which workshop/ storage units front on to, the layout of which is simple and functional with no positive visual attributes.

Though vacant, the existing site's complex of buildings can be described as intact. The office units, of two and three stories face the Cookstown Road to the east. On review of historic aerial photography, these office units would appear to be a newer build, circa the late 1990's and have extended on to the older commercial units on site which lie to the west and north of these offices, in the western half of the site.



(Left) View of service yard to the rear of the site.



(Right) View of former office building's reception.

The existing site complex can be described as intact but visually, the architecture is dated and of poor quality. This would be in keeping with the surrounding Cookstown Estate, which, by its prescribed uses and era of its build, is for the most part, of a visually poor urban nature.

In terms of public realm attributes, the subject site, and indeed the Cookstown Estate offer very little. As described above, many of the site's surrounding uses are of an industrial/ commercial typology. Premises typically follow a similar format of layout, with an area of parking to the front of the buildings and a service area to the side or rear of premises. Boundary's range from low block work wall with some planting, through walls with railings, flat bar railings and palisade fences offering a poor visual quality setting for the public realm areas, which solely consist of the foot path network, grass verges and the estate's road network.

The nature of use within the site, commercial and industrial, has shaped the street design, which cater to vehicle traffic, and in most cases large commercial vehicles. Throughout Cookstown, an extra-large, 'Kassel' type bus kerb has been installed to stop vehicles mounting the grass verges and pavements. The kerbing is approx. 400mm high and as a result, the pavements throughout Cookstown rise or fall sharply often where they intersect with vehicle entrances of premises. The road layout and design combined with the visually poor urban form of Cookstown make for an uncomfortable and borderline hostile environment for pedestrians and cyclists.



View from Cookstown Road/ Second Avenue junction, a scene typical throughout the Cookstown Estate, with large 'Kassel' type kerbs, poorly maintained grass verges and pedestrian 'crash' barriers.



View looking north from Cookstown Road/ Third Avenue junction towards subject site. Large 'Kassel' type kerbing, crash barriers and boundary treatments of palisade fence and razor wire.



View of only area of public realm open space within Cookstown. On curtilage plaza space of the Tallaght Training Centre at the junction of Cookstown Road & Third Avenue.



View southwest along the Cookstown Road towards the site from the junction with the Old Belgard Road In the left of the image is one of the relatively newer buildings in Cookstown; a 4-storey office development.

Materiality of the subject site is of medium grade finishes to the exterior of new builds to low-grade finishes to the more historical warehouse structures. The car parking areas to the front of the office buildings to the east of the site are asphalt with precast concrete kerbing defining the narrow planting

areas at the perimeter boundary railings. The service yard surfaces to the west of the office block comprise panels of in-situ concrete in varying states of repair. As described above, the boundaries are mostly made up of steel railing and palisade fencing, the railing painted a green colour and the palisade fence having an unpainted/ coated galvanised finish.

Throughout Cookstown, the dominant materials to the public realm consist of concrete foot paths and road kerbing with asphalt carriageways. Black, ductile iron bollards with chains and galvanised steel pedestrian barriers form much of the street furniture.

To the southern end of Cookstown Road at its intersection with 4th Avenue, a link road and public realm improvements scheme has introduced a higher quality of material finish. The link road to Belgard Square North, which is finished but not yet opened, has introduced a precast flag paver finish to the public footpaths in combination with granite road kerbs and a dedicated cycle track.



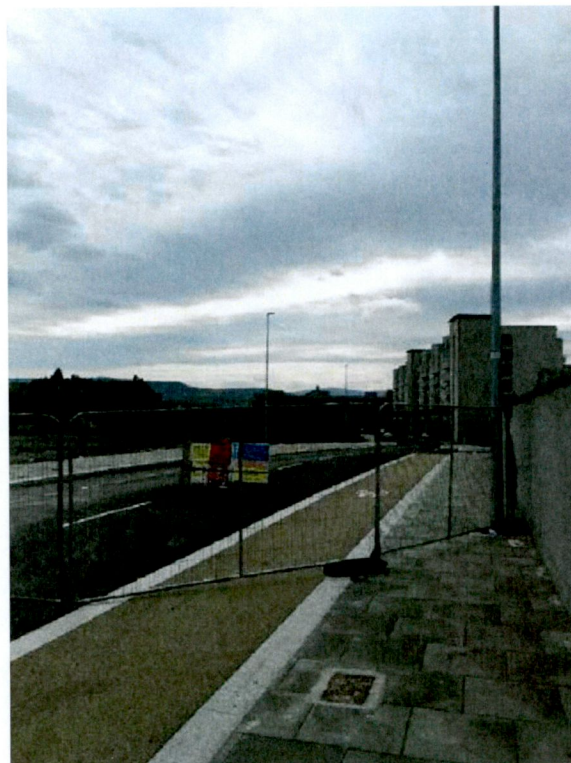
View of roundabout at junction of 1st Avenue & Cookstown Road: Large, PC concrete road kerbs and ductile iron bollards with chains.



View north along Cookstown Road towards the Tallaght Training Centre building (image centre): Typical Cookstown Estate streetscape with in-situ concrete footpaths and grass verges. Commercial premises with front of house parking and various boundary treatments.



View east along 1st Avenue towards the subject site. In-situ concrete parking bays, asphalt road surface with galvanised steel pedestrian barriers.

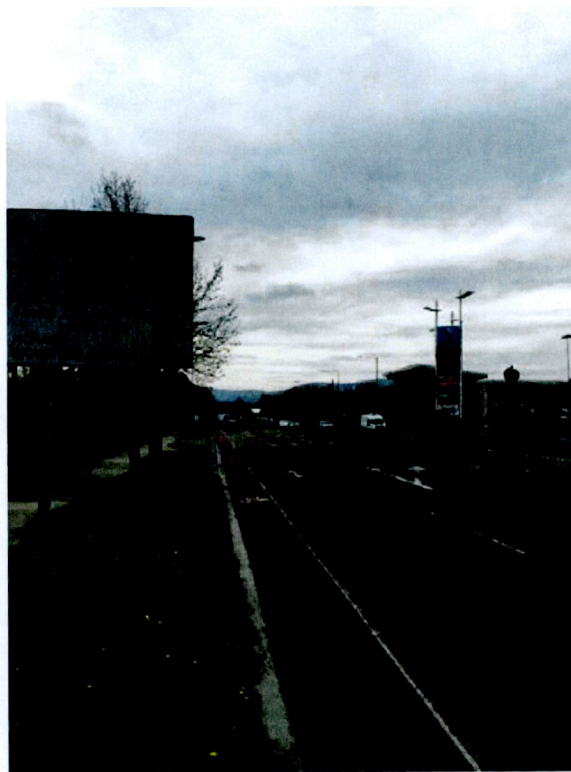


View south along the Cookstown Road extension towards Belgard Square North:
A higher quality of materiality found within the Belgard Square quarter has been extended into Cookstown.

Contiguous Land Use

As previously mentioned, the subject site lies within the Cookstown Industrial Estate. Immediate contiguous land use comprises commercial and light industrial use, as does the surrounding Cookstown Estate, save for the institutional use found at the Tallaght Training Centre on Third Avenue. The lands to the east of the subject site, adjacent to the Cookstown Road form a super Block of commercial use, east of this block lies the Belgard Road (R113), a dual carriageway linking from the Tallaght Bypass (N81) to the Naas Road (N7) at Newlands Cross. Contained within this super block are various commercial premises including The Westside Press newspaper, KSS Fire Suppression, Impact Ireland Metals Ltd. which face on to the Cookstown Road, Heineken Ireland and, JIT Removals and Storage and Capital Motors that front on to the Old Belgard Road.

Within the northernmost section of this superblock are the previously mentioned lands that are subject to a separate, concurrent planning application through the SHD process that is currently with An Bord Pleanála (Case no. **309731**). Lands within the east of the super block face onto the Belgard Road, which comprise the Glenabbey site, which currently contains a gym and markets; this site is also the subject of a current planning application which is with An Bord Pleanála (Case No. **309916**) and the Belgard Retail Park (with B&Q, Halfords, Homestore + More, Starbucks and Burger King amongst the tenants).



View looking south along the Belgard Road: The Belgard Retail Park can be seen in the right of the image

Further south and contiguous with the southernmost end of Cookstown, another former commercial site, the former Unipharm lands have also been the subject of an SHD planning application, granted permission (Board Order: **ABP-303306-18**)

Immediately south of the subject site, and within its (the subject's site) block, are still more commercial and or light industrial use units. These units face on to Second Avenue, which links west to Cookstown Way. South of Second Avenue is Third Avenue, which is a cul-de-sac, with commercial and light industrial units facing on to it. And the avenue off of Cookstown Road is 4th Avenue, this links west leading to an access gate of Tallaght Hospitals' campus.

West of the subject site, at the end of 1st Avenue is found the Cookstown Reservoir, this is a grass covered over ground reservoir which is earmarked as a future public open space in the Tallaght Town Centre LAP (2020-2026)



View looking east along Second Avenue: The Cookstown Reservoir is located beyond view to the left of the image. It is bounded by a palisade fence a line of overgrown laurel.

Moving beyond the boundaries of the Cookstown Estate, to the north and west, lie two major transport corridors; along Bóthar Katharine Tynan (R838), to the north of the subject site and along Cookstown Way, which lies to the West.

From its intersection with the Belgard Road, Bóthar Katharine Tynan runs in an approximate east west direction and carries two lanes of traffic, two bus lanes and cycle tracks in both directions. The Luas Redline linking to Tallaght and Saggart also runs alongside. The Belgard Luas stop at the junction of Old Belgard Road and Bóthar Katharine Tynan is approx. 250m northeast of the subject site.

Cookstown Way runs approximately in a northeast southwest alignment and lies west of the subject site. The Luas Redline to Tallaght runs alongside the road, which also has footpaths and cycle tracks. Where Cookstown Way meets Cookstown Estate's Second Avenue, the Cookstown Luas stop is found, further down south along the line are *Hospital* and *Tallaght* stops respectively.



View west along Bóthar Katharine Tynan: The Belgard Luas stop is visible to the left of view.
The stop acts as a transfer hub serving the Redline links into the city centre from Tallaght and the spur to Saggart.



View southwest along Cookstown Way, Cookstown Luas stop is visible to the left of the view.

As described above, the major transport of Bóthar Katharine Tynan (R838) lies to the immediate north of Cookstown. Beyond this corridor and bounded by series of block walls along the length of the road are the residential estates of Alpine Rise and Belgard Heights. These two contiguous housing estates are established residential areas dating back to the late 70's early 80's and are characterised by low density two storey housing and mature tree lined streets and green spaces. In the northwest corner of the residential area there is a national school, Scoil Chriost, and it is bounded by Cookstown Road and beyond the road there lies remnant agricultural lands (formally the demesne of Belgard Castle), a Traveller housing development (Belgard Park), another, above ground reservoir and the lands of Roadstone, which include a large quarry site. Additionally, found on the eastern edge of the Belgard Heights, fronting on to the Old Belgard Road, are both a Lidl and Aldi supermarket.

Moving southwest from Belgard Heights along the Cookstown Road and onto Cookstown Way, adjacent to the Cookstown Luas stop, another mature residential estate, Springfield is located. The housing stock in Springfield dates to the early 1970's and like Belgard Heights, is characterised by low density, two storey, semi-detached and terraced housing with residential streets and open green spaces containing mature tree planting.

In the west/ southwest of the Cookstown Industrial Estate, the existing commercial units at the end of Second, Third and Fourth Avenues share boundaries with the expansive campus of Tallaght Hospital which was constructed in the mid to late 1990's. The hospital campus contains The Tallaght University Hospital, The Meath Foundation, The Trinity Centre for Health Science, a multi storey car park and crèche facilities. In recent years the campus has seen further expansion with additional development works comprising new building additions and extensions. Furthermore, the hospital uses have taken up residence within long vacant commercial units within the adjacent Belgard Square mixed-use development, which itself was constructed in the mid 2000's.

The Belgard Square area, which is contiguous with the southern fringes of the Cookstown Industrial Estate, and, as previously mentioned, will soon have a connection to Cookstown via the Fourth Avenue Road extension is comprised of a mix of older commercial uses, comprising large block commercial units with surrounding car parking and boundary walls and railings. The commercial units date from the late 1990's and currently house the premises of An Post, ABB limited, The Dublin Climbing Centre and PM Group amongst others. The primarily commercial use units of the Belgard Square Units area are found to the eastern end of Belgard Square North, and along the adjacent Belgard Road (R113).

The remaining Belgard Square area is comprised of residential developments, characterised by high density 6 & 7 storey apartment blocks with ground floor commercial units. The Belgard square quarter is centred on Library Square, a civic space bounded by residential blocks with the Tallaght Library building to its east. The library itself forms part of the County Hall complex which lies behind, and to the east of Library Square and the apartment blocks and houses the head offices of South Dublin County Council. This cluster of civic space and buildings around County Hall also contains the Tallaght Civic Theatre and the Rua Red Arts Centre.

Adjacent to the Belgard Square Quarter and the County Hall complex, and forming the remaining areas of the area block, lies the Square Shopping Centre. The Square is a large shopping mall complex, constructed in the mid 1990's and contains anchor tenants such as Dunnes Stores and Tesco's, various small to medium retail uses, a cinema and fast food & café outlets. The Square town centre has expanded over the decades since its opening and is bounded by adjacent commercial units housing

uses such as The Department of Social Care & Protection offices, offices of Revenue as well as the Plaza Hotel.

Land use to the immediate east of Cookstown, across the Belgard Road (R113), is also of a primarily commercial use with the Broomhill Industrial Estate forming a large block of commercial uses off the Belgard and Airton Roads. Along the Belgard Road, and adjacent to the Belgard Retail Park, a recently completed data centre for Amazon now exists on the former lands of the Jacobs Biscuit factory.

South of the Broomhill Industrial Estate and sharing a boundary with commercial units facing the Airton Road, lies the campus of the Technical University Dublin, Tallaght. The expansive college campus itself has a boundary with the Dominican Priory in Tallaght Village.

Moving north from the Broomhill Industrial Estate, along the route of the Belgard Road (R113) you come to the residential estates of Kilnamanagh and Kingswood Respectively. Both areas are of similar housing stock age to the previously described Belgard Heights and Springfield areas. Kilnamanagh and Kingswood too are characterised by low density housing within a setting of mature, tree lined open spaces and streets.

Planning Context

Landscape Planning policies and objectives relevant to the assessment of the impacts of the proposed development are laid out in the South Dublin County Development Plan 2022-2028 (SDCDP) and in the Tallaght Town Centre Local Area Plan 2020-2026 (LAP).

The subject site is zoned under the Objective 'REGEN' in the South Dublin County Development Plan 2022-2028:

'To facilitate enterprise and/or residential led development subject to a development framework or plan for the area incorporating phasing and infrastructure delivery'

There are no protected views or prospects or environmental/ conservation designations within or adjacent to the site.

The Tallaght Architectural Conservation Area (ACA) is located at a distance to the south-east of Cookstown Industrial Estate and contains a number of 'Protected Structures'.

In terms of Landscape Character, the proposed development site lies within an area categorised as an 'Urban' Landscape Character Area with a Landscape Character Type described as 'Urban Fringe/ Peri-Urban' with a predominantly industrial/commercial land usage. Given the nature of the land-use, the landscape sensitivity generally would be considered low, and therefore it's capacity for change and improvement considered high. Habitats are present along road and rail infrastructure. The landscape condition can be described as flat, with vertical structures such as HV power masts and pylons being visible over long distances. In general, the landscape sensitivity of the Cookstown Industrial Estate would be considered low given its general land-use, presence of primary secondary and tertiary road infrastructure, Luas rail infrastructure, high visibility power structures, lack of open spaces and ecological corridors and generally low-rise industrial architecture.

