

LANDSCAPE AND VISUAL IMPACT APPRAISAL

for a proposed SHD Build-to-Rent development

**at the former Tedcastles site & DunLeary House
Old Dunleary Road, Cumberland Street, Dun Leary Hill,
Dun Laoghaire
Co. Dublin**

for Ted Living Limited

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Fig. 1 – The Tedcastles site including the industrial shed (foreground), from the footbridge over the DART line, with (in the background, from left), the embankment trees of the De Vesci Gardens, the former Tedcastles office building and the De Vesci apartments.

LANDSCAPE AND VISUAL IMPACT

1.0 INTRODUCTION

Mitchell + Associates was engaged by Ted Living Ltd to prepare a Landscape and Visual Impact Appraisal (LVIA) for a proposed Strategic Housing Development (Build to Rent apartments under the SHD act) at the former Tedcastles lands including DunLeary House (Old Dunleary Road; Cumberland Street; Dun Leary Hill), Dun Laoghaire, County Dublin (See Fig. 2, below). The Appraisal was commissioned to accompany the planning application for the proposed development.



Fig. 2 – Site location and context (Source: Bing maps)

This report summarises the impact of the proposed development on the landscape character and visual amenity of the site and on the contiguous urban landscape and its environs. It describes the landscape character of the subject site and its hinterland, together with the visibility of the site from significant viewpoints in the locality. It includes an outline of the methodology used to assess the impacts, descriptions of the receiving environment (baseline) and of the potential impacts of the development. Mitigation measures introduced to ameliorate or offset impacts are outlined and the resultant predicted (residual) impacts are assessed. This report should be read with reference to the photomontages produced by 3D Design Bureau Ltd., which are included separately with this SHD planning application. It should also be read in conjunction with the Architectural Design Statement prepared by MOLA Architecture which also accompanies the SHD planning application.

2.0 STUDY METHODOLOGY

2.1 Introduction

This appraisal has been carried out between October 2019 and November 2021. It takes account of the capacity of the existing site and environs to accommodate the proposed development, the

sensitivities involved and it assesses its impacts upon the broader existing urban landscape. This LVIA includes consideration of two main aspects:

- Landscape Character Impact – an appraisal of effects on the character of the landscape arising from the insertion of the proposed development into the existing urban landscape context. This ‘landscape’ aspect is relatively subjective and can be described broadly as the human, social and cultural experience of one’s surroundings. These combined impacts will elicit responses whose significance will be partially dependent on how people perceive a particular landscape and how much the changes will matter in relation to other senses as experienced and valued by those concerned. Despite the very large part played by our visual experience in forming our views on landscape, one’s perception and memory also play an important part if the changes brought about in landscape character are to be fully understood. It follows therefore that different people doing different things will experience the surrounding landscape in different ways. Such sensitivities and variations in response, including where and when they are likely to occur, are taken into consideration in the Appraisal.
- Visual Impact – an appraisal of the effects of the proposed development on the visual environment and visual amenity as evidenced by the comparison of baseline (existing) images and photomontages illustrating the proposed development in context. This second aspect is somewhat less subjective in that direct ‘before and after’ comparisons can be made. Visual impact occurs by means of visual intrusion and/or visual obstruction and the distance between subject and viewpoint has a bearing on the scale of such impact.

It is appropriate that aspects of architectural context and the design approach are addressed when assessing the impact of proposed building development on the landscape, particularly so in an urban context. In this regard, aspects of the architectural design rationale and the specific architectural responses to the site and context are referred to within this report.

The standard evaluation methodology used in the preparation of the Landscape and Visual Impact Assessment (LVIA) for inclusion within an Environmental Impact Assessment Report (EIAR) is utilised for this Appraisal. The evaluation methodology is therefore based on the following:

- ‘Guidelines on the information to be contained in Environmental Impact Statements’ - Environmental Protection Agency (EPA) 2002.
- ‘Advice Notes on Current Practice in the preparation of Environmental Impact Statements’ - Environmental Protection Agency (EPA), September 2003.
- ‘Guidelines for Landscape and Visual Impact Assessment’, prepared by the Landscape Institute and the Institute of Environmental Assessment, published by Routledge, 3rd Edition 2013.
- Reference is also made to the DRAFT ‘Revised guidelines on the information to be contained in Environmental Impact Statements’ - Environmental Protection Agency (EPA), September 2015 and to the DRAFT ‘Guidelines on the information to be contained in Environmental Impact Assessment Reports’ - Environmental Protection Agency (EPA), August 2017.
- Visual Representation of Development Proposals: Technical Guidance Note 06/19 Landscape Institute UK (LI) September 2019.