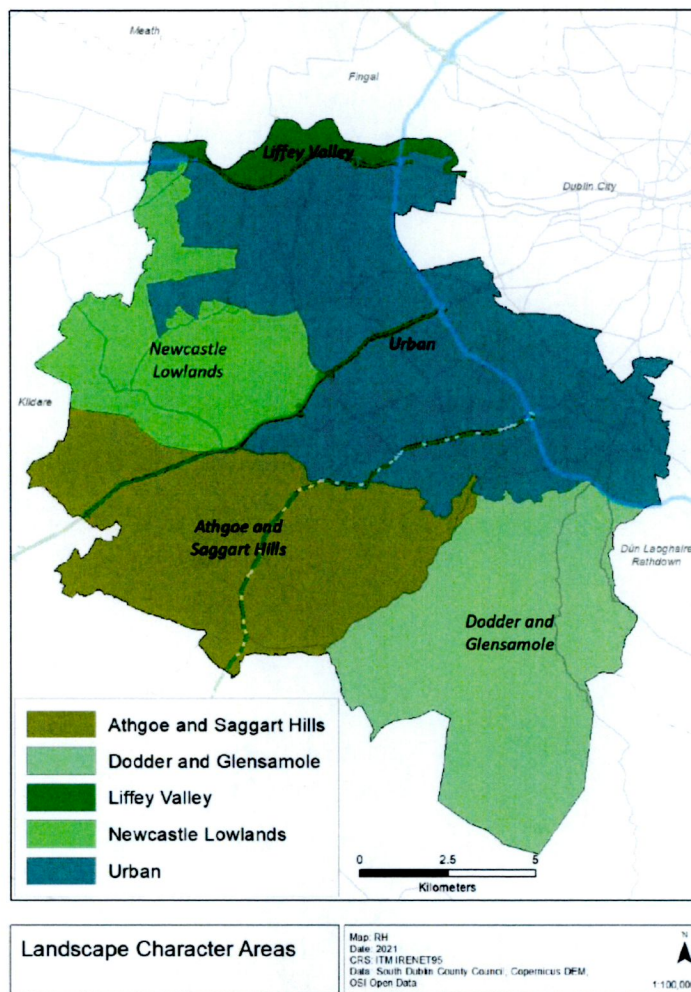


FIGURE 21: LANDSCAPE CHARACTER AREAS OF SOUTH DUBLIN COUNTY

Landscape Character Areas
Landscape Character Assessment of South Dublin County Council 2022

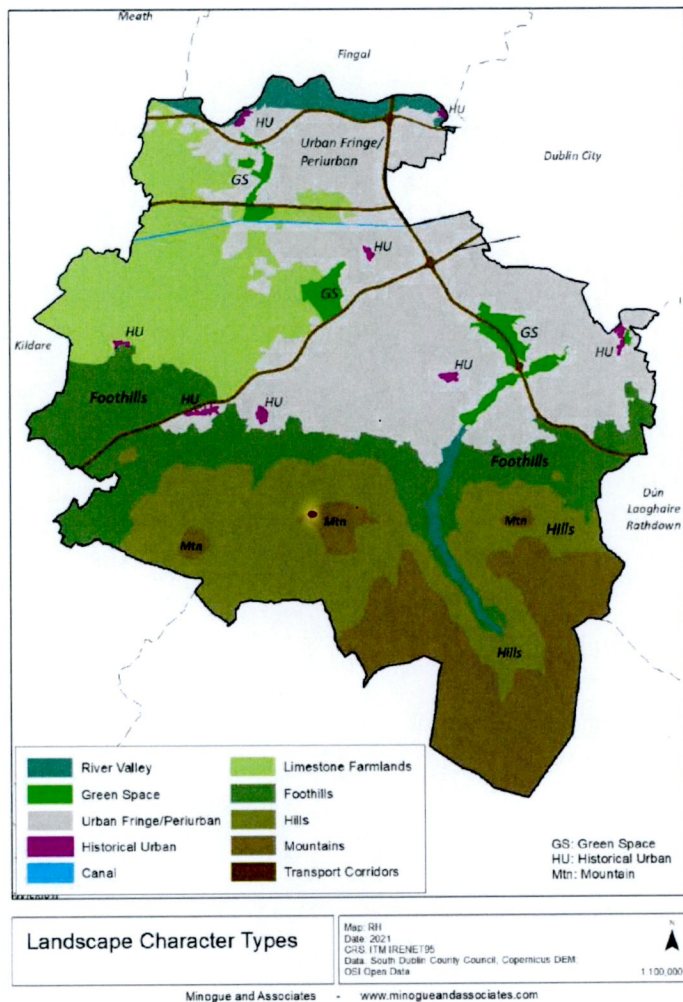


FIGURE 19: LANDSCAPE CHARACTER TYPES OF SOUTH DUBLIN COUNTY

Landscape Character Types

Landscape Character Assessment of South Dublin County Council 2022

TABLE 6A: COMBINATION TO DETERMINE LANDSCAPE CHARACTER CAPACITY TO ACCOMMODATE DEVELOPMENT.

Landscape sensitivity	High	Low /medium capacity	Low	Negligible/ Low	Negligible	None
	Medium/High	Medium capacity	Low/medium	Low	Negligible/low	Negligible
	Medium	Medium/High capacity	Medium/high	Medium	Low	Negligible /Low
	Low/medium	High capacity	High	Medium/High	Low/Medium	Low
	Low	Very high capacity	High	Medium/High	Medium	Low /Medium
		Low	Low/Medium	Medium	Medium/High	High
Landscape Value						

Table 6A: Landscape Character Assessment SDCC Development Plan 2022

TABLE 6B: LANDSCAPE CAPACITY DEFINITION

Term	Definition
Negligible/None	Key Characteristics of the landscape are highly vulnerable to development. Development would result in a significant change in landscape character and should be avoided if possible.
Low	Key characteristics of the landscape are vulnerable to change. There may be limited opportunity to accommodate development without changing landscape character. Great care would be needed in locating development.
Medium	Some of the key characteristics of the landscape are vulnerable to change. Although the landscape may have some ability to absorb some development, it is likely to cause some change in character. Care would be needed in locating development.
Medium/High	Few of the key characteristics of the landscape are vulnerable to change. The landscape is likely to be able to accommodate development with only minor change in character. Care is still needed to avoid adversely affecting key characteristics where they occur.
High	Key characteristics of the landscape are robust and would not be adversely affected by development. The landscape is likely to be able to accommodate development without a significant change in landscape character

¹⁴⁴ This particular capacity assessment and criteria are adapted from the South Downs National Park Petersfield Area capacity assessment, 2013.

Table 6B: Landscape Character Assessment – Capacity Definition - SDCC Development Plan 2022

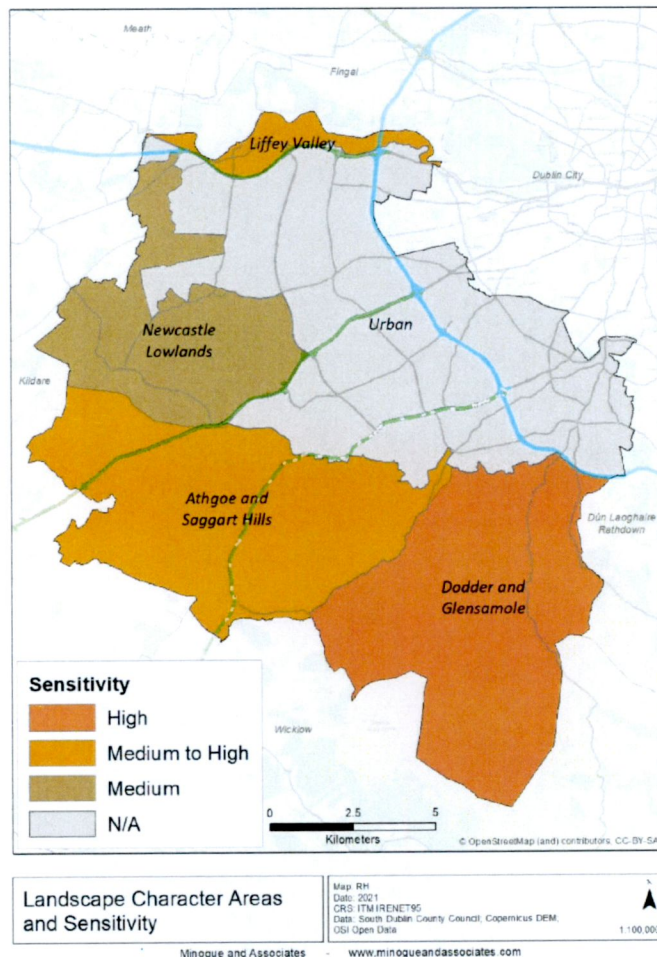


FIGURE 37 LCA SENSITIVITY MAP

Figure 37 Landscape Character Assessment – Landscape Sensitivity Map - SDCC Development Plan 2022

Cookstown Industrial Estate

General Landscape Character Assessment of Landscape Capacity and Sensitivity

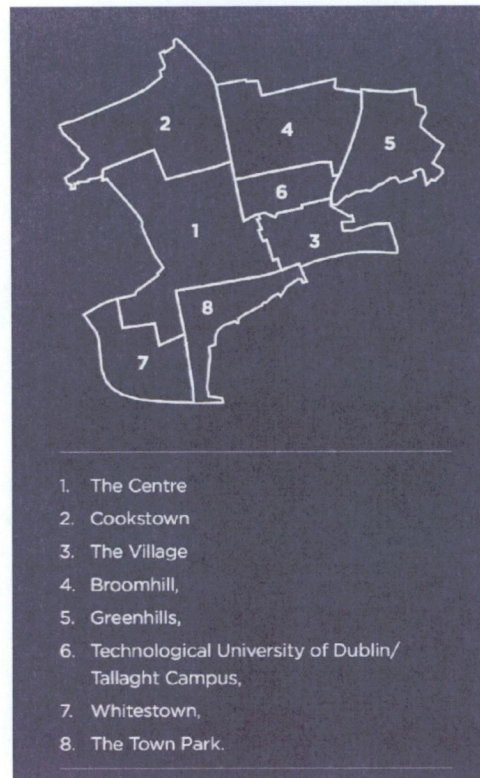
Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
N/A	Low	Low	Low	High

It should be noted that the physical and visual quality of some streets and areas within the Cookstown Industrial Estate are higher than others. This will be assessed on view-by-view basis in the landscape and visual assessment of the existing views assessment later in the report.

Tallaght Town Centre Local Area Plan (LAP) 2020-2026

The Tallaght Town Centre LAP was adopted in order to provide a strategic framework for the sustainable development of Tallaght Town Centre. Its aim is to deliver high quality housing and well-connected neighbourhood areas with a strong sense of community and social cohesion, and to safeguard the conservation and enhancement of green infrastructure and built heritage.

The Tallaght Town Centre LAP covers 8 areas within the LAP red line boundary as depicted in the key map below:



Tallaght Town Centre Local Area Plan 2020 (Key Plan)

The Cookstown area (No.2 in keymap) is located to the north of 'The Centre' referring to Tallaght Town Centre itself, and west of Broomhill.



Objective	Description
Objective RES	To protect and/or improve residential amenity
Objective RES-N	To provide for new residential communities in accordance with approved area plans
Objective SD7	To provide for strategic development in accordance with approved planning schemes
Objective REGEN	To facilitate enterprise and/or residential-led regeneration
Objective IC	To protect, improve and provide for the future development of Town Centres
Objective MRC	To protect, improve and provide for the future development of a Major Retail Centre
Objective DC	To protect, improve and provide for the future development of District Centres
Objective VC	To protect, improve and provide for the future development of Village Centres
Objective LC	To protect, improve and provide for the future development of Local Centres
Objective RW	To provide for and consolidate retail warehousing
Objective EE	To provide for and consolidate employment related uses
Objective OS	To protect and provide for open space and recreational amenity
Objective HA (LV, DV, DR)	To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas
Objective RU	To protect and improve rural amenity and to provide for the development of agriculture

**Land Use Zoning
Tallaght Town Centre Local Area Plan 2020-2026**

Cookstown is located within an area designated under Objective REGEN within The Tallaght Town Centre Local Area Plan 2020-2026: *'To facilitate enterprise and/or residential-led regeneration'*



**Existing Site Context (Cookstown)
Tallaght Town Centre Local Area Plan 2020-2026**

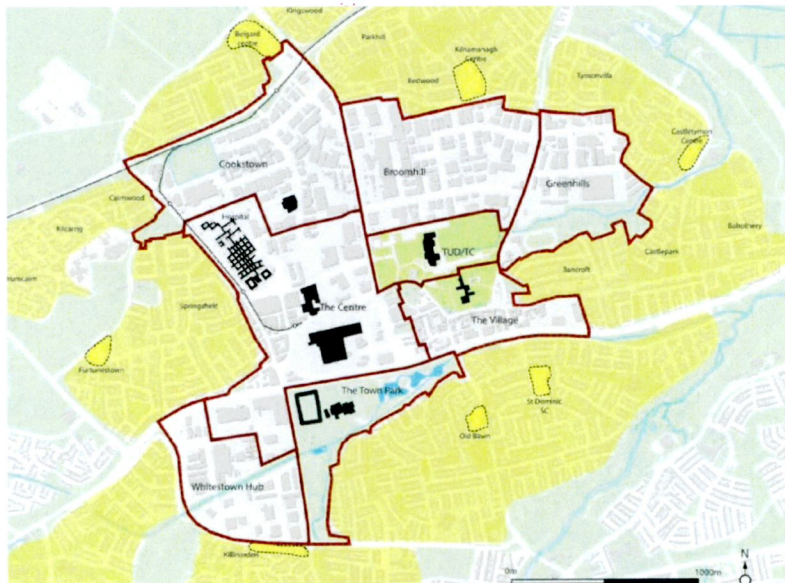
An analysis of the existing site context of Cookstown is provided within the Tallaght Town Centre LAP 2020. The main primary vehicular routes servicing the Cookstown area are the Katherine Tynan Road (R838) which runs along the northern and western boundary of Cookstown. The Belgard Road (R113) services Cookstown from the east. The predominant land use within Cookstown is industrial with large commercial units, car parks and secondary routes (Cookstown Road, Belgard Road) and tertiary access routes (1st, 2nd, 3rd and 4th Avenue). The Luas line runs along the west and northern boundary of the site. The Belgard Luas stop is located to the north-east of Cookstown, on Katherine Tynan Road.

The most notable areas of open space are the water reservoir to the north-west and linear open spaces along the Luas line to the north of Cookstown, and south of Katherine Tynan Road. Three areas of open space are located to the north of the Cookstown (west, centre and east of Belgard Heights). A small area of open space /pocket park located to the north-east of Cookstown and east of Belgard Heights is included within the Cookstown LAP red line boundary.



Overall Urban Structure (Cookstown)
Tallaght Town Centre Local Area Plan 2020-2026

The overall urban structure plan above sets out a vision for the future development of Cookstown. A hierarchy of existing, improved and proposed amenity spaces, amenity routes, local pocket parks, urban spaces and squares as well as landscape improvements are outlined within the overall urban structure strategy of the area. The LAP acknowledges the predominantly low-rise industrial nature of the built form within the Cookstown area and aims to promote Tallaght’s location and accessibility for more intensive land use, accommodate higher density residential and employment uses and opportunities within these lands zoned REGEN.



Urban Neighbourhoods

Tallaght Town Centre Local Area Plan 2020-2026

The LAP identifies Cookstown as an Urban Neighbourhood, bounding The Centre to the south and Broomhill to the east. Cookstown is central to the contiguous residential areas of Springfield to the south-west, Cairnwood to the west, Belgard Heights to the north, Kingswood and Parkhill to the north-east. A proposed neighbourhood centre is identified to the north-east, Belgard Centre.

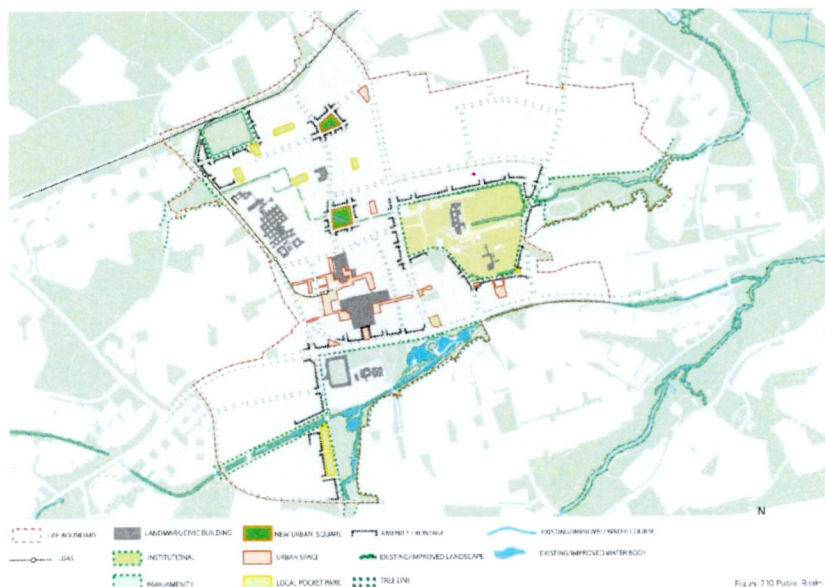


Figure 310 Public Realm

Public Realm

Tallaght Town Centre Local Area Plan 2020-2026

The Tallaght LAP sets out a vision for the public realm and open space of the Plan area to support the policies and objectives of the LAP with quality public spaces and public realm in conjunction with the development of future residential neighbourhoods.

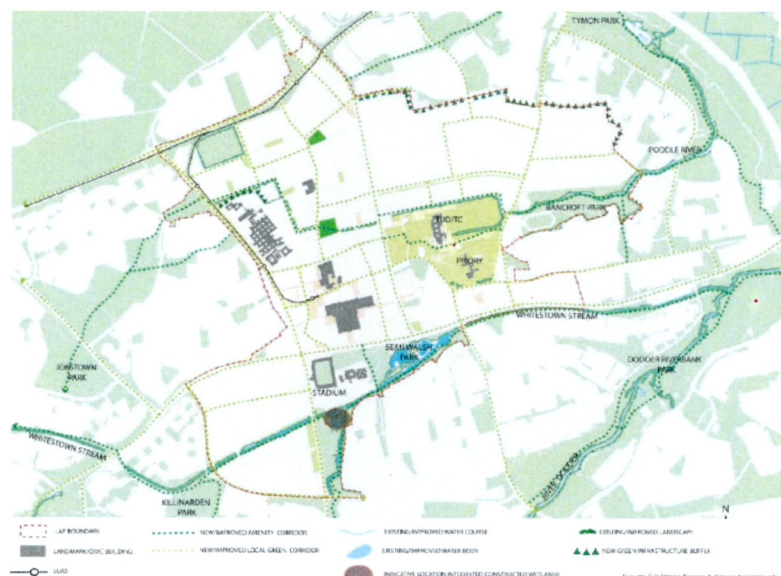
A hierarchy of parks and public spaces are identified as part of the Urban Framework to provide pedestrian friendly outdoor passive and active amenity spaces that will enhance the visual amenity and quality of these future neighbourhoods.

The hierarchy of open space includes the existing regional park at Sean Walsh Park and Bancroft Park. These parks have attractive landscaping and facilities to provide for a wide range of active and passive recreational activities.

The Plan aims to provide for additional urban squares and pocket parks as part of proposed development in The Centre and the Cookstown neighbourhoods to create a connectivity within the plan area as a whole.

The LAP states the following criteria for public realm design:

- *Urban squares and spaces shall be designed in accordance with the Design criteria for the landscape elements, as set out in Section 9.2 of the LAP - Design Criteria for urban square, Public Realm and Local Parks*
- *New pocket parks and squares are to be developed in conjunction with the adjoining lands on which they are located.*
- *Proposals for public realm works should be integrated into the Design Statements and Landscaping Plans, which accompany 2.7 Public Realm and Open Space planning applications. Applicants will need to demonstrate how their proposal is supporting the delivery of this network of streets and spaces. It is also an objective of the local authority to prepare a public realm strategy for the Plan area (Objective OS1). 2.7.1 Interaction with the Public Realm.*



Open Space and Green Infrastructure
Tallaght Town Centre Local Area Plan 2020-2026

In terms of Open Space and Green Infrastructure, The Tallaght Town Centre Local Area Plan LAP seeks to implement the policies and objectives for these elements as outlined in the *South Dublin County Development Plan 2022-2028 (SDCDP)*. The key principles for open space and green and blue infrastructure for the LAP area are as follows:

Objective OS2	To protect, enhance and develop an interconnected Green and Blue Infrastructure network of parks, open spaces, hedgerows, grasslands, protected areas, rivers and streams for amenity and recreation, biodiversity protection, flood management and adaptation to climate change
Objective OS3	To incorporate new elements of Green and Blue Infrastructure such as tree planting, parks and natural open spaces and sustainable urban drainage systems
Objective OS4	To reduce fragmentation and strengthen ecological links, including the uplifting of the River Poodle
Objective OS5	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
Objective OS6	To support native plant and animal species and encourage corridors for their movement
Objective OS7	To incorporate existing features such as Cookstown Reservoir into the Green Infrastructure elements of the Plan

The LAP also states that public open space is to be appropriately designed and incorporated into the overall local network of open space and green infrastructure; its location and maintenance being key to the success of high-quality residential developments.

Key points for the success of public open space are as follows:

- Public open space is open to use by all members of the public
- Public Open Space should provide both active and passive recreational value and enhance the identity and amenity of an area
- The County Development Plan has specific policies and objectives in terms of public open space provision which should be adhered to in order to ensure that all residential development is served by a clear network of high quality public open spaces that provides for active and passive recreation and enhances the visual character, identity and amenity of the area.
- A minimum of 10% of the gross site area shall be dedicated for use as public open space within any proposal for development which shall be of a high quality and integrated into an overall interconnected network of public open space and green routes.
- Generally, the public open space requirements should be met on site by the developer in any development proposal. In the event that the site is considered by the planning authority to be too small or inappropriate (because of site shape or general layout) to fulfil useful purpose in this regard, then a financial contribution towards provision of public open space in the area, South Dublin County Council improvements to an existing park and/or enhancement of amenities shall be required.

- The open space and public realm strategy for the LAP lands as identified in Chapter 2 provides for public open spaces based on urban design principles at locations where they may serve their surrounding areas.
- A 'pocket park' is a small outdoor space for passive and small-scale active recreation, similar to a small park or square and plaza, as defined in the *South Dublin County Development Plan 2022-2028 (SDCDP)*.
- 'New Urban Squares' and 'Urban Spaces' provide for civic amenity in usually high-density areas with varying degrees of passive and active recreation, similar to a square and plaza, as defined in the *South Dublin County Development Plan 2022-2028 (SDCDP)*.
- Where identified in the open space strategy and Urban Framework for the LAP, the Planning Authority will seek the delivery of identified areas of public open space.
- 'New Urban Squares' are to be central and vital community resources for new communities and should be provided in accordance with the criteria set out in Section 8.4.2 of the LAP in the vicinity of the locations identified. The Council will seek the delivery of these areas as public open spaces in accordance with phasing requirements, working with landowners to provide these spaces.
- 'Local Pocket Parks' and smaller 'Urban Squares' are more flexible in nature in terms of their location and their delivery will be sought on a site-by-site basis in the development management process, unless reasonable alternatives are proposed, and it is demonstrated how these will be achieved.

The LAP will seek to implement the policies and objectives for Green Infrastructure as outlined in the County Development Plan. Some of the key principles for open space and green and blue infrastructure for the LAP are as follows:

Objective OS2	To protect, enhance and develop an interconnected Green and Blue Infrastructure network of parks, open spaces, hedgerows, grasslands, protected areas, rivers and streams for amenity and recreation, biodiversity protection, flood management and adaptation to climate change
Objective OS3	To incorporate new elements of Green and Blue Infrastructure such as tree planting, parks and natural open spaces and sustainable urban drainage systems
Objective OS4	To reduce fragmentation and strengthen ecological links, including the uplifting of the River Poodle
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Objective OS6	To support native plant and animal species and encourage corridors for their movement
Objective OS7	To incorporate existing features such as Cookstown Reservoir into the Green Infrastructure elements of the Plan



Development Parcels (Cookstown)
Tallaght Town Centre Local Area Plan 2020-2026

The proposed development lies within development parcel CT-C. The key infrastructure requirements for this land parcel are as follows:

Open Space	Pocket Park Minimum Area 3,000sqm located to the west of CTF1 and east of CT-C. To be delivered as part of proposals for residential development in CT-F1 and CT-C and to be a condition of planning permission, unless otherwise agreed with the Planning Authority in regard to securing the provision of such open space(s).
	Pocket Park Minimum Area 5,200sqm centrally located in CT-C. To be delivered as part of proposals for residential development in CT-C and to be a condition of planning permission, unless otherwise agreed with the Planning Authority in regard to securing the provision of such open space(s)
	Second Pocket Park Minimum Area 3,000sqm located to the west of CTF1 and east of CT-C. To be delivered as part of proposals for residential development in CT-F1 and CT-C and to be a condition of planning permission, unless otherwise agreed with the Planning Authority in regard to securing the provision of such open space(s)
	Proposals for residential development in this area to provide for the delivery of Cookstown Urban Square, as per the criteria set out in Section 8.4.2, in tandem with development, unless otherwise agreed with the Planning Authority in regard to securing the provision of this open space.
Physical Infrastructure	Upgrade / enhancements required to Second Avenue in order to facilitate development within CT-C, including public realm improvements, pedestrian, cyclist linkages and potential alternative routing for HGV traffic
	Upgrade / enhancements required to Cookstown Road in order to facilitate development within CT-C, including public realm improvements, pedestrian, cyclist linkages and potential alternative routing for HGV traffic.
	Enhanced pedestrian and cyclist linkages to Belgard and/or Cookstown Luas Stop
	Removal / undergrounding of 110kv overhead power lines at northern section of Cookstown, linked to proximity and set back required by ESBI on relevant sites

	Provision of Belgard Square North Link Road to facilitate direct link to Town Centre from Central Cookstown.
	Upgrade and enhancement landscaping works to open space alongside Luas line as part of proposals for development along the northern boundary of CT-C, in consultation with TII and SDCC Parks Department.

The **Key Objectives of the LAP** for Cookstown (CK) are as follows:

CK1	Emergence of a vibrant mixed use residential led neighbourhood
CK2	Create new urban block structure
CK3	Deliver a mix of new open spaces, including provision of a new urban square or plaza at a central location at, or in close proximity to, the junction of Cookstown Road and Second Avenue. The exact location, design and delivery of this space to be progressed by SDCC in discussion with landowners in the area.
CK4	Improve legibility throughout the area and provision of new streets linking to nearby hubs and The Centre.
CK5	Delivery of a variety of building types around Luas stops. CK6: Support provision of a new primary school if deemed necessary by Department of Education and Science.
CK7	Utilising location as source of River Poddle, incorporating it into public realm and open space and green/blue infrastructure asset strategies.
CK8	Encourage and facilitate higher intensity employment uses and economic development
CK9	Encourage design proposals to provide appropriate space to accommodate non-residential uses, particularly for existing businesses in the Cookstown area which can be appropriately accommodated in a mixed-use development with a substantial residential component
CK10	Explore the feasibility of uplifting the River Poddle and incorporating into public realm, open space and green/blue infrastructure asset strategies as part of proposals for development.

Current Planning Applications in the Contiguous Area



Planning Register Map SDCC Planning Portal

The following planning applications are either in progress or decided in the contiguous area of Cookstown Industrial Estate:

ABP-303306-18 – Belgard house, Belgard Square North, Belgard Road, Tallaght, Dublin 24

SHD Application submitted by Atlas GP Limited on 20 December 2018 for 438 no. Apartments and 403 no. bedspaces at Belgard Gardens, Belgard Square North and Belgard Road, Tallaght, Dublin 24. The application was granted by ABP on 15 April 2019.

ABP-301204-18 – Unit 5A-C, Second Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24

SHD Application submitted by Pymont Property Developments Ltd on 13 March 2018 for 126 apartments in three blocks, 2 commercial units, gym, creche, community room, underground car park providing 152 parking spaces, demolition of industrial units and all associated site works at Unit 5, Second Avenue, Cookstown, Dublin 24. The application was granted by ABP on 25 July 2019.

ABP-303803-19 – Unit 5A-C, Second Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24

SHD Application submitted by Pymont Property Developments Ltd on 20 February 2019 for 196 BTR at Unit 5, Second Avenue, Cookstown, Dublin 24. The application was granted by ABP on 25 July 2019.

ABP-305763-19 – Site at the corner of Airton Road and Belgard Road, Tallaght, Dublin 24

SHD Application submitted by Power Scaffolding Supplies Limited on the 25 October 2019 for 328 no. apartments, ancillary residential support facilities and commercial floorspace measuring 31,147 square metres gross floor space above a single basement level measuring 5,861 square metres. The application was granted by ABP on 20 February 2020.

ABP-305725-19 – Units 66 and 67 Fourth Avenue, Cookstown Industrial Estate

SHD Application submitted by Steelworks Property Developments Limited on the 18 October 2019 for 245 no. Build to Rent apartments and associated site works at Units 66 & 67 Fourth Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24. The application was refused on the 13 February 2020.

ABP-306705-20 – Former Gallagher’s Cigarette Factory at the Junction of Airton Road and Greenhills Road, Tallaght, Dublin 24

SHD Application submitted by Greenleaf Homes Limited on 18 February 2020 for 502 no. apartments with a creche and all associated site works. The application was granted on the 16 June 2020.

ABP-308398-20 – Cookstown Cross SHD, Units 66 and 67 Fourth Avenue, Cookstown Industrial Estate

SHD Application submitted by Steelworks Property Developments Limited on 12 October 2020 for 252 BTR apartments, 2 commercial units and a creche at Units 66 & 67 Fourth Avenue, Cookstown Industrial Estate, Tallaght, Dublin 24. The application was granted permission on the 28 January 2021.

ABP-309731-21 - Lands west of Old Belgard Road and north, south and west of Cookstown Road, Cookstown Industrial Estate, Dublin 24

SHD Application submitted by Joseph Costello Absolute Limousines Ltd (Applicant) on 19 March 2021 for the demolition of existing industrial and commercial buildings, construction of 1,104 no. apartments, creche and all other associated site works. The application was refused by ABP on the 8th July 2021.

ABP 309916-21 - Glen Abbey SHD, Belgard Road, Cookstown Industrial Estate, Dublin 24

SHD application submitted by Square Foot Property Services Limited on the 9th of April 2021 for demolition of existing buildings on site and the construction of 170 no. Build to rent apartments, creche and associated site works. The application was granted by ABP in September 2021.

ABP-306830-20 - Unit 1 Cookstown Extension, Cookstown Industrial Estate, Dublin 24

SHD Pre-Consultation Application submitted by Boherkill Property Developments Ltd on 6 March 2020 for the construction of 205 no. Build to Rent apartments and associated site works. The consultation required further consideration/amendment.

SDCC Part VIII Developments - Belgard Square North, Tallaght, Dublin 24.

SD208/0005

Part VIII application made by South Dublin County Council on 30 July 2020 for Development of public realm works totalling approximately 1.2ha at Belgard Square North and on South Dublin County Council lands to the south and north of Belgard Square North, Tallaght. The application was approved on the 12 October 2020.

SD208/0007

Part VIII application made by South Dublin County Council (Housing) on 10 August 2020 for the construction of 133 affordable rental apartments with a community facility (c.12, 918sq.m) in three blocks ranging from three to eight storeys.

SD208/0012

Part VIII application made by South Dublin County Council on 01 October 2020 for the construction of a new Innovation Centre for Tallaght which extends to c 2,980sq.m in a bespoke standalone building on SDCC land east of the new link road connecting Fourth Avenue and Belgard Square North, Tallaght.

The Proposed Development

CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

Bartra Property Cookstown Limited intend to apply for permission for development at a site of c.1.67ha at Unit 21, First Avenue, Cookstown Industrial Estate, Dublin 24. The development will consist of the following:

- Demolition of all existing 1-3 storey industrial/commercial structures and small café on site totalling c.5,500sqm in area;
- Construction of a 1-5 storey Transitional Care Facility (step-up/step-down) providing 131 no. bedspaces over partial basement (total floor area c.6,743sqm) with central courtyard (c.519sqm);
- The basement consists of a sprinkler tank and pump rooms, water tank room, plant room and workshop;
- Provision of dining and kitchen areas, sitting/family rooms, activity rooms, coffee dock, hair salon, oratory, lobbies/reception areas, ancillary offices and staff areas, stores, toilets, shower/changing facilities, ESB substation, generator, switchroom, service yard and waste areas serving the facility;
- Lobbies, stair/lifts, photovoltaic panels and green roofs throughout;
- Partial provision of the pocket park identified in the Tallaght LAP (c.1,286sqm);

- New vehicular access from First Avenue and egress onto Cookstown Road via a one-way system through the subject site;
- Entrance signage on the eastern elevation of the proposed facility;

All associated site development works, services provision, connection to the water supply, foul and surface water networks on First Avenue and Cookstown Road including partial diversion of the foul line to the north east of the site at First Avenue, temporary foul pump station, attenuation/bioretention systems, vehicular and pedestrian access including internal road and footpaths, interim pedestrian facilities/public realm upgrade works, landscape and boundary treatment works, tree removal, bicycle storage (76 no. total spaces), car parking (32 no. total spaces), set-down parking spaces, 1 no. ambulance set-down space serving the facility and delivery/loading areas to First Avenue.

The proposed Transitional Care Facility in this rapidly developing area addresses the need for such a service within a growing area of significant population. As detailed in the planning report this Healthcare Facility is in line with vision of Slaintecare and the HSE Annual Service Plan, delivering enhanced community care and reducing dependence on the current hospital centric model of care. Its proximity to Tallaght hospital means it can also be used as a step-down facility allowing patient recovery within their community while also serving as a step-up facility. The development as a whole is tied together with a landscape plan designed with Áit U+L which includes a generous communal amenity area for housing residents, a secure courtyard for Transitional care and step down facility residents, and a public open space which forms part of the new pocket park in the area. For further detail on the architectural design strategy, refer to the *Architectural Design Statement, Plans and Elevations by EML Architects*.