This Landscape and Visual Impact Appraisal involved:

- Visiting the area in October 2019, March 2020 and June 2021, including the preparation of a photographic record of the main landscape features;
- Undertaking a desk study of the subject site and its immediate environs in relation to its local and broader significance using the information gathered from the site visits, studying aerial photography, historic and Ordnance Survey mapping;

- Establishing and describing the receiving environment in terms of the existing urban landscape and its visual amenity;
- Assessing the nature, scale and quality of the proposed development through examination of the design team's drawings, illustrations and descriptions of the proposed scheme;
- Assessing potential viewpoints, choosing and agreeing those which are considered most important and most representative in terms of visual impact; and
- Assessing the landscape impacts of the proposed development and the visual impacts through consideration and interpretation of the photomontages (included with the submission documents).

2.2 Selection of Views

In order to provide an appraisal of the proposed development at this stage, photomontages for a total of 22 viewpoints were prepared. The views have been chosen to accurately represent the likely visual impact from a variety of viewpoints and directions around the subject site.

In accordance with the guidelines, views from the public domain were given priority, particularly those from main thoroughfares and public places. The viewpoints chosen are considered to be the most important and representative, having regard to the requirement to examine the likely significant impacts. Location maps of the selected viewpoints are included with the photomontages in the separate A3 document (by 3D Design Bureau) which accompanies the submission. The process of view selection paid particular regard to Dun Laoghaire Rathdown County Council's policies in respect of views and prospects as set out in the County Development Plan 2016 - 2022.