Landscape Strategy and Landscape Masterplan

(Please refer to the Landscape Report and associated drawings by Áit Urbanism + Landscape for further details).

The Cookstown Estate is identified for development within the Tallaght Town Centre Local Area Plan (LAP), 2020-2026 and is zoned 'REGEN' in the South Dublin County Council Development Plan 2022-2028:

'To facilitate enterprise and/or residential led development subject to a development framework or plan for the area incorporating phasing and infrastructure delivery'

The predominant commercial uses within the Cookstown Industrial estate are proposed to be phased out on an incremental basis through the objective of developing a new, mixed use urban centre, set within a quality public realm with infrastructure for pedestrians, cyclists and vehicular access/traffic calming and complimented by a hierarchy of appropriate planting.

The site has been planned as two main development blocks, a Transitional Care Facility that is the subject of this planning application and a future residential apartment block and, both with internal courtyard open spaces.

The Transitional Care Facility is to be located to the north-west of the site with frontage on to First Avenue, and the future residential apartment block to be located to the east of the site, fronting on to Cookstown Road and First Avenue. Both development blocks are proposed to be on an approximate

north south alignment. The future apartment block is proposed to have active frontage at ground level fronting onto the Cookstown Road. The setting out of the Transitional Care Facility and future apartment blocks creates an internal street, which is to be a pedestrian friendly, traffic calmed environment and is to include on street parking and tree planting. The one-way internal street will have a junction with First Avenue in the north of the site and junction with Cookstown Road in the east. A public open space is located in the south-western corner of the site.

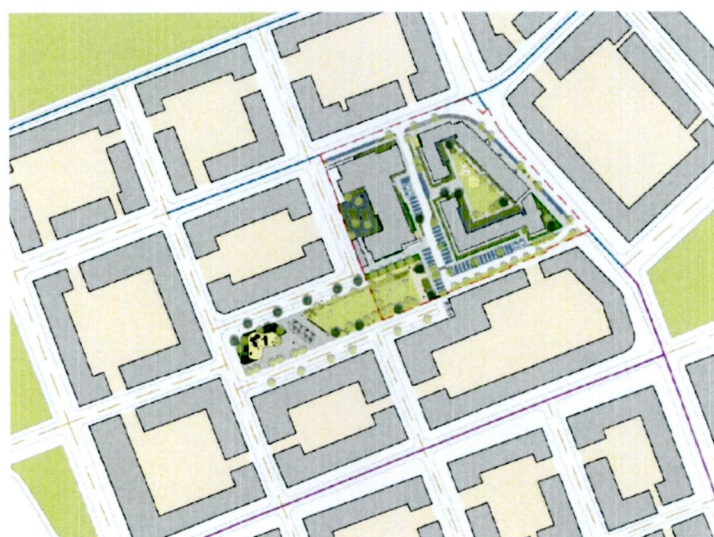
A pocket park is proposed to be delivered as part of this development application and will in time form part of a larger, local park in this location as outlined in the LAP objectives for Cookstown. The park is anticipated to form part of a larger, local neighbourhood park in this area as the incremental development of the surrounding Cookstown Estate progresses. The proposed pocket park to be delivered as part of this development will be some 1165 sqm in area and comprise a formal lawn area with a framing of tree planting. The lawn will also contain play elements in the form of balance beams and a totter trail on a safety surface of 'Safa' matting set in amongst tree plantings. Within the lawn area and tree planting, stone boulders or erratics will be placed, offering another playful dimension to the space. The combined elements catering for a natural, unprescribed form of play. The open space will also feature a paved seating area with bespoke, hardwood bench seating, pollinator friendly planting mixes and specimen tree planting.

As a sustainable approach to the site development and referencing the site's present industrial nature, salvaged pieces of in-situ concrete are proposed to be broken up and shaped to form playful stepping stones within the border of the formal lawn. Planting of meadow grasses and wildflower amongst the stepping stones being proposed to increase biodiversity within the park.

The proposed park will also feature an east west shared pedestrian and cyclist route some 3 metres wide. This route is anticipated to be continued through the larger neighbourhood park and form a link to the future neighbouring development blocks and streets to the west, as set out within the Tallaght Town Centre LAP. At the public opens space's western edge, at the development site's boundary, it is proposed to form a temporary fixed boundary comprising a paladin fence with hawthorn hedging and a tree line. This boundary will be eventually removed, with the tree planting proposed to be transplanted for use elsewhere in the neighbourhood park.

Landscape response to objectives of the Tallaght Town Centre Local Area Plan

The following schematic presents a high-level landscape contextual response to the objectives of the Tallaght Town Centre Local Area Plan. This is followed by the Landscape Strategy plans for primary circulation and spaces, tree planting and greening strategies.



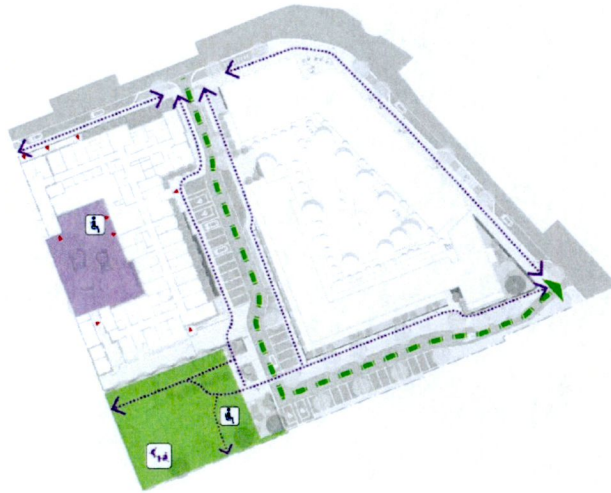
- Site Boundary

- - - Proposed LAP Secondary Route
- Existing / Improve LAP Primary Route

— Existing / Improve LAP Secondary Route

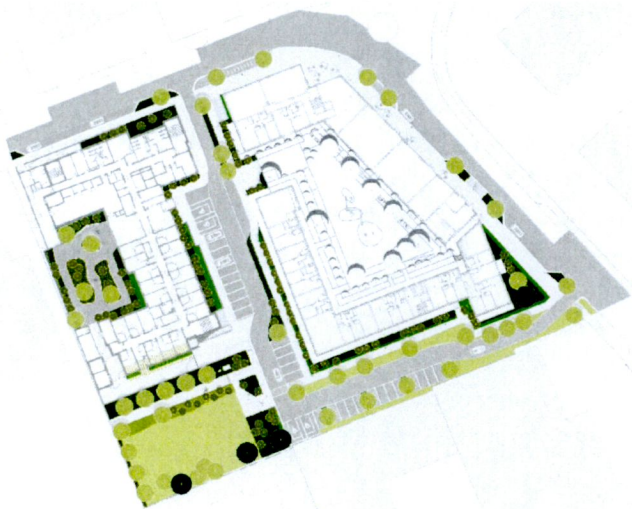
Figure 1: Indicative Development Context: Local Area Plan, indicative blocks layout

Landscape Strategies: First Avenue, Cookstown: Primary Circulation and Spaces



- Primary Circulation & Spaces**
- Neighbourhood Pocket Park
 - Transitional Care Facility Communal Courtyard Garden
 - Internal, tree lined street
 - Primary Pedestrian Routes
 - Formal Seating
 - Play Area

Landscape Strategies: First Avenue, Cookstown: Propose Tree Planting and Greening



- Proposed Tree Planting & Greening**
- Proposed specimen and semi mature tree planting
 - Proposed small tree and specimen shrub planting
 - Proposed pergola structure with climber planting
 - Lawn
 - Amenity & privacy buffer planting
 - Proposed steel wire trellis with climber planting

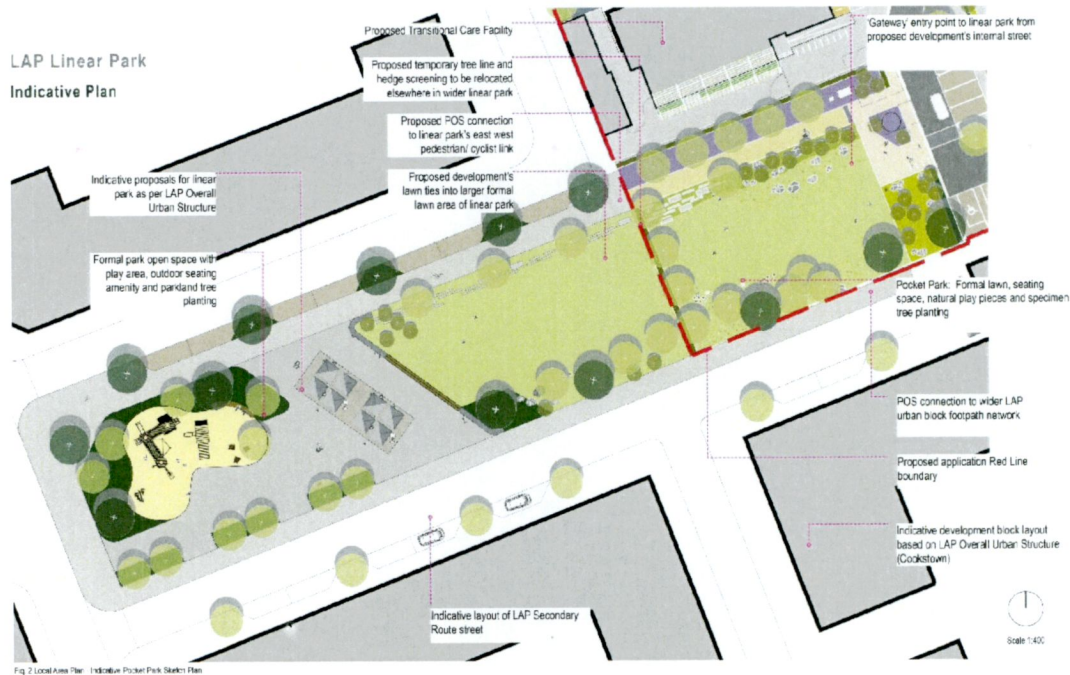


Figure 2: Tallaght Town Centre LAP: Indicative Linear Park Plan

Cookstown Road and First Avenue, and Internal Street

The existing streetscapes of First Avenue and Cookstown Road are visually poor. The proposed development will seek to create a suitable urban streetscape in line with objectives within the Tallaght Town Centre LAP.

The development's internal street is proposed to lie between the proposed Transitional Care Facility and future residential development blocks. The street is proposed as a one-way system and as such is to be a pedestrian & cyclist friendly, traffic calmed environment. The street will have on street parking and be overlooked by the adjoining Assisted Living and future Apartment Residential units. Street trees are proposed amongst the parking bays, the street tree pits will contribute to the development's SuDS approach with an infiltration type system designed to take run off from the carriageway into the pits. Ground floor units are proposed within the future apartment block building with frontage on to Cookstown Road and First Avenue offering opportunity for external café seating. On street parking with street tree planting will also contribute to the creation of a comfortable and attractive urban streetscape.

Transitional Care Facility - Courtyard Garden

The proposed Transitional Care Facility block is designed with a primary, communal open space at its centre in the form of a courtyard garden. The garden will feature three island planters containing specimen and small flowering tree planting, a planting mix of herbaceous perennials and ornamental grasses providing a planting palette with seasonal colour and movement to be enjoyed by residents. The arrangement of the planters provides for a walking route through the garden space for residential

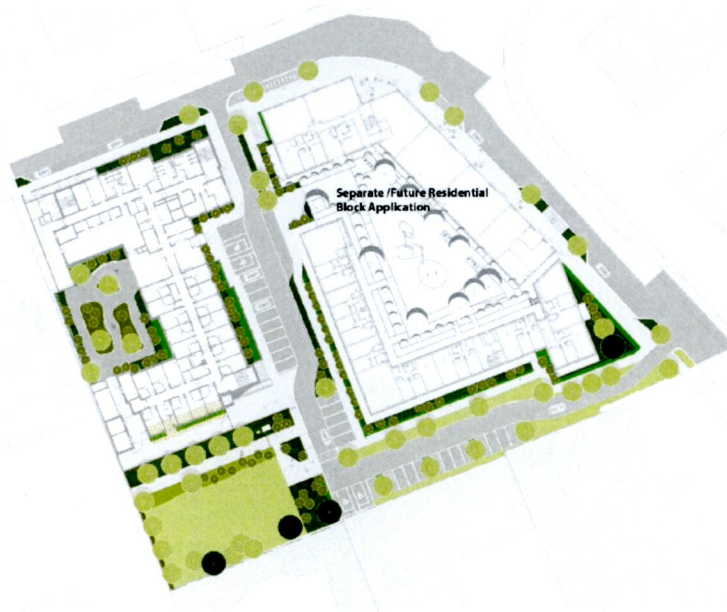
and visual amenity. The planting islands will feature seating edges in the form of benches with arm and back rests for user comfort. The courtyard garden will provide for a breakout space from the adjacent common room dining area with moveable outdoor furniture.

Privacy planting to the residential units fronting on to the courtyard garden will be provided through a border of planted beds and vertical planting through wire trained climbers, which will green the building façades. The southern elevation of the Transitional care and step down facility will overlook the development's public open space. An architectural pergola is proposed with vertical posts and steel cable cross cable for planting support to soften the view of this façade and make a stronger greening connection with the adjacent public park. The structure will extend over the first-floor level of the Transitional care and step down facility in this location and will be planted with trained climbers.

Future Residential Apartment Block Courtyard

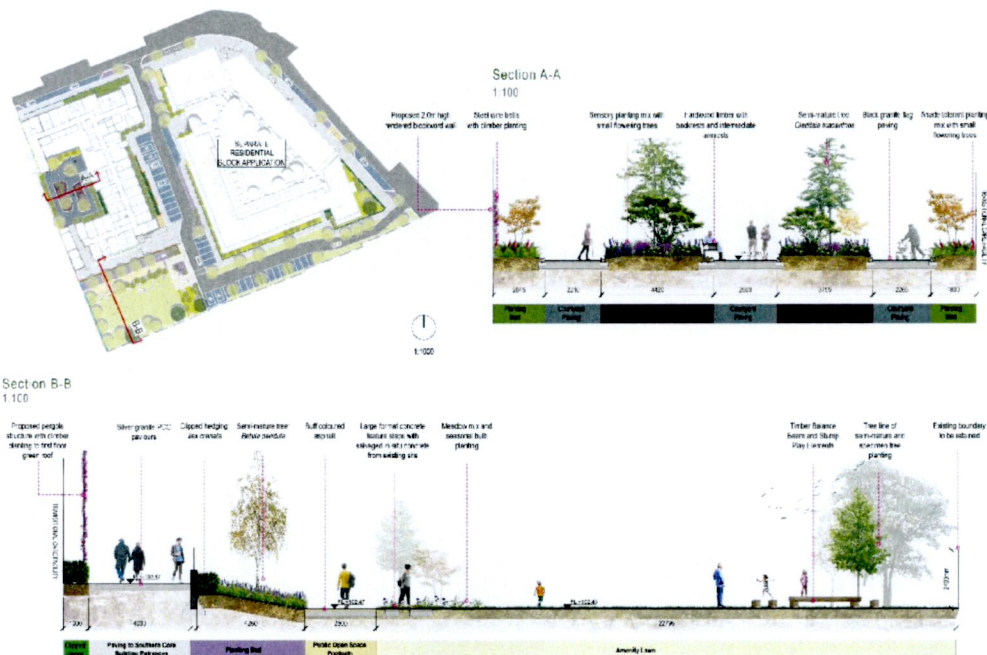
All open space requirements will be assessed under a separate LRD application. The residential development will be consistent with the Transitional Care and Step Down Facility in terms of landscape strategy for public realm and open space design, planting species/mixes and hard landscape treatments.

Overall Landscape Masterplan



Landscape Cross Sections

Landscape Cross Sections



(Please refer to the Landscape Report and associated drawings by Áit Urbanism + Landscape for further details).

Potential Impacts of the Proposed Development

Construction Stage

The visual impacts due to construction will be short term, terminating upon completion of the development. There is potential for a moderate and negative short-term impact during construction from the following elements associated with construction and demolition work:

- Dust
- Site huts
- Building materials
- Ground disturbance (e.g., topsoil, stockpiles, etc.)
- Site hoarding/security fencing
- Construction/demolition work

There is potential for moderate and negative short-term visual impacts from the use of temporary buildings, machinery necessary for construction works at proposed works, as well as stockpiling of materials.