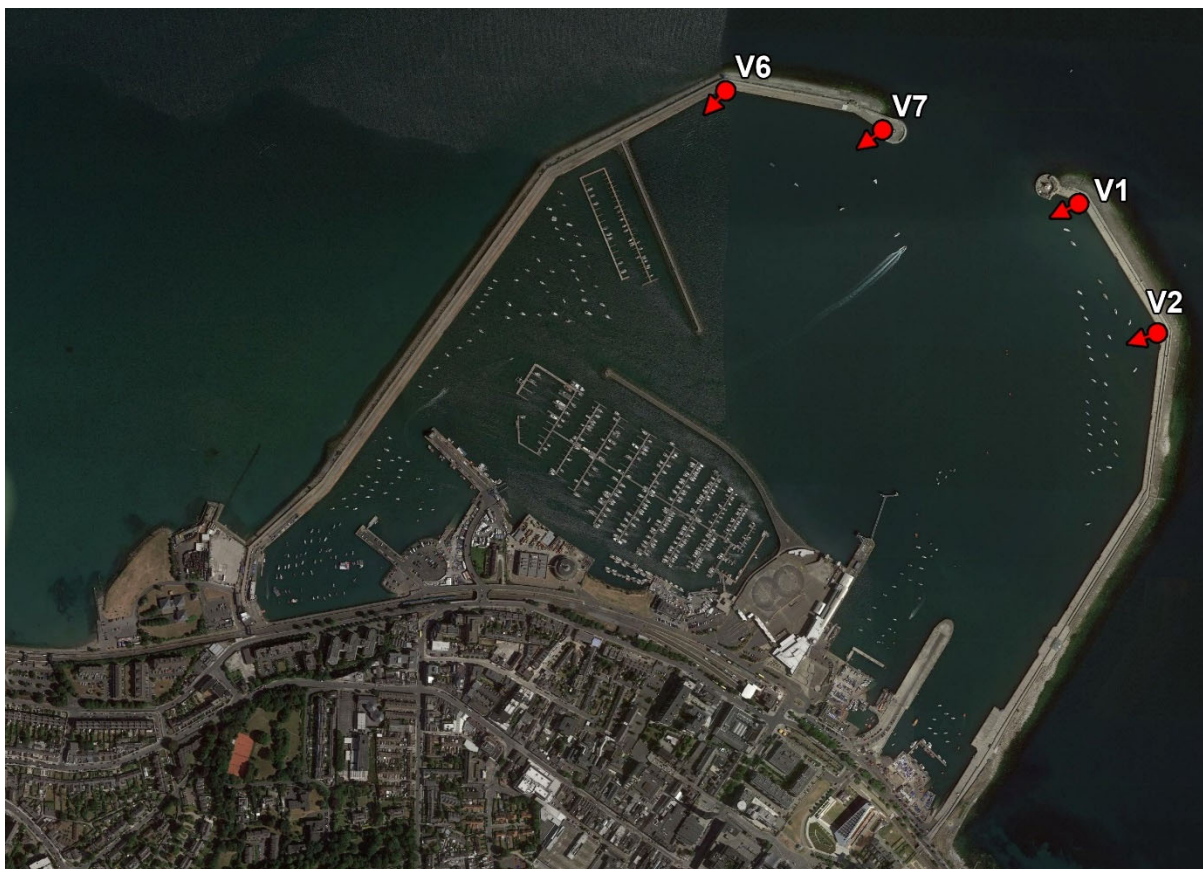


Fig. 3a – Viewpoint location (distant)



Fig. 3b – Viewpoint location (mid-range/close)

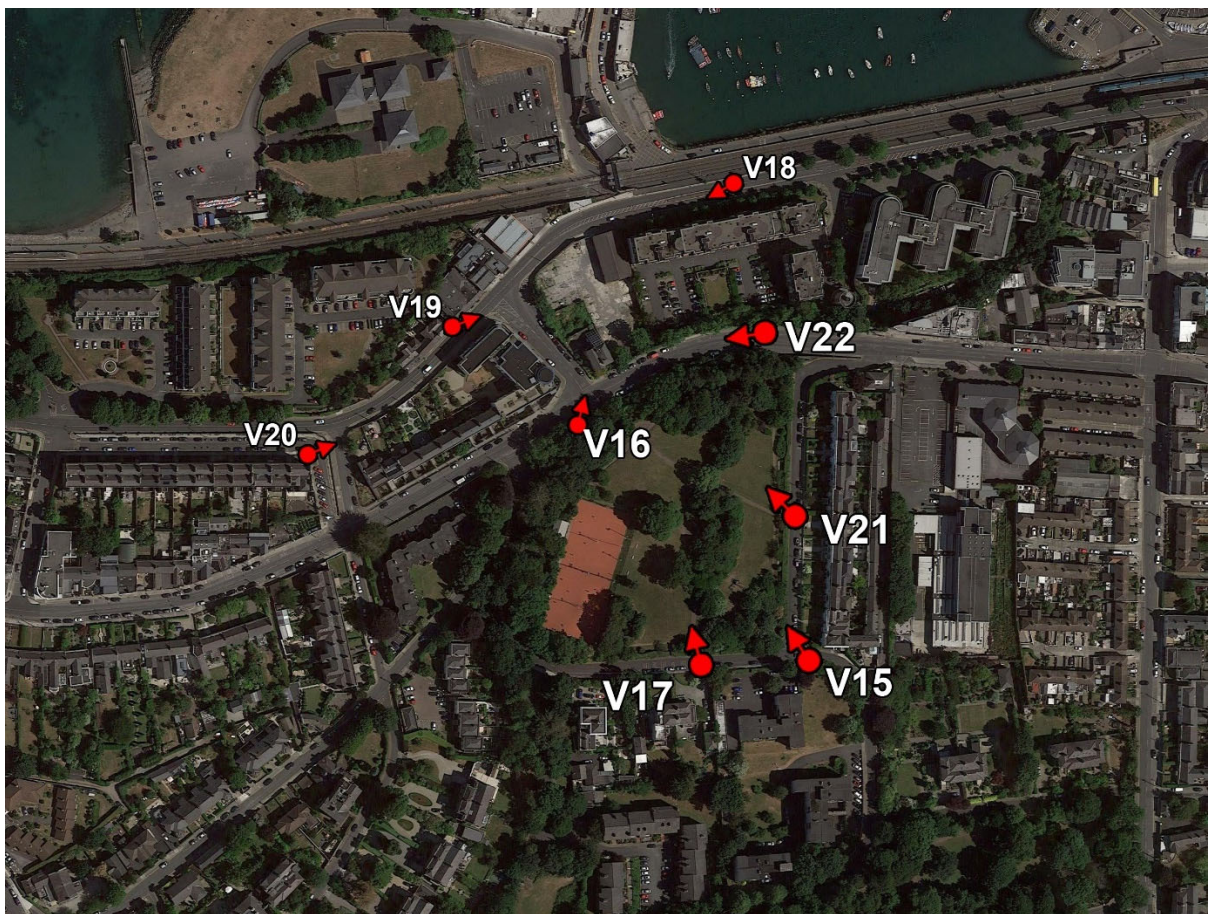


Fig. 3c – Viewpoint location (close)

The guidance on viewpoint selection and baseline photography requires that the proposed development is considered in context and that photomontages used to illustrate the proposed development include sufficient landscape context for proper assessment.

2.3 Photomontage Methodology

The primary method adopted for Visual Impact Appraisal relies largely on a comparative visual technique, whereby accurate photomontages, incorporating the proposed development are compared to the existing corresponding baseline photograph so that an assessment of impact can be made. These 'before' and 'after' images are prepared for a number of selected viewpoints. The specific detailed methodology employed by 3D Design Bureau Ltd. for this project is described in their A3 photomontage document, which is enclosed separately as part of this SHD planning application.

2.4 Methodology for the Rating of Impacts

An assessment is made in respect of the significance, scale and magnitude of predicted impacts which is set against an assessment of the quality/sensitivity of the impact. For each view, the scale/magnitude of impact is related to the simple quantum of change within the field of view and to the nature and sensitivity of such change in respect of the various receptors, in the context of the existing (receiving) environment. Therefore, whilst the significance or scale of impact may range from 'imperceptible' to 'profound' and these may in part be related to distance and proximity, it should be remembered that the nature of the change and the sensitivities of the viewers also play a part in this aspect of assessment for each view.

This latter issue of sensitivity can however create emotive responses that often have little or no regard for the appropriateness and/or design of the proposal; however the assessment needs to be considered in that context. In such cases, issues of appropriateness and design quality become more influential in the assessment of the impact of the designed scheme. The subtleties of design and detail in such circumstances are important in mitigating potentially negative impacts and ultimately, in determining appropriateness.

It should also be remembered that the impact of the proposed development is assessed in terms of its current context, rather than any historical context. Also in accordance with the guidelines, consideration is given to the cumulative effects of adjacent or nearby planned and/or permitted developments which may affect the assessed impact of the subject proposed development.

The quality of impacts can be assessed as 'positive' or 'negative' depending on whether the change is considered to improve or reduce the quality of the landscape character or visual environment. The quality of impact may also be assessed as 'neutral' if the quality of the environment is unaffected. The assessment of quality in particular, needs to consider and weigh-up a range of issues and potentially conflicting standpoints. The nature of the proposed change, its context, appropriateness, quality of design and the sensitivities of the viewers are all important considerations for this aspect of Landscape and Visual Impact Appraisal.

The duration of impact is a third aspect of assessment to be considered and impacts may range from temporary to permanent. In this case, the impact of the proposed development is likely to be long term. The temporary/short term impacts during the construction of the proposed development are also considered in this Appraisal.

2.5 Criteria for the Rating of Impacts

The appropriate significance criteria for this LVIA are based on those given in the EPA 'Guidelines on the information to be contained in Environmental Impact Statements', 2002, (Section 5 Glossary of

Impacts) and the DRAFT 'Guidelines on the information to be contained in Environmental Impact Assessment Reports' - Environmental Protection Agency (EPA), August 2017. For this LVIA they may be described as follows:

2.5.1 Degree or magnitude of effects (significance)

Imperceptible / Not Significant: The development proposal is either distant or adequately screened by existing landform, vegetation or built environment.

Slight Effects: The development proposal forms only a small element in the overall panorama / field of view, or there is substantial intervening screening by the existing landform, topography and/or vegetation. The view or character of the landscape is noticeably changed but without affecting its sensitivities.

Moderate Effects: An appreciable segment of the existing view is affected by the proposed development or the development creates visual intrusion in the foreground. The view or the character of the landscape is altered but in a manner that is consistent with existing and emerging baseline trends.

Significant Effects: Effects which, by their character, magnitude, duration or intensity alter a sensitive aspect of the environment.

Very Significant Effects: Effects which, by their character, magnitude, duration or intensity alter most of a sensitive aspect of the environment.

Profound Effects: Effects which obliterate sensitive characteristics.

2.5.2 Quality of effects

The quality of potential visual and landscape effects are assessed according to EPA guidelines as follows:

Positive Effects: Changes which improve the quality of the landscape/view.

Neutral Effects: Changes which do not affect the quality of the landscape/view.

Negative Effects: Changes which reduce the quality of the visual environment or adversely affect the character of the landscape.