There is potential for a moderate and negative short-term impact from the transportation of the material to be recycled and the recycled material to and from the site.

There is the potential for a moderate and negative short term visual impact on views into the site, in particular from adjacent commercial and industrial premises.

The main stages of the construction phasing will include the following:

- Site preparation works
- Site establishment and erection of temporary structures
- Diversion and connection of services and utilities
- Construction of foundations and structures
- Mechanical and electrical installation
- Fit-out and external works

Operational Stage

The potential impacts from the proposed development, once it is operational and construction is complete, will arise from the presence of a new 1-5 storey Transitional Care and step-down facility. The new transitional care facilities, and the presence of the new inhabitants in this building will alter the patterns of use from day to day, as will the presence and movement of pedestrians, bicycles and vehicular movement which will increase within the site itself as well as in the adjacent streets approaching the development.

The proposed design will encompass the following elements:

- A new urban streetscape in line with objectives of the Tallaght Town Centre LAP
- On street parking with street tree planting will also contribute to the creation of a comfortable and attractive urban streetscape

- A new internal street located between the transitional care facility and future residential block with a one-way system, will be a pedestrian & cyclist friendly, traffic calmed environment. On street parking will be overlooked by the future adjoining residential units. Street trees will be located amongst the parking bays; the street tree pits will contribute to the developments SuDS approach with an infiltration type system designed to take run off from the carriageway into the pits.
- A communal open space at its centre in the form of a courtyard garden to the transitional care and step-down facility featuring island planters containing specimen and small flowering tree planting, a planting mix of herbaceous perennials and ornamental grasses providing a planting palette with seasonal colour and movement to be enjoyed by residents. The planting islands will feature seating edges in the form of benches with arm and back rests for user comfort. The courtyard garden will provide for a breakout space from the adjacent common room dining area with moveable outdoor furniture.
- Privacy planting to the residential units fronting on to the courtyard garden will be provided through a border of planted beds and vertical planting through wire trained climbers, which will green the building façades. The southern elevation of the Transitional care and step down facility will overlook the development's public open space. An architectural pergola is proposed with vertical posts and steel cable cross cable for planting support to soften the view of this façade and make a stronger greening connection with the adjacent public park. The structure will extend over the first-floor level of the Transitional care and step down facility in this location and will be planted with trained climbers.

Mitigation Measures

Construction Phase

The following mitigation measures will be implemented:

- Height of temporary stockpiles to be restricted to a practicable minimum to avoid impact on local sensitive receptors
- Hoarding will be erected around site boundaries to reduce visual impact of construction works
- Plant will be held in designated compound on site
- Visual impacts during the construction phase will be mitigated somewhat by 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.
- Appropriate site hoardings will be put in place around the perimeter of the site where required to minimise the landscape and visual impact.

Operational Phase

The major visual remediation of the project will be accomplished through the following mitigation measures which have been incorporated into the design:

- Through the positioning of various elements of the development on site to enhance the appearance of the development as a whole through the design of the site layout and built form.
- The architectural treatments on the façade of the proposed development which include brick and glass-panelling.
- The creation of high-quality public and semi-public space for the use and amenity of users of the development
- A pedestrian/cyclist friendly streetscape, featuring street trees with underplanting and privacy planting to ground floor units.
- A new improved public realm interface with First Avenue and Cookstown Road with new pedestrian, cyclist links and traffic calming.

Residual Impacts

As outlined above, mitigation measures will be implemented to reduce the landscape and visual impact of the proposed development. Control of individual building forms, materials and colour will ultimately be determined by the Planning Authority. Negative impacts generated in the construction phase will be mitigated by the use of best practice in construction standards. The landscape and visual impacts will be negative and moderate in the short-term during the construction stage and will move to neutral and moderate at pre-establishment of proposed planting. In general, the landscape and visual impacts will be positive and moderate in the long term.

All planted installations within the project will be subject to an on-going maintenance programme and monitoring by a qualified landscape contractor, to ensure its satisfactory establishment. Given the low visual quality and visual degradation of the site itself, the proposed development, together with the comprehensive landscape design, will create a positive visual and landscape impact at local level.

Visual Impact Assessment

Photomontages

Twenty photomontages were undertaken to assess the landscape and visual impact of the proposed development on the local and wider landscape. Screening of potential impacts on the local and wider environment was undertaken through an initial desktop study to identify key views in the public realm in tandem with the identification of sensitive receptors within the local and wider area.

The views were identified, which form part of this assessment are a combination of short, medium and long-distance views.

Baseline photography and the preparation of digital photomontages has been undertaken by 3D Design Bureau. Their methodology for undertaking the photomontage production is contained within the photomontage document which accompanies this report. The A3 photomontages should be viewed in A3 Landscape format, in conjunction with the following visual analysis.



Viewpoint Location Map

Existing View 1



This viewpoint is taken looking south south-east from Cookstown Road, near Scoil Chríost National School. The road, pathway and signage infrastructure of Cookstown Road is dominant within the foreground of view. A low concrete pebble dashed wall with black painted railings forms a boundary to the northern edge of Scoil Chríost National School. The roof of one of the school buildings is visible behind the railings to the right of view. The roofscape and some of the upper floors of the predominantly two storey houses within Belgard Heights are visible in the middle ground of view. There are views of the upper levels of the Dublin Mountains in the distance in the background of view.

The visual quality of the landscape within this view is quite poor. Some visual relief is provided by boundary hedge and tree planting within the school grounds and mature trees within Belgard Heights.

View No. 1	Landscape Character Type	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	'Urban Fringe/Peri-Urban' /Transport corridor	N/A	Low	Low	Low	High

Proposed View 1



The proposed development will not be visible in the background of view from this viewpoint location. The proposals are depicted by a red line, will be screened from view by intervening distance, topography, the contiguous built environment and vegetation. Therefore, there will be no impacts in this instance. The blue line indicates the outline of the future apartment blocks under a separate application.

View No. 1	Quality of Impacts	Significance of Impacts	Duration Of Impact
	No Impacts	No Impacts	No Impacts

Proposed View 1: Future Apartment Blocks Under Separate Application



The blue line indicates the outline of the future apartment blocks under a separate application which will not be visible in the background of view from this viewpoint location. The future apartment blocks proposals will be screened from view by intervening distance, topography, the contiguous built environment and vegetation. Therefore, there will be no impacts in this instance.

View No. 1	Quality of Impacts	Significance of Impacts	Duration Of Impact
Future Potential Cumulative Impacts	No Impacts	No Impacts	No Impacts

Existing View 2



This viewpoint is taken looking south south-east from The Rise in Belgard Heights, a residential area of two storey houses on the northern outskirts of Tallaght. A large area of open space known locally as 'The Meadow' is visible in the foreground, overlooked by two storey houses to the east and left of view. A mature evergreen hedge is visible in the distance forming the boundary with Katherine Tynan Road. Two large power pylons and over-head wire infrastructure are visible beyond the hedge along with a phone mast, creating substantial visual intrusion. The Dublin Mountains is visible in the background of view.

The visual quality of the landscape within this view is considered low. Some visual relief is provided by semi-mature tree planting around the perimeter of the open space known as The Meadow.

Landscape sensitivity is considered low-medium.

View No. 2	Landscape Character	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	Urban fringe/ Peri-Urban/ Residential with open space	Low-medium	Low-medium	Medium	Medium	Medium

Proposed View 2



There will be a partial view of a small portion of the façade of upper floors of the proposed development in the background of view behind the boundary tree planting at Belgard Heights. The remainder of the lower levels of the proposed development will be screened by distance from the site, intervening topography, built environment and tree planting. The proposals will remove views of a portion of the lower foothills of the Dublin Mountains in the background of view. However, there is substantial visual intrusion and clutter in the existing scenario in the form of HV masts and associated wire infrastructure which substantially reduces the visual quality of the existing scenario.

Given the low-medium landscape and visual quality of the existing view, it is anticipated that the visual impact will be neutral and slight in the long term.

View No. 2	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Neutral	Slight	Long term

Proposed View 2: Future Apartment Blocks Under Separate Application



The blue line indicates the outline of the future apartment blocks under a separate application. There will be a partial view of a small portion of the façade of upper floors of the proposed development in the background of view behind the two storey houses and boundary tree planting at Belgard Heights. The lower levels of the future development will be screened by distance from the site, intervening topography, built environment and tree planting. The proposals will remove views of a portion of the lower foothills of the Dublin Mountains in the background of view. Again, there is substantial visual intrusion and clutter in the existing scenario in the form of HV masts and associated wire infrastructure which substantially reduces the visual quality of the existing scenario.

Given the low-medium landscape and visual quality of the existing view, it is anticipated that the visual impact will be neutral and slight in the long term.

The future apartment blocks proposals will be screened from view by intervening distance, topography, the contiguous built environment and vegetation. Therefore, there will be no impacts in this instance.

View No. 2	Quality of Impacts	Significance of Impacts	Duration Of Impact
Future Potential Cumulative Impacts	Neutral	Slight	Long term

Existing View 3



This view is taken looking southwest from the Belgard Luas Stop. The Belgard stop serves the LUAS Redline Tallaght to City Centre with a further spur line to Saggart. The view is very much dominated by the LUAS infrastructure, paved commuter platform which is railed from surrounding gravelled service areas. Vertical visual intrusion is present in the steel columns of lighting, signage as well as the power mast /pylon and overhead wire infrastructure. The built fabric of industrial/commercial units to the north of Cookstown Industrial Estate (north of Cookstown Road) are visible in the background of view, namely the rear of Aveo Foods. A metal palisade fence forms the boundary to the north of the commercial units. A broad margin of planting of shrub, scrub and trees lies to the north of the fence line, offering some visual relief from the local industrial aesthetic. A broader mounded margin of tall grass, mown grass, ornamental groundcovers and tree planting run parallel to the LUAS line to the right of view. There is glimpse view of the upper levels of the Dublin Mountains in the background, right of view.

The visual quality of the landscape within this view is quite poor. Some visual relief is provided by boundary hedge and tree planting within the school grounds and mature trees within Belgard Heights. Landscape sensitivity is considered low.

View No. 3	Landscape Character	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	'Urban Fringe/Peri-Urban' /Transport corridor	N/A	Low	Low	Low	High

Proposed View 3



A small portion of the upper levels of the proposed development will be visible in the background from this viewpoint location. The upper floors of the five-storey transitional care and step-down facility will be partially visible to the right, background of view over the boundary tree planting with the majority of the built environment screened from view by intervening topography and existing screen planting.

Given the very low or no landscape and visual sensitivity rate of the existing view, it is anticipated that the visual impact will be neutral and slight in the long term.

View No. 3	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Neutral	Slight	Long term

Proposed View 3: Future Apartment Blocks Under Separate Application



The blue line indicates the outline of the future apartment blocks under a separate application. The upper floors (4-7) of the future apartment block development will be visible in the background of view. The future proposals will be staggered which will assist in reducing the apparent massing of the proposals in the landscape. The bulk of the remainder of the apartment blocks will not be visible as it will be screened from view by the existing built environment of industrial premises as well as boundary trees planting withing the Cookstown Industrial Estate.

Given the very low or no landscape and visual sensitivity rate of the existing view, it is anticipated that the visual impact will be neutral and slight in the long term.

View No. 3	Quality of Impacts	Significance of Impacts	Duration Of Impact
Future Potential Cumulative Impacts	Neutral	Slight	Long term

Existing View 4



This viewpoint is taken looking south-west from junction of Bóthar Katherine Tynan (R838) & Belgard Road (R113). The view presents a suburban landscape context with substantial road infrastructure to facilitate the commercial/industrial land use locally. Motor related business and garages are visible to the left of view. Boundary railings and some tree plantings are visible to the right of view bounding Belgard Heights. There are also a number of traffic lights and filter lanes to the right of view, facilitating vehicular access to Belgard Heights. Cycle Lane & paths

The LUAS line lies beyond the median hedgerow, with overhead powerlines and road lighting infrastructure visible along its route. The Belgard LUAS stop (interchange) is visible beneath an expansive white canopy in the background. Numerous power masts and overhead wires are visible in the distance set against a backdrop of tree planting, and the Dublin Mountains.

The visual quality of the landscape within this view is very low to none. Some visual relief is provided by the median hedgerow and tree planting bounding Belgard Heights. Landscape sensitivity is considered low.

View No. 4	Landscape Character	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	'Urban Fringe/Peri-Urban' /Transport corridor	N/A	Low	Low	Low	High

Proposed View 4



The proposed development will be partially visible in the background from this viewpoint location. The upper floors of the five-storey transitional care and step-down facility location are visibly but will be visually contained within the existing built urban fabric on the Belgard Road. Partial views of the foothills of the Dublin Mountains in the background of view will be removed. Given the urban/per-urban and transportation land uses and landscape character type of the setting, along with substantial vertical elements in the view, the proposed development will be absorbed into the existing urbanised setting.

Given the very low to no landscape and visual sensitivity rate of the existing view, it is anticipated that the visual impact will be neutral and slight in the long term.

View No. 4	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Neutral	Slight	Long term

Proposed View 4: Future Apartment Blocks Under Separate Application



The blue line indicates the outline of the future apartment blocks under a separate application. The upper floors of the future residential development will be visible in the background of view adjacent to the proposed Transitional care and step down facility. The future proposals will be staggered which will assist in reducing the apparent massing of the proposals in the landscape. The bulk of the remainder of the apartment blocks will not be visible as it will be screened from view by the contiguous built environment and urban fabric of Belgard Road. Again, partial views of the foothills of the Dublin Mountains in the background of view will be removed. Given the urban/peri-urban and transportation land uses and landscape character type of the setting, along with substantial vertical elements in the view, the future proposed development will be absorbed into the existing urbanised setting.

View No. 4	Quality of Impacts	Significance of Impacts	Duration Of Impact
Future Potential Cumulative Impacts	Neutral	Slight	Long term

Existing View 5



This viewpoint is taken looking south-west from junction of Cookstown Road & Old Belgard Road. The view depicts the industrial nature of Cookstown with predominantly low-rise commercial units services by a secondary road infrastructure and roundabouts. One relatively new development is partially visible to the left of view; a four-storey office / commercial space, Cookstown Court, designed as part of the regeneration of the Cookstown Industrial Estate. A network of pathways and pedestrian crossings is visible adjacent to the roadways. Grass verges and margins provide a buffer from the boundaries of the commercial units. There is substantial visual intrusion locally; one power mast with associated overhead wires is visible to the right of view. Road lighting is visible in the centre of view. Concrete bollards, blue railings and road signage, particularly to the right of view add to the visual clutter locally. There is a glimpse view of the Dublin Mountains in the background of view.

The visual quality of the landscape within this view is poor. Some visual relief exists in the form of tree planting further west along Cookstown Road. Landscape sensitivity is considered low.

View No. 5	Landscape Character	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	'Urban Fringe/ Peri-Urban' / Commercial/Industrial	Low to none	Low	Low	Low	High

Proposed View 5



The proposed Transitional Care Facility will be visible from this viewpoint location. The proposed five storey development will be absorbed into the existing built fabric of the urban environment of low to mid rise industrial, commercial and office premises. The warm brick tones of the architectural treatments will add some subtle colour to the built form and create a focal point at the far end of Cookstown Road and First Avenue.

Given the very low landscape and visual sensitivity rate of the existing view, it is anticipated that the visual impact will be neutral to positive and slight in the long term.

View No.5	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Neutral to positive	Slight	Long term

Proposed View 5: Future Apartment Blocks Under Separate Application



The blue line indicates the extent of a future apartment development that will be submitted under a separate application. The proposed future residential element is an important component of the overall masterplan and vision for the wider site situated at the northeast of the site. The proposed future apartment block will be staggered and range in height from 5-7 storeys and will enhance the existing urban fabric and built form of the area with high quality architectural treatments.

View No.5	Quality of Impacts	Significance of Impacts	Duration Of Impact
Future Potential Cumulative Impacts			
	Neutral to positive	Slight to moderate	Long term

Existing View 6



This viewpoint is taken looking south-west along Cookstown Road. The landscape locally is commercial /industrial with low 2 to 3 storey units set back from the main access road, with car parking and vehicular access areas fronting the streetscape. An on-street parking area is provided to the right of view. Black metal bollards and chains prevent vehicular parking on the grass verges along this section of Cookstown Road.

The visual quality of streetscape is considered low to medium. The boundary treatments to the right of view are low to standard height walls. The red brick walls and railings to the left of view allow some visual permeability into the commercial sites. Tree planting in the background of view also adds to a higher quality of visual amenity generally. Street lighting and private security cameras add visual clutter to the streetscape. The upper levels of the Dublin Mountains are partially visible in the background of view.

The visual quality of the landscape within this view is poor. Some visual relief exists in the form of tree planting further west along Cookstown Road. Landscape sensitivity is considered low to none.

View No. 6	Landscape Character	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	'Urban/Peri-Urban'/ Commercial/Industrial	Low to none	Low	Low	Low	High

Proposed View 6



The proposed Transitional Care Facility will be visible from this viewpoint location. The proposed five storey development will be absorbed into the existing built fabric of the urban environment of low to mid rise industrial and commercial premises. Some partial views of the foothills of the Dublin Mountains will be removed by the proposed development. The warm brick tones of the architectural treatments will add some subtle colour to the built form and create a focal point at the far end of Cookstown Road and First Avenue.

Given the very low landscape and visual sensitivity rate of the existing view, the urban / peri-urban nature of the view as well as commercial and industrial character of the land usage, it is anticipated that the visual impact will be neutral and slight to moderate in the long term.

View No. 6	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Neutral	Slight to Moderate	Long term

Proposed View 6: Future Apartment Blocks Under Separate Application



The blue line indicates the extent of a future apartment development that will be submitted under a separate application. The proposed future residential element is an important component of the overall masterplan and vision for the wider site. The proposed future apartment block will be staggered and range in height from 5-7 storeys and will enhance the existing urban fabric and built form locally with high quality architectural treatments.

Given the very low landscape and visual sensitivity rate of the existing view, the urban / peri-urban nature of the view as well as commercial and industrial character of the land usage, it is anticipated that the visual impact will be neutral and moderate in the long term.

View No.6	Quality of Impacts	Significance of Impacts	Duration Of Impact
Future Potential Cumulative Impacts			
	Neutral	Moderate	Long term

Existing View 7



This view is taken looking southeast along First Avenue. The land use locally is industrial/commercial with low rise commercial units in a cul-de-sac roadway. Double height portable cabins are stacked to the right of view, indicative of a live building site. Generally, the commercial units are set back from the main road, allowing substantial car parking and vehicular access to the street-side of each unit. The pedestrian/public realm is particularly poor with no footpath to the right of view and a very poor-quality path to the left of view. There is substantial car parking on road, adjacent to the building site. Some tree planting is visible in the background of view.

The visual quality of the landscape within this view is very poor. Landscape sensitivity is considered low to none. Little to no visual quality within this view.

View No. 7	Landscape Character	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	'Urban/Peri-Urban'/ Commercial/Industrial	Low to none	Low	Low	Low	High

Proposed View 7



The proposed Transitional Care development will be visible in the background from this viewpoint location. The lower levels of the proposed development be screened from view the existing built fabric within the industrial estate. There will be vertical softening of some of the façade by existing tree planting along the boundaries. The current open view will be removed and replaced by the built environment of the proposed development. The warm hues of the architectural treatment along with animation en-façade will reduce the overall impact of the proposals from this viewpoint. The existing trees in the foreground will be retained and add a visual quality to the proposals.

Given the very low landscape and visual sensitivity rate of the existing view, the urban/peri-urban and somewhat derelict commercial and industrial character of the view, it is anticipated that the visual impact will be positive and moderate in the long term.

View No. 7	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Positive	Moderate	Long term

Proposed View 7: Future Apartment Blocks Under Separate Application



The proposed future apartment development will be only partially visible in the background from this viewpoint location in the centre, middle-ground of view. The blue line indicates the extent of the future apartment blocks which will be essentially screened from view by the Transitional Care Facility.

View No.7	Quality of Impacts	Significance of Impacts	Duration Of Impact
Future Potential Cumulative Impacts			
	Neutral	Imperceptible to Slight	Long term

Existing View 8



This view is taken looking northwest from junction of Second Avenue and Cookstown Road. Again, the land use locally is commercial/industrial with low rise units set back from the streetscape with large parking areas fronting the road. The road and pathway infrastructure dominates this view, with a poor-quality public realm. A standard height wall and railings bounds the construction plant premises to the left of view. An additional safety railing is located to the back of kerb creating a 'railed in' pedestrian space. The footpath materiality is very poor with a mixture of concrete and tarmac, particularly visible to the right of view. Road lighting and power masts /overhead wires present as visual clutter within the view.

The visual quality of the landscape within this view is poor. Landscape sensitivity is considered low. Little to no visual quality within this view. A line of tree planting in the centre of view along with occasional shrub/hedge planting and grass margins offer some visual relief from the industrial aesthetic of the view.

View No. 8	Landscape Character	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	'Urban Fringe/ Peri-Urban'/ Commercial/Industrial	Low to none	Low	Low	Low	High

Proposed View 8



The proposed development will be partially visible in the background from this viewpoint location. Only a small section of the upper floor of the proposed transitional care facility will be visible over the existing built environment in the middle ground of view. The blue line indicates the outline of the future apartment blocks under a separate application.

Given the very low to no landscape and visual sensitivity rate of the existing view, an urban fringe /peri urban landscape character type with commercial and industrial character, it is anticipated that the visual impact will be neutral and slight in the long term.

View No. 8	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Neutral	Slight	Long term

Proposed View 8: Future Apartment Blocks Under Separate Application



The blue line indicates the extent of a future apartment development that will be submitted under a separate application. Approximately half of the future proposals will be visible from this viewpoint, the remainder will be screened from view by the existing built fabric in the middle-distance of view. The proposed future residential element is an important component of the overall masterplan and vision for the wider site. The proposed future apartment block will be staggered and range in height from 5-7 storeys and will enhance the existing urban fabric and built form locally with high quality architectural treatments.

Given the very low landscape and visual sensitivity rate of the existing view, the urban / peri-urban nature of the view as well as commercial and industrial character of the land usage, it is anticipated that the visual impact will be neutral and moderate in the long term.

View No. 8	Quality of Impacts	Significance of Impacts	Duration Of Impact
Future Potential Cumulative Impacts	Neutral to positive	Slight to moderate	Long term

Existing View 9



This viewpoint is taken looking northwest from Belgard Road, opposite the Belgard Retail Park. The view presents Belgard Retail Park in the middle and background of view and associated vehicular and pedestrian access infrastructure to this commercial enclave. A low concrete median is visible in the centre of the road; a cycle lane is visible on the west of Belgard Road (left of view). A bus stop is also visible to the right of view next to the pedestrian entrance to the retail park.

A grass verge separates the pathways from the edge of the retail park. Some visual amenity is present in the amenity boundary planting adjacent to Burger King (left of view). A number of larger commercial stores are located within the retail park (B & Q, Homestore & More, Halfords, Carpet Right etc). The stores are laid out around a large car park with some amenity planting. Vertical signage, street and car park lighting creates visual clutter within the view. A crane is visibly in the background of view, indicating construction works locally.

The visual quality of the landscape within this view is low. Landscape sensitivity is considered very low to none with little to no visual quality within this view. A line of tree planting in the centre of view along with occasional shrub/hedge planting and grass margins offer some visual relief from the industrial aesthetic of the view.

View No. 9	Landscape Character	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	Urban fringe / Peri-urban / Transport Corridor / Retail Park	Low to none	Low to none	Low	Low	High

Proposed View 9



The proposed development will not be visible from this viewpoint location. The extent of the wider proposals of the transitional care facility are depicted by a red line, and will be screened from view by intervening distance, topography, the contiguous built environment and vegetation. The blue line indicates the outline of the future apartment blocks under a separate application.

Given the low to no landscape and visual sensitivity rating of the existing scenario, there will be no visual impacts in this instance.

View No. 9	Quality of Impacts	Significance of Impacts	Duration Of Impact
	No impacts	No Impacts	No impacts

Proposed View 9: Future Apartment Blocks Under Separate Application



The proposed future apartment block development will not be visible from this viewpoint location. The extent of the wider proposals is depicted by a blue line, and will be screened from view by intervening distance, topography, the contiguous built environment and vegetation. The blue line indicates the outline of the future apartment blocks under a separate application.

Given the low to no landscape and visual sensitivity rating of the existing scenario, there will be no visual impacts in this instance.

View No. 9	Quality of Impacts	Significance of Impacts	Duration Of Impact
Future Potential Cumulative Impacts	No impacts	No Impacts	No impacts

Existing View 10



This viewpoint is taken looking north-west from Belgard Road near the entrance to Tallaght Institute of Technology. The view is dominated by Belgard Road infrastructure, a busy arterial route running north-south along the eastern edge of Cookstown Industrial Estate. The land-use is predominantly commercial with 2-3 storey units. Access to the commercial units to the west of Belgard Road to the left of view are from adjacent routes such as Airton Road and Belgard Square North. The boundaries to these units are for the most part low wall with railing. There is substantial tree mature tree planting along this section of Belgard Road, with grass margins to the right and left as well as grassed median to the centre of the roadway which adds to the visual amenity within the view. There is however much visual clutter in the form of road signage and road lighting.

The visual quality of the landscape within this view is low to medium. Landscape sensitivity is considered low to medium.

View No. 10	Landscape Character	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	Urban fringe/ Peri-urban /Transport Corridor /Commercial	None to Low	None to Low	Low	Low	High

Proposed View 10



The proposed development will not be visible in the background of view from this viewpoint location. The proposals are depicted by a red line, will be screened from view by intervening distance, topography, the contiguous built environment and vegetation.

Therefore, there will be no impacts in this instance.

View No. 10	Quality of Impacts	Significance of Impacts	Duration Of Impact
	No impacts	No impacts	No impacts

Proposed View 10: Future Apartment Blocks Under Separate Application

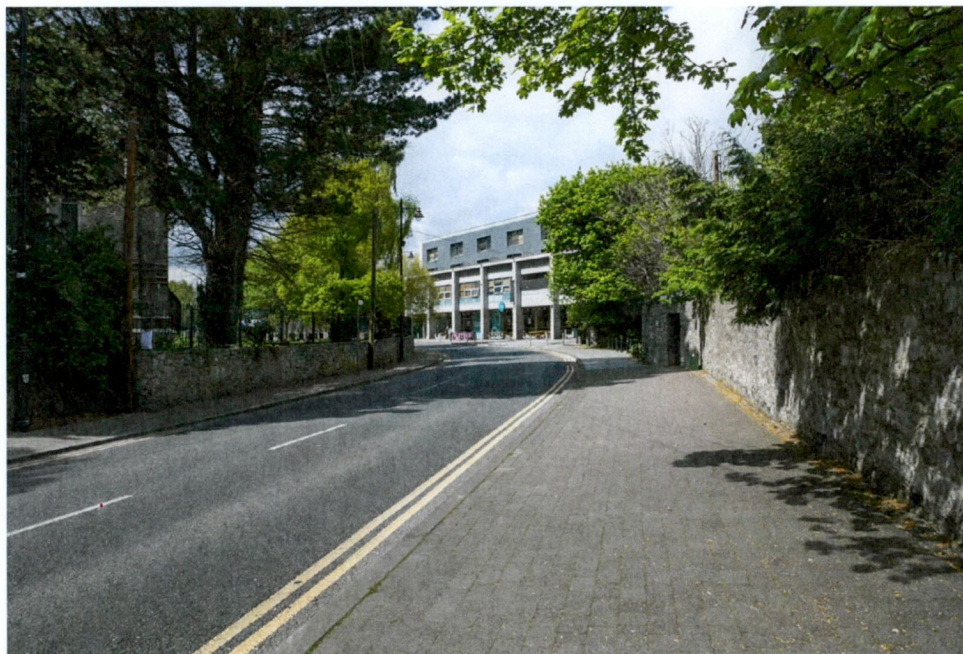


The proposed future apartment block development will not be visible from this viewpoint location. The extent of the wider proposals is depicted by a blue line, and will be screened from view by intervening distance, topography, the contiguous built environment and vegetation. The blue line indicates the outline of the future apartment blocks under a separate application.

Given the low to no landscape and visual sensitivity rating of the existing scenario, there will be no visual impacts in this instance.

View No. 10	Quality of Impacts	Significance of Impacts	Duration Of Impact
Future Potential Cumulative Impacts	No impacts	No Impacts	No impacts

Existing View 11



This viewpoint is taken looking northwest from The Main Street in Tallaght Village which leads into The Old Blessington Road. The grounds of St Marys Dominican Priory and Church are to the immediate right of view, bounded by a high stone wall and mature tree plantings. To the north of the church grounds are part of the Institute of Technology Tallaght (ITT). A three-storey mixed use complex is visible in the background of view at the intersection of the The Main Street and Old Blessington Road. The ground floor has been used as a café (The Metro) with offices on the second floor, and residential units on the third floor. St Maelruain’s Church and graveyard are visible to the left of view, bounded by a stone wall with railings and mature tree planting. The roadway is narrow, a two-way vehicular system; the pathway on the right is broad, the one to the left of view is narrow, both finished in a cobble lock paviour. The church grounds to the right and left of view as well as the streetscape fall within the Tallaght Architectural Conservation Area (ACA).

The visual quality of the landscape within this view is high with the exception of the new build development in the background of view. The stone walls, railings, mature tree canopy and historic structures elevate the quality of the streetscape setting. The narrow roadway and paved pathways also add to the quality of the public realm. Landscape sensitivity is considered high.

View No. 11	Landscape Character	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	Historic town centre/historic transport corridor	Medium-High	Medium - High	High (ACA)	High	Low

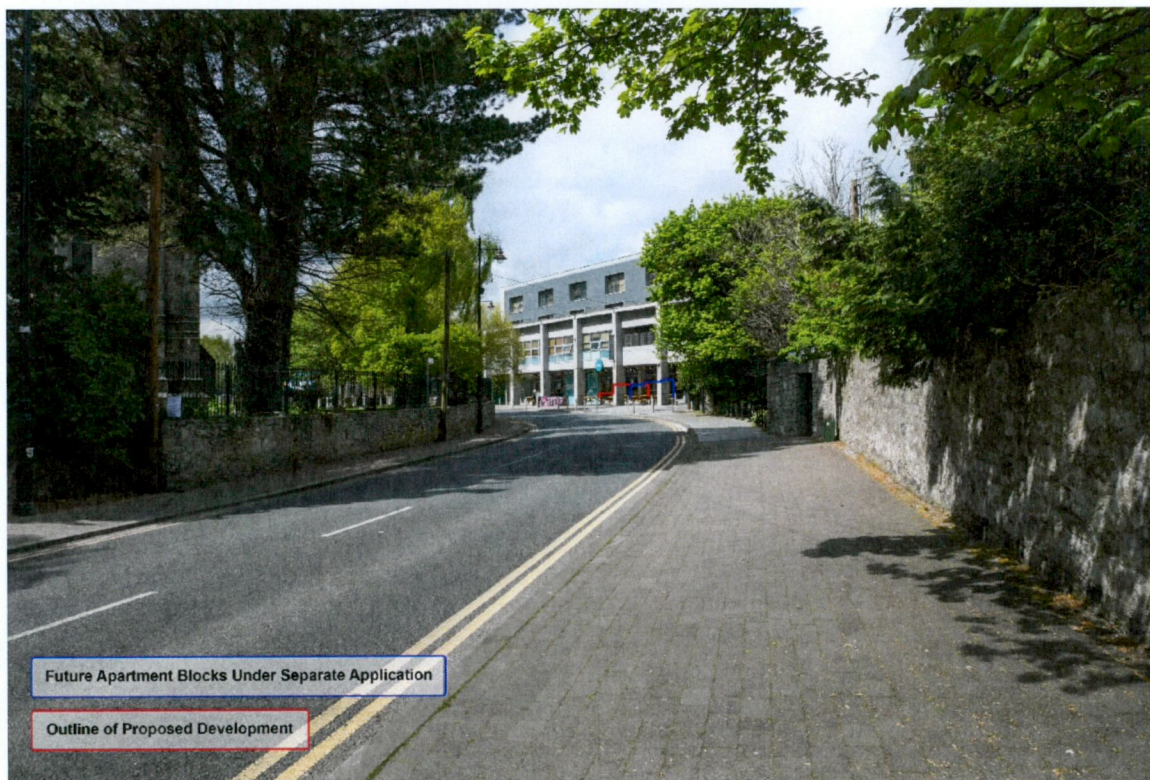
Proposed View 11



The proposed development will not be visible in the background of view from this viewpoint location. The proposals are depicted by a red line, will be screened from view by intervening distance, topography, the contiguous built environment and vegetation. Therefore, there will be no impacts in this instance.

View No. 11	Quality of Impacts	Significance of Impacts	Duration Of Impact
	No impacts	No impacts	No impacts

Proposed View 11: Future Apartment Blocks Under Separate Application



The proposed future apartment block development will not be visible from this viewpoint location. The extent of the wider proposals is depicted by a blue line, and will be screened from view by intervening distance, topography, the contiguous built environment and vegetation. The blue line indicates the outline of the future apartment blocks under a separate application.