2.5.3 Duration of effects

Potential effects arising from a proposed development may also be considered in terms of duration as described in the EPA Guidelines:

Temporary: Effects lasting less than one year

Short-term: Effects lasting one to seven years

Medium-term: Effects lasting seven to fifteen years

Long-term: Effects lasting fifteen to sixty years

Permanent: Effects lasting over sixty years

3.0 THE EXISTING RECEIVING ENVIRONMENT (BASELINE SITUATION)

3.1 Site Location, Context, Topography and Built Form

The proposed development occupies a site located just south of the Dublin - Dun Laoghaire DART line, across from Dun Laoghaire's West Pier. It fronts onto the Old Dunleary Road at a distinctive chicane bend in the road opposite the Circle K petrol station, the Purty Kitchen etc., at the western end of Dun Laoghaire town. As such it represents the primary gateway into the town coming from the Dublin direction along the coast road. The subject site (0.559 Ha) is bounded to the north, west and

south by public roads and footpaths (Old Dunleary Road, Cumberland Street and Dun Leary Hill) and to the east by a substantial adjoining apartment complex (Clearwater Cove). Looking north the views beyond the rail line open out onto the harbour and Dublin Bay beyond. To the west, the De Vesce Apartments terminate the view across Cumberland Street. To the south, across Dun Leary Hill, the substantial trees clothing the embankment up to De Vesce Gardens create a soft green edge which is visually impenetrable.



Figure 4 – The site in the foreground as seen from Dun Leary Hill, looking north towards Dublin bay and Ringsend beyond.

Essentially, the site is an underutilised concrete-finished coal yard sitting at approximately the same level as the Old Dunleary Road, with an industrial shed occupying the north-east corner. The former registered office of Tedcastles McCormick Ltd., coal merchants (known as Dunleary House), dating back to the late 19th Century, occupies the south-west corner of the site and fronts onto the upper (southern) end of Cumberland Street. The southern façade addresses the lower end of Dun Leary Hill in a similar style, featuring yellow brick with red brick trim. The building features a much more recent and rather unusual sloping glazed extension at its north-eastern corner, added to provide a more generous reception for the former office building.

Between Dunleary House and the eastern site boundary, the southern edge of the site drops precipitously from Dun Leary Hill to the former coal yard floor - a level difference of some 7 metres. This drop is protected along the Dun Leary Hill footpath by a stone wall parapet which wraps down the hill, around and down into Cumberland Street and then round to the entrance of the industrial shed on the Old Dunleary Road - en route it varies significantly in height, finish and appearance. Rising eastwards up Dun Leary Hill from the site the precipitous drop and parapet wall/railing continues along the southern boundary of the Clearwater Cove apartments site. Across the road the steep planted embankment along the northern edge of De Vesce Gardens effectively separates the gardens from the road and provides a substantial green backdrop to the site when viewed from the harbour area.



Fig. 5 – The former Tedcastles office building (Dunleary House) occupying the south-western corner of the site



Fig. 6 – Looking north-eastwards from the upper end of Cumberland Street across the site, with Dunleary House to the right.



Fig. 7 – Looking from the Purty Kitchen south-eastwards towards the site, with Dunleary House to the right, at the top of Cumberland Street and the end gable of Clearwater Cove apartments to the left.



Fig. 8 – Looking eastwards from the petrol station along Old Dunleary Road, with the industrial shed which occupies the north-east corner of the site to the right and the Clearwater Cove apartments behind it. The footbridge over the rail line is on the left.



Fig. 9 – Looking westwards along Old Dunleary Road. The industrial shed on the site is just left of centre and the petrol station sits on the right beyond it. The Clearwater Cove apartments are on the left.



Fig. 10 – Looking down Dun Leary Hill to the De Vesce Apartments 'turret', with the Clearwater Cove development on the right.

The Dublin - Dun Laoghaire DART line and the Old Dunleary Road/Crofton Road follow the shoreline with the 'Metals' footpath, service roads and the harbour edge all running east-west in parallel. These create a clear edge which has defined the near-continuous building line behind it, characterised by substantial and generally pale-toned buildings. This alignment, running along the northern boundary of the site, is picked up by the De Vesce apartments to the west and continued into the protected Longford Terrace sitting up above road level. The subject site represents a significant gap in the continuity of that building line.

From the ('flat iron') building at the top of Dun Leary Hill running down towards Monkstown Crescent the building line is quite broken and the road frontage is much more varied with stone walls, railings and tree and shrub planting featuring quite strongly, and creating a short, green separation between Dun Laoghaire and Monkstown to its west. The De Vesce apartments and the protected 2-storey over basement Georgian terrace in Longford Place, loosely mark the north-eastern edge of Monkstown.

Between Dun Leary Hill and Old Dunleary Road, the significant difference in elevation is taken up in various ways within the swathe of buildings that lie between. A connecting road (Cumberland Street) becomes possible where Dun Leary Hill drops down to reduce the difference in level between the 'high road' and the 'low road'. At this point the difference in level is nevertheless still quite substantial (approx. 4.5 metres) over the short length of the street.

3.2 Planning Context

3.2 Planning Context

The Dun Laoghaire Rathdown County Development Plan 2016-2022 indicates the subject site as having the zoning objective NC: to protect provide for and/or improve mixed use neighbourhood centre facilities, (see Development Plan extract in Figure 11 below – areas coloured brown). Either side of the site (east and west) are zoned to protect and/or improve residential amenity.



Figure 11 – Extract from DLRCC County Development Plan 2016-2022

The objective to 'preserve views' is included for views out towards the harbour from Dunleary Road, from the eastern edge of the subject site, eastwards up to and along Crofton Road. These preserved views coincide with 'The Metals' candidate Architectural Conservation Area, which forms part of the public right of way, north of the DART line.

Protected Structures are indicated on the extract of the Dun Laoghaire Rathdown County Development Plan (Figure 11, above), by the orange colouring. The nearest and most prominent Protected Structures are:

- De Vesci Terrace south of the site, (which is included together with the gardens to the front, within a candidate Architectural Conservation Area);
- The terraces at Longford Place, Longford Terrace, Grosvenor Terrace and Monkstown Crescent, to the west of the site (also contained within the Architectural Conservation Area).

The current status of the former Tedcastles office building (Dunleary House), located on the corner of Dun Leary Hill and Cumberland Street, is that of 'Proposed Protected Structure' by way of the Draft County Development Plan 2022-2028. However, the Chief Executive's Report on the Draft County Development Plan (July 2021) recommends a material amendment to the Draft Plan to delete Dunleary House from the Record of Protected Structures, as it is not considered to warrant such status. However, Councillors did not accept this recommendation and the building is a proposed Protected Structure, with the listing: "Former Houses (excluding later 20th Century extensions)" in the material amendments to the Draft Plan on public display at the time of writing this Report. The Chief Executive's Report also sought to amend Specific Local Objective (SLO) 37 from:

"That Dunleary House (Yellow Brick House) and associated boundary be retained in situ and renovated and ensure its rehabilitation and suitable reuse of the building which makes a positive contribution to the character and appearance of the streetscape at this location", to:

"That Dunleary House (Yellow Brick House) and associated boundary be incorporated into any development of the site and suitably reuse the building to reflect its positive contribution to the character and appearance of the streetscape at this location." Although this amendment was not accepted by Councillors, it expresses an opinion that whilst the house may not warrant retention in-situ or indeed its rehabilitation, it does contribute positively to the local streetscape and that such qualities should be incorporated within any proposals to develop the site. The report of David Slattery Conservation Architects Ltd. accompanying this planning application, similarly expresses the opinion that whilst Dunleary House is of no particular architectural merit, it *"has limited architectural significance in making a minor contribution to the streetscape on the corner of Cumberland Street and Dunleary Hill"*.

From a landscape and visual perspective, Dunleary House represents a local landmark at the corner of Cumberland Street and the lower end of Dun Leary Hill, which subtly marks a local boundary at the eastern end of Monkstown and the western end of Dun Laoghaire. Whilst it may not be of great architectural merit, its distinctive yellow brick facades (west and south) tend to get noticed, along with its matching yellow brick entrance pillars which punctuate the granite boundary wall and railing encompassing the wrap-around front garden. Whilst the garden and its boundary wall and railing are in a state of disrepair, they do at least effectively negotiate the rather difficult falls set by the road levels at this junction of the two hills.

4.0 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

4.1 Introduction

A comprehensive description of the design for the proposed buildings and adjacent public spaces, together with an outline of the design rationale for the proposed scheme, is contained in the Architectural Design Statement prepared by MOLA Architecture. Please refer also to the design layout drawings and sections included with the SHD planning application.