Given the low to no landscape and visual sensitivity rating of the existing scenario, there will be no visual impacts in this instance.

View No. 11	Quality of Impacts	Significance of Impacts	Duration Of Impact
Future Potential Cumulative Impacts	No impacts	No Impacts	No impacts

Existing View 12



This view is taken looking north along the Cookstown Road extension from Belgard Square North. Exchange Hall is visible to the left of view. This is a seven-storey development of residential and office units and a multi-level underground car park. Exchange Hall is access by a road, visible in the centre of view. A large undeveloped site bounded by palisade fence is visible to the right of view. External works including paving to the pathway and installation of a cycle lane appear as a recent construction and are not open to be public use. Low rise commercial units and boundary fences to these units at the southern end of Cookstown Industrial Estate, and east of Tallaght Hospital are visible in the background of view.

The visual quality of the landscape within this view is low. It is an urban area in transition on the edge of an existing industrial estate. Landscape sensitivity is considered low.

View No. 12	Landscape Character	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	Urban /Peri-Urban /residential/commercial/ industrial	Low to none	Low to none	Low	Low	High

Proposed View 12



The proposed development will not be visible in the background of view from this viewpoint location. The proposals are depicted by a red line, will be screened from view by intervening distance, topography, the contiguous built environment and vegetation. Therefore, there will be no impacts in this instance.

View No. 12	Quality of Impacts	Significance of Impacts	Duration Of Impact
	No impacts	No impacts	No impacts

Proposed View 12: Future Apartment Blocks Under Separate Application



The proposed future apartment block development will not be visible from this viewpoint location. The extent of the wider proposals is depicted by a blue line, and will be screened from view by intervening distance, topography, the contiguous built environment and vegetation. The blue line indicates the outline of the future apartment blocks under a separate application.

Given the low to no landscape and visual sensitivity rating of the existing scenario, there will be no visual impacts in this instance.

View No. 12	Quality of Impacts	Significance of Impacts	Duration Of Impact
Future Potential Cumulative Impacts	No impacts	No Impacts	No impacts

Existing View 13



This viewpoint is taken looking north-east from within the grounds of Tallaght University Hospital. The view depicts the road, car parking and multi-storey car park to the east of the Tallaght Hospital site. Cookstown Industrial Estate is located to the east of the hospital and right of view where some of the low-rise commercial units are visible bounded by a green palisade fence. The public realm depicted within this view is poor. The road infrastructure is degraded, planting is dated and haphazard. Bollards are used to prevent unwanted car parking. A surface car park is visible in the middle distance with a multi storey car park visible in the background of view. There is substantial visual clutter present in the form of road lighting, phone mast and signage.

The visual quality of the landscape within this view is very low to none. The landscape is mixed institutional and industrial with little visual merit. Landscape sensitivity is considered low to none.

View No. 13	Landscape Character	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	Urban /Peri-Urban /institutional/ Commercial/industrial	Low to none	Low to none	Low	Low	High

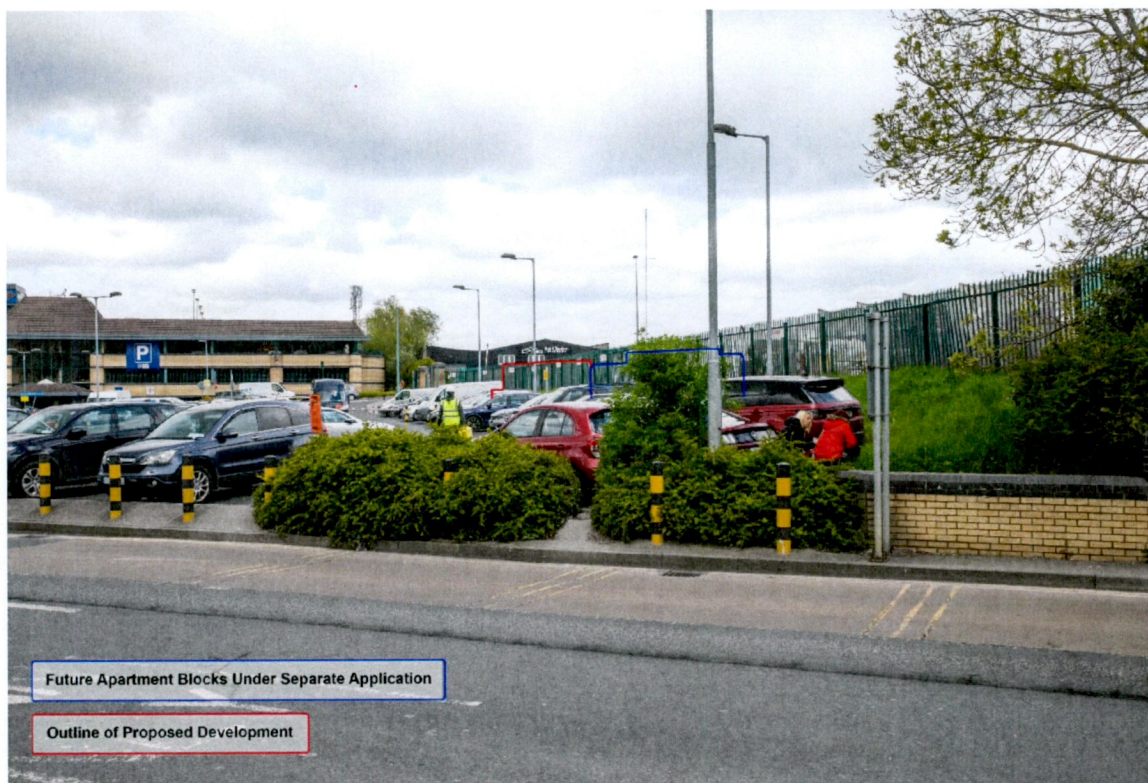
Proposed View 13



The proposed development will not be visible from this viewpoint location. The proposal transitional care facility is depicted by a red line, and will be screened from view by intervening distance, topography, the contiguous built environment and vegetation. Therefore, there will be no impacts in this instance.

View No. 13	Quality of Impacts	Significance of Impacts	Duration Of Impact
	No impacts	No impacts	No impacts

Proposed View 13: Future Apartment Blocks Under Separate Application



The proposed future apartment block development will not be visible from this viewpoint location. The extent of the wider proposals is depicted by a blue line, and will be screened from view by intervening distance, topography, the contiguous built environment and vegetation. The blue line indicates the outline of the future apartment blocks under a separate application.

Given the low to no landscape and visual sensitivity rating of the existing scenario, there will be no visual impacts in this instance.

View No. 13	Quality of Impacts	Significance of Impacts	Duration Of Impact
Future Potential Cumulative Impacts	No impacts	No Impacts	No impacts

Existing View 14



This view is taken looking north-west from the junction of Fourth Avenue and Cookstown Road. The view is dominated by the road and pedestrian infrastructure within Cookstown Industrial Estate. Tallaght Training Centre (Dublin and Dun Laoghaire Education and Training Board (DDLETB)), a 2-3 storey educational facility is visible in the centre of view (blue cladding to façade). The adjacent buildings are 2-3 storey commercial/industrial units with substantial car parks to the road frontage, with low boundary walls and railings. Street lighting, road signage and sub stations add to the visual clutter within the view. A tarmacked roundabout adds an element of visual degradation to the view. Occasional tree planting within the boundaries of the commercial units along with some street tree planting offers some visual relief to an otherwise industrial setting.

The visual quality of the landscape within this view is low. The landscape is mixed industrial with some institutional use and low visual merit. Landscape sensitivity is considered low.

View No. 14	Landscape Character	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	Urban Fringe/ Peri-Urban/ Commercial/ industrial	Low to none	Low to none	Low	Low	High

Proposed View 14



The proposed development will not be visible from this viewpoint location. The proposals are depicted by a red line, and will be screened from view by intervening distance, topography, the contiguous built environment and vegetation. Therefore, there will be no impacts in this instance.

View No. 14	Quality of Impacts	Significance of Impacts	Duration Of Impact
	No impacts	No impacts	No impacts

Proposed View 14: Future Apartment Blocks Under Separate Application



The proposed future apartment block development will not be visible from this viewpoint location. The extent of the wider proposals is depicted by a blue line, and will be screened from view by intervening distance, topography, the contiguous built environment and vegetation. The blue line indicates the outline of the future apartment blocks under a separate application.

Given the low to no landscape and visual sensitivity rating of the existing scenario, there will be no visual impacts in this instance.

View No. 14	Quality of Impacts	Significance of Impacts	Duration Of Impact
Future Potential Cumulative Impacts	No impacts	No Impacts	No impacts

Existing View 15



View looking north-west from the junction of Third Avenue and Cookstown Road. The view is dominated by the road and pedestrian infrastructure within Cookstown Industrial Estate. In this instance the visual degradation is prominent with visually poor road surface, roundabout and pedestrian safety railings in the centre of view. The commercial unit and yard in the centre of view is bounded by a dilapidated green metal sheeting, with supplies within the yard visible within the view. One single storey building to the road edge, right of view is boarded up and appears derelict. Adjacent commercial units are generally 2-3 storey and of poor visual quality. There is much visual clutter present in the form of road lighting, railings, fences, directional road signage.

The visual quality of the landscape within this view is very low. The landscape is mixed industrial use and visually degraded. Landscape sensitivity is considered very low.

View No. 15	Landscape Character	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	Urban / Peri-Urban Commercial/ industrial	Low to none	Low to none	Low	Low	High

Proposed View 15



Only the fifth floor of the proposed development will be visible in the background of view from this viewpoint location over the existing built environment. Given the low to no landscape and visual sensitivity rate of the existing view, it is anticipated that the visual impact will be neutral and moderate in the long term.

View No. 15	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Neutral	Slight	Long term

Proposed View 15: Future Apartment Blocks Under Separate Application



The proposed future apartment block development will be visible from this viewpoint location. The extent of the wider proposals is depicted by a blue line, and will be screened from view by intervening distance, topography, the contiguous built environment and vegetation. The blue line indicates the outline of the future apartment blocks under a separate application.

Given the low to no landscape and visual sensitivity rating of the existing scenario, there will be no visual impacts in this instance.

View No. 15	Quality of Impacts	Significance of Impacts	Duration Of Impact
Future Potential Cumulative Impacts	Neutral	Slight	Long term

Existing View 16



This view is taken looking north-east from Second Avenue. The view depicts an industrial estate setting with access road and pathway infrastructure. The commercial units are generally two-three storey and set back from the road edge to facilitate on site car parking and deliveries. The boundaries are high palisade fences over a low concrete wall. Some tree planting is visible in the background of view along some shrub planting to the right of view.

The visual quality of the landscape within this view is very low to none. The landscape is industrial / commercial with very low visual merit. Landscape sensitivity is considered very low to none.

View No. 16	Landscape Character	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	Urban /Peri-Urban Commercial/ industrial	Low to none	Low to none	Low	Low	High

Proposed View 16



The upper levels of the proposed five storey transitional care facility will be visible from this viewpoint location. The remaining portion of the lower levels of the proposed development will be screened from view by the existing built environment in the middle-ground of view. The variation in treatment en-façade will reduce the overall impact of the proposals from this viewpoint. Given the very low to no landscape and visual sensitivity rating of the existing view, it is anticipated that the visual impact will be neutral and slight in the long term.

View No. 16	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Neutral	Slight	Long term

Proposed View 16: Future Apartment Blocks Under Separate Application



The upper floors of the proposed future apartment block development will be visible from this viewpoint location. The extent of the wider proposals is depicted by a blue line, and will be screened from view by intervening distance, topography, the contiguous built environment and vegetation. The blue line indicates the outline of the future apartment blocks under a separate application.

Given the low to no landscape and visual sensitivity rating of the existing scenario, there will be no visual impacts in this instance.

View No. 16	Quality of Impacts	Significance of Impacts	Duration Of Impact
Future Potential Cumulative Impacts	Neutral	Slight	Long term

Existing View 17



This view is taken looking north-east from Second Avenue. The view depicts an industrial estate setting with access road and pedestrian infrastructure servicing commercial/industrial units along Second Avenue as part of the Cookstown Industrial Estate. The commercial / industrial units are generally 2-3 storey with a variety of finishes, set back from the roadway to cater for on-site car parking and deliveries. The boundaries to the south of Second Avenue are generally low wall and railing. Boundaries to the north of the avenue are low walls. Grass margins segregate the footpaths from the main access road. Some tree planting is visible to the right of view. The tops of a tree line can be seen in the background of view over the roofscape of the built environment.

The visual quality of the landscape within this view is low to none. The landscape is industrial / commercial with very low to no visual merit. Landscape sensitivity is considered low.

View No. 17	Landscape Character	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	Urban / Peri-Urban Commercial/ industrial	Low to none	Low to none	Low	Low	High

Proposed View 17



The proposed transitional care facility will not be visible from this viewpoint location. It will be screened from view by the existing built environment of Cookstown Industrial Estate in the middle-distance. The blue line indicates the outline of the future apartment blocks under a separate application.

Given the low to no landscape character and visual sensitivity of the existing scenario, set within an urban commercial and industrial estate, there will be no visual impact in this instance.

View No. 17	Quality of Impacts	Significance of Impacts	Duration Of Impact
	No Impact	No impact	No impact

Proposed View 17: Future Apartment Blocks Under Separate Application



A small portion of the proposed future apartment block development will be visible from this viewpoint location in the middle-distance, behind the existing built fabric of industrial units. The extent of the wider proposals is depicted by a blue line, and will be screened from view by intervening distance, topography, the contiguous built environment and vegetation. The blue line indicates the outline of the future apartment blocks under a separate application.

Given the low to no landscape and visual sensitivity rating of the existing scenario, there will be no visual impacts in this instance.

View No. 17	Quality of Impacts	Significance of Impacts	Duration Of Impact
Future Potential Cumulative Impacts	Neutral	Imperceptible to Slight	Long term

Existing View 18



This viewpoint is taken looking north-east from a public open space at Ambervale, in the western suburbs of Tallaght. This open space which comprises of large open areas of grass with copses of tree plantings and boundary hedgerow (Beech) is located north of Birchwood and south of Ambervale residential areas. The built fabric of some of the commercial/industrial units to the west of Cookstown Industrial Estate are visible in the background, left of view. Street tree planting along Cookstown Road is visible beyond the beech hedge. Some road lighting and road signage infrastructure is visible in the middle distance.

The visual quality of the landscape within this view is medium. The landscape a passive open space bounding a main arterial route with a medium visual merit. Landscape sensitivity is considered low-medium.

View No. 18	Landscape Character	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	Urban/Peri-Urban public open space/ Commercial/ Industrial/transport corridor	Medium	Medium	Medium	Medium	Medium

Proposed View 18



The proposed development will not be visible in the background of view from this viewpoint location. The proposals are depicted by a red line, will be screened from view by intervening distance, topography, the contiguous built environment and vegetation. Therefore, there will be no impacts in this instance.

View No. 18	Quality of Impacts	Significance of Impacts	Duration Of Impact
	No Impacts	No Impacts	No Impacts

Proposed View 18: Future Apartment Blocks Under Separate Application



The proposed future apartment block development will not be visible from this viewpoint location. The extent of the wider proposals is depicted by a blue line, and will be screened from view by intervening distance, topography, the contiguous built environment and vegetation. The blue line indicates the outline of the future apartment blocks under a separate application.

There will be no visual impacts in this instance.

View No. 18	Quality of Impacts	Significance of Impacts	Duration Of Impact
Future Potential Cumulative Impacts	No impacts	No Impacts	No impacts

Existing View 19



This view is taken looking east north-east from junction of Cookstown Way and Second Avenue (opposite Cookstown Luas Stop). The view depicts both the road and Luas infrastructure in the fore and middle-ground with traffic lights, road / Luas signage, overhead power lines, pedestrian and zebra crossings. The view looks directly down Second Avenue, an industrial landscape setting with large low rise commercial/industrial units with railed boundaries. Ornamental tree plantings are visible to the left inside the railings and to the public realm to the right of view. Further down Second Avenue to the left of view is extensive screen planting associated with the boundary of the Tallaght reservoir. The blue fabricated exterior of Liffey Plastics is visible in the background of view adjacent to a high-power mast. There are pathways and grass margins on both sides of the road.

The visual quality of the landscape within this view is low-medium. The landscape functions as transport, pedestrian and cyclist infrastructure bounding a main arterial route with a low visual merit.

Landscape sensitivity is considered low to none.