Figure 12 – Proposed north elevation (Source: MOLA Architectural Design Statement)



Figure 13 – Proposed west elevation, incorporating the western façade of the former Tedcastles office building (Source: MOLA Architectural Design Statement)



Figure 14 – Proposed south elevation, incorporating the southern façade of the former Tedcastles office building (Source: MOLA Architectural Design Statement)

4.2 Proposed Building Development

The proposed development at the former Ted Castles site and DunLeary House (a proposed Protected Structure), Old Dun Leary Road, Cumberland Street and Dun Leary Hill, Dun Laoghaire will consist of:

- The provision of 146 no. apartment units (Build to Rent) and all associated ancillary facilities (including residential amenities) in a building with an overall height ranging from 6 storeys (with setbacks from 4th & 5th storey) addressing Dun Leary Hill, to 5 and 8 storeys (with set back from 7th storey) addressing Old Dun Leary Road and 6-7 storeys (with setbacks at 8th storey) addressing Cumberland Street. The proposal provides for private and communal open spaces in the form of balconies and terraces throughout.
- A retail unit (c.290m²) at ground floor level addressing Old Dun Leary Road and Cumberland Street .
- The refurbishment, partial removal and adaptation of a 4-storey building on site known as “DunLeary House” (a proposed Protected Structure) to provide co-working office suites (c.247m²) at Levels 01,02 and 03. The works will include partial removal of original walls and floors, removal of non-original extensions to DunLeary House, repointing and repair of brickwork and granite fabric, reinstatement of timber sash windows, removal of existing roof, removal; alteration and reinstatement of internal floor layouts, reinstatement of entrance point on DunLeary Hill, removal of non-original level 00 and linking the existing building to the new development from level 00 to level 03 with the construction of 3 new floors of development (with set back at roof level) above the existing building. It is proposed to repair, reinstate, and improve the existing boundary treatment to DunLeary House.
- Provision of 52 no. car parking spaces in total - 44 no. car parking spaces provided at level 00. At Cumberland Street 11 no. existing on street car parking spaces will be removed and 8 no. on street car parking spaces provided. Provision of 277 bicycle parking spaces (94 no. cycle parking spaces accommodated in bicycle stands and 183 no. long term bicycle parking spaces within a secure storage area) and 4 no. motorbike parking spaces, all at Level 00. A new vehicular entrance/cycle path (off the Old Dun Leary Road), ancillary plant areas, ESB substation and storage areas.
- Extensive hard and soft landscaping throughout, green roof, public lighting, signage, boundary treatments and public realm improvements.
- The demolition of the existing open fronted shed on site and all associated ancillary site services and site development works.

The incorporation of the former office building into the proposed residential development seeks to retain and reinforce the existing building’s landmark qualities and its positive contribution to the existing streetscape. The architectural design for the scheme retains and restores all of the southern, western and northern brick facades, including the bay window on the northern façade and the boundary walls, railings and gate pillars. The Architectural Design Statement prepared by MOLA outlines the design rationale, the design process and development for the proposed scheme and also illustrates a number of precedents in Ireland and internationally where new developments have successfully incorporated existing historic facades.



Figure 15 – Massing study illustrating the integration of Dunleary House within the proposed development (Source: MOLA Architectural Design Statement)

5.0 POTENTIAL IMPACT OF THE PROPOSED DEVELOPMENT

The purpose of this section of the report is to describe the potential effects of such proposed development upon the visual and landscape aspects of the immediate area, and further afield, where relevant - at both construction and operational stages. The effect of such changes may of course be positive or negative. Effects can also be short or long term; temporary or permanent.

5.1 Construction Phase

Potential visual impacts during the construction phase are related to temporary works, site activity, and vehicular movement within and around the subject site. Vehicular movement may increase in the immediate area, and temporary vertical elements such as cranes, scaffolding, site fencing/hoarding, gates, plant and machinery etc., will be required and put in place. The construction impacts are assessed as temporary to short-term and may include the following:

- Site preparation works and operations
- Site excavations and earthworks
- Site infrastructure and vehicular access
- Construction traffic, dust and other emissions
- Temporary fencing/hoardings
- Temporary site lighting
- Temporary site buildings (including office accommodation)
- Cranes, crash deck and scaffolding

5.2 Operational Phase

The importance of design quality in the process of urban renewal and inserting new buildings into the urban fabric should not be underestimated. Good design in such circumstances is a rigorous process involving: a deep understanding of the site, its context and existing sensitivities; testing of the range of appropriate design options; a broad knowledge of suitable design approaches and; the ability to

convert these through careful detailing, materials selection and effective control throughout the construction process. These aspects of design are central to successful and appropriate integration of new development within its context. Any development has the potential to impact negatively, if poorly designed. Conversely it has the potential to impact positively, indeed to inspire, if well-designed.