View No. 19	Landscape Character	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	Urban / Peri-Urban Commercial/ Industrial/transport corridor	Low to none	Low to none	Low to none	Low	High

Proposed View 19



The proposed transitional care facility will be predominantly screened from view from this viewpoint location by intervening vegetation and distance from the site and the built fabric of Cookstown Industrial Estate. There is a small glimpse of a corner of the upper floor to the left of view in the middle-distance.

Given the low to no landscape character and visual sensitivity of the existing scenario, set within an urban commercial industrial and transport corridor, there will be no visual impact in this instance.

View No. 19	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Neutral	Imperceptible	Slight

Proposed View 19: Future Apartment Blocks Under Separate Application



There will be a partial view of an upper corner of the five-storey residential block in the background of view from this viewpoint location. The extent of the wider proposals is depicted by a blue line, and will be screened from view by intervening distance, topography, the contiguous built environment and vegetation. The blue line indicates the outline of the future apartment blocks under a separate application.

Given the low to no landscape and visual sensitivity rating of the existing scenario, there will be no visual impacts in this instance.

View No. 19	Quality of Impacts	Significance of Impacts	Duration Of Impact
Future Potential Cumulative Impacts	Neutral	Imperceptible to Slight	Long Term

Existing View 20

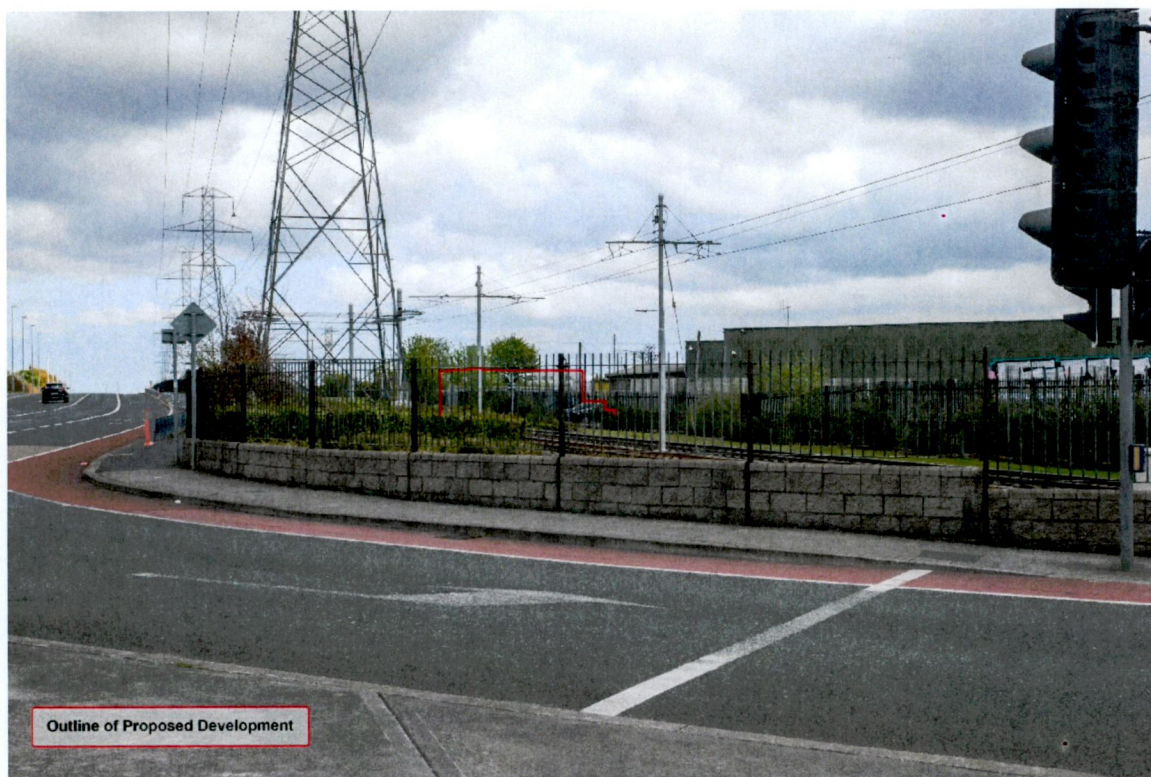


This view is looking east from the junction of Bóthar Katherine Tynan (R838) & Cookstown Way. The view is dominated by the row of high voltage masts and power lines, the Luas power masts and wire infrastructure, as well the road and Luas infrastructure on the north-western corner of Cookstown Industrial Estate. A low wall and high railings form the perimeter of the lands associated with Luas transport infrastructure in the middle distance. Low rise industrial units are visible to the right of view. A row of road light standards is visible to the left of view along the northern edge of Katherine Tynan Road.

The visual quality of the landscape within this view is low to none.

View No. 20	Landscape Character	Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
	Urban/Peri-Urban /transport and energy infrastructure/ commercial/ Industrial	Low to none	Low to none	Low	Low	High

Proposed View 20



Outline of Proposed Development

A small portion of the proposed development will be visible in the background of view. It will be visually contained within the built fabric of Cookstown Industrial estate to the right, background of view and screened by intervening trees and vegetation to the left, background of view. The remainder of the proposed development, outlined in red, will be screened from view by distance from the site, intervening vegetation and the contiguous built environment. Therefore, the visual impact will be neutral, and slight to imperceptible in the long term.

View No. 20	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Neutral	Imperceptible	Long term

Proposed View 20: Future Apartment Blocks Under Separate Application



There will be a partial glimpse view of the very upper levels of the proposed future apartment block development from this viewpoint location. The extent of the wider proposals is depicted by a blue line and will be screened from view by the proposed built fabric of the Transitional Care Facility, intervening distance, topography, and contiguous built environment and vegetation.

Given the low to no landscape and visual sensitivity rating of the existing scenario, there will be no visual impacts in this instance.

View No. 20	Quality of Impacts	Significance of Impacts	Duration Of Impact
Future Potential Cumulative Impacts	Neutral	Imperceptible	Long Term

Conclusion

This Landscape and Visual Impact Assessment report has been undertaken by Áit Urbanism and Landscape as a stand-alone report. It has assessed the landscape and visual impact of the proposed mixed-use development at Unit 21 1st Avenue, Cookstown, Tallaght, Dublin 24. The vacant site is a former commercial premises of Smart Glass International at 1st Avenue. The potential future cumulative impact of a future application for 5-7 storey residential blocks, which are part of the overall masterplan vision for the site have also been assessed.

Landscape Planning policies and objectives relevant to the assessment of the impacts of the proposed development are laid out in the South Dublin County Development Plan 2022-2028 (SDCDP) and in the Tallaght Town Centre Local Area Plan 2020-2026 (LAP).

The subject site is zoned under the Objective 'REGEN' in the South Dublin County Development Plan 2022-2028: 'To facilitate enterprise and/or residential led development'.

The site and its contiguous landscape character type and setting described as urban, peri-urban with commercial and industrial uses and transport corridors with generally low landscape and visual sensitivities and high capacity for change.

The proposed development is a Transitional Care and step-down facility with associated support functions, as well as external amenity spaces. A transitional care/step-down facility in this rapidly developing area complements existing contiguous and future residential development and answers the need for such a service within a growing area of significant population. As detailed in the planning report this Healthcare Facility/Transitional care and step down facility is in line with vision of Slaintecare and the HSE Annual Service Plan, delivering enhanced community care and reducing our dependence on the current hospital centric model of care. It's proximity to Tallaght hospital means it can also be used as a step-down facility allowing patient recovery within their community while also serving as a step-up facility. The development is tied together with a landscape plan designed with Áit U+L which includes a generous communal amenity area for housing residents, a secure courtyard for Transitional care and step down facility residents, and a public open space which forms part of the new pocket park in the area.

Twenty photomontages were undertaken to assess the visual impact. An analysis of the impacts of each view are as follows:

View No. 1	Distance from the site	Quality of Impacts	Significance of Impacts	Duration Of Impact
Location From Cookstown Road, near Scoil Christ National School	602m	No Impacts	No Impacts	No Impacts
View No. 2				
Location	242m	Neutral	Slight	Long term

From the Rise, Belgard Heights (residential estate)				
View No. 3				
Location From the Belgard Luas Stop	218m	Neutral	Slight	Long Term
View No. 4				
Location From junction of Bóthar Katherine Tynan (R838) & Belgard Road (R113)	413m	Neutral	Slight	Long term
View No. 5				
Location From the junction of Cookstown Road & Old Belgard Road	326m	Neutral to positive	Slight	Long term
View No. 6				
From Cookstown Road	188m	Neutral	Slight to Moderate	Long Term
View No. 7				
Location From First Avenue	122m	Positive	Moderate	Long Term
View No. 8				
Location View from the junction of Second Avenue and Cookstown Road	105m	Neutral	Slight	Long Term
View No. 9				
Location From Belgard Road, opposite the Belgard Retail Park	557m	No impacts	No impacts	No impacts
View No. 10				
Location From Belgard Road near the entrance to Tallaght Institute of Technology	779m	No impacts	No impacts	No impacts

View No. 11				
Location From The Main Street in Tallaght Village which leads into The Old Blessington Road	1093m	No impacts	No impacts	No impacts
View No. 12				
Location From the Cookstown Road extension from Belgard Square North	742m	No impacts	No impacts	No impacts
View No. 13				
Location From within the grounds of Tallaght University Hospital.	560m	No impacts	No impacts	No impacts
View No. 14				
Location From the junction of Fourth Avenue and Cookstown Road	468m	No impacts	No impacts	No impacts
View No. 15				
Location From the junction of Third Avenue and Cookstown Road.	288m	Neutral	Moderate	Long Term
View No. 16				
Location From Second Avenue	119m	Neutral	Slight	Long Term
View No. 17				
Location From Second Avenue	227m	No Impacts	No impacts	No impacts
View No. 18				
Location From a public open space at Ambervale (western suburbs of Tallaght)	630m	No impacts	No impacts	No impacts

View No. 19				
Location From junction of Cookstown Way and Second Avenue (opposite Cookstown Luas Stop)	583m	Neutral	Imperceptible	Long Term
View No. 20				
Location From the junction of Bóthar Katherine Tynan (R838) & Cookstown Way	671m	Neutral	Imperceptible	Long Term

The impact rating varies dependent on the viewpoint location and the sensitivity of the view. The baseline against which the views are assessed utilised the landscape sensitivity rating that has been formulated within the Landscape Character Assessment guidelines of South Dublin County Development Plan 2022-2028.

There are nine scenarios with no impacts where the proposed development is not visible due to distance from the site, intervening topography, built environment and vegetation. These are Views No. 1, 9-14, and 17-18 .

A number of views are rated neutral and slight, slight to imperceptible in the long term and include Views No. 2-5, 8, 15-16, and 19-20, where a glimpse view of the proposed development is perceptible in the view. Views rated neutral and slight to moderate in the long term include Views No. 6. The ratings for Views No. 7 is considered positive and moderate in the long term.

The existing industrial and commercial units in an industrial estate setting, with low visual amenity and landscape value will be replaced by a high architectural transitional care development set within a very high quality public realm which is part of a larger vision set out in the wider masterplan for the site and adjacent streets that has been formulated in response to the objectives of the Tallaght Town Centre LAP 2022-2026.

The landscape masterplan and landscape strategy outline the public realm that will be designed to the highest standards providing landscape and visual amenity to the residents and users of the transitional care and step down facility. A communal open space at its centre in the form of a courtyard garden to the Transitional care and step down facility and step-down facility featuring island planters containing specimen and small flowering tree planting, a planting mix of herbaceous perennials and ornamental grasses providing a planting palette with seasonal colour and movement to be enjoyed by residents. The planting islands will feature seating edges in the form of benches with arm and back rests for user comfort. The courtyard garden will provide for a breakout space from the adjacent common room dining area with moveable outdoor furniture.

Privacy planting to the residential units fronting on to the courtyard garden will be provided through a border of planted beds and vertical planting through wire trained climbers, which will green the

building façades with the southern elevation of the Transitional care and step down facility overlooking the development’s public open space. A bespoke pergola with climbers will soften the view of this façade and make a stronger greening connection with the adjacent public park.

In terms of the future apartment blocks that will be subject to a separate application, the following table summarises the potential cumulative impact of these future proposals that are part of the wider vision for the Cookstown site based on the objectives of the Tallaght Town Centre LAP 2022-2026. The future apartment blocks will be 5-7 storeys in height, with ground floor units frontage on to Cookstown Road and First Avenue. All open space requirements will be assessed under a separate LRD application. The residential development will be consistent with the Transitional Care and Step Down Facility in terms of landscape strategy for public realm and open space design, planting species/mixes and hard landscape treatments.

On street parking with street tree planting will also contribute to the creation of a comfortable and attractive urban streetscape. A new internal street located between the residential and transitional care block with a one-way system and as such is to be a pedestrian & cyclist friendly, traffic calmed environment. On street parking will be overlooked by the adjoining residential units. Street trees will be located amongst the parking bays; the street tree pits will contribute to the developments SuDS approach with an infiltration type system designed to take run off from the carriageway into the pits.

Future Potential Cumulative Impacts of Apartments Blocks (Separate Application)

View No. 1	Distance from the site	Quality of Impacts	Significance of Impacts	Duration Of Impact
Location From Cookstown Road, near Scoil Christ National School	602m	No Impacts	No Impacts	No Impacts
View No. 2				
Location From the Rise, Belgard Heights (residential estate)	242m	Neutral	Slight	Long Term
View No. 3				
Location From the Belgard Luas Stop	218m	Neutral	Slight	Long Term
View No. 4				
Location From junction of Bóthar Katherine Tynan (R838) &	413m	Neutral	Slight	Long Term

Belgard Road (R113)				
View No. 5				
Location From the junction of Cookstown Road & Old Belgard Road	326m	Neutral to Positive	Slight to Moderate	Long Term
View No. 6				
From Cookstown Road	188m	Neutral	Moderate	Long Term
View No. 7				
Location From First Avenue	122m	Neutral	Slight to Imperceptible	Long Term
View No. 8				
Location View from the junction of Second Avenue and Cookstown Road	105m	Neutral to positive	Slight to Imperceptible	Long Term
View No. 9				
Location From Belgard Road, opposite the Belgard Retail Park	557m	No Impacts	No Impacts	No Impacts
View No. 10				
Location From Belgard Road near the entrance to Tallaght Institute of Technology	779m	No Impacts	No Impacts	No Impacts
View No. 11				
Location From The Main Street in Tallaght Village which leads into The Old Blessington Road	1093m	No Impacts	No Impacts	No Impacts
View No. 12				
Location From the Cookstown Road extension from	742m	No Impacts	No Impacts	No Impacts

Belgard Square North				
View No. 13				
Location From within the grounds of Tallaght University Hospital.	560m	No Impacts	No Impacts	No Impacts
View No. 14				
Location From the junction of Fourth Avenue and Cookstown Road	468m	No Impacts	No Impacts	No Impacts
View No. 15				
Location From the junction of Third Avenue and Cookstown Road.	288m	Neutral	Slight	Long Term
View No. 16				
Location From Second Avenue	119m	Neutral	Slight	Long Term
View No. 17				
Location From Second Avenue	227m	Neutral	Imperceptible to Slight	Long Term
View No. 18				
Location From a public open space at Ambervale (western suburbs of Tallaght)	630m	No Impacts	No Impacts	No Impacts
View No. 19				
Location From junction of Cookstown Way and Second Avenue (opposite Cookstown Luas Stop)	583m	Neutral	Imperceptible to Slight	Long Term
View No. 20				
Location From the junction of Bóthar Katherine Tynan (R838) & Cookstown Way	671m	Neutral	Imperceptible	Long Term

There are eight views where there will be no potential cumulative impact; views No. 1, 9-14, and 18. There are nine viewpoints where the impacts will be neutral, slight or slight to imperceptible; views No. 2-4, 7, 15-17, and 19-20. There is one viewpoint, view 8, where the potential cumulative impact will be neutral-positive, and slight to imperceptible, and one view, view 6, where the potential cumulative impact will be neutral and moderate.

There will be moderate and negative visual impacts during the construction stage in the short term that will cease once the proposed development is operational and construction is complete. The presence of a new 1-5 storey transitional care and step-down facility will be viewed as part of the process of urban regeneration of the Cookstown Industrial estate in line with the objectives of the Tallaght Town Centre Local Area Plan (LAP) 2020-2026. If surrounding planning applications are to proceed, the proposal will be seen generally in the context of the wider strategic development of the area and will be viewed as having in many instances no impact to a neutral to positive, slight to moderate visual impact in the medium to long term where the proposal is visible. A slight impact is one which causes noticeable changes in the character of the environment without affecting its sensitivities.

A moderate impact is one which alters the character of the environment in a manner that is consistent with existing and emerging baseline trends. Given the substantial visual degradation, visual clutter, and generally low landscape and visual amenity, the site generally has a high capacity for change.