Many aspects of the proposed scheme design are included specifically to respond to such issues and any associated concerns. The design approach and specific mitigation measures employed to address the sensitive contextual issues and to respect and enhance the local environs are outlined in section 6, 'Avoidance, Remedial and Mitigation measures', below.

5.3 Potential Cumulative Impacts

Current guidelines suggest that a determination should be made as to whether cumulative effects are likely to occur – these are outlined in the current GLVIA guidelines (3rd edition) as '*additional effects caused by the proposed development when considered in conjunction with other proposed developments of the same or different types*'. It has become accepted practice that such a determination generally needs to be made as to whether any likely pending or permitted development of a similar nature will have any bearing on the Appraisal of the proposed development and this is subject to the assessor's judgement in the matter.

There are no pending or permitted developments in the vicinity of the subject site which are considered relevant in respect of cumulative effects.

5.4 'Do Nothing' Impact

If the proposed development were not to proceed, the site would presumably (in terms of its landscape/townscape impact), remain in its present form, at least for a period. The site is currently underutilised and is generally inaccessible. Without intervention it will further degrade. This applies particularly to the fabric of Dunleary House which is also currently unoccupied. 'Doing nothing' is therefore unlikely to improve the condition and prospects of the site or the house, or remove any risks associated with them.

6.0 AVOIDANCE, REMEDIAL & MITIGATION MEASURES

6.1 Construction Phase

The building site, including: a site compound with site offices; site security fencing; scaffolding and temporary works will be visible during the construction phase. The provision of site hoarding along the construction boundaries will substantially address many potential effects of construction operations at ground level during the delivery stage. Construction cranes (and of course, the emerging buildings) will become visible from neighbouring roads/streets and a number of properties around the site. The cranes and site facilities are generally viewed as a temporary and unavoidable feature of construction, particularly in urban settings. Mitigation measures proposed during the construction stage of the development, revolve primarily around the implementation of appropriate site management procedures during the construction works – such as the control of lighting, storage of materials, placement of compounds, control of vehicular access, and effective dust and dirt control measures, etc. The 'Preliminary Construction Management Plan/Construction Traffic Management Plan' for the project (prepared by DBFL), which is included with this submission, sets out the basic measures to be employed in order to mitigate potential negative effects during construction. This is a working document which is refined and added to as the project proceeds.

6.2 Operational Phase

The designed scheme seeks to harmonise and integrate the development within the existing landscape and the broader urban environment whilst adhering to national planning policy which seeks the densification and the provision of increased height on appropriate urban sites. The design rationale and detail employed seeks to mitigate potential negative effects on the landscape character and visual amenity of the area by:

- Establishing an integrated relationship between the proposed development and surrounding buildings and the broader urban landscape beyond, incorporating aspects of current and emerging trends in built-form, scale, texturing, colour and materials;
- The sensitive incorporation and integration of the existing Dunleary House into the proposed design in order to retain and accentuate the positive contribution of the existing building to the existing streetscape;
- The insertion, positioning and detailed modelling of the buildings, in order to assist in the appropriate visual assimilation of their mass;
- Appropriate architectural detailing to assist in the integration of the external building facades – including the modulation of openings and fenestration;
- Rationalisation of all services elements and any other potential visual clutter and its incorporation internally within building envelopes (as far as practically possible);
- Simplification and rationalisation of the proposed roof lines;
- Use of appropriate materials. The proposed building's external envelopes will be finished in materials complimentary to the wide range of finishes already featuring in the area. The proposed treatment of the external public realm surfaces is also appropriately, relatively hard with only a few trees at key locations.
- The provision of an appropriately animated interface with the existing adjacent streets, designed to ensure privacy where appropriate and encourage the development of an active social interface with the public realm.
- The provision of communal open amenity spaces appropriate to the proposed residential accommodation.
- Pedestrian and cycle facilities and linkage with the public realm are proposed as an integral feature within and adjacent to the proposed scheme.

7.0 RESIDUAL IMPACTS

7.1 Introduction

The proposed development will impact on the urban landscape to varying degrees in terms of its perceived nature and scale. These effects are tempered and conditioned by sensitivities associated with the receptors around the site, which include people living in the adjacent residential accommodation and primarily, people west of Dun Laoghaire traveling into and out of the town. The existing landscape is a disused yard which whilst it may present as an open space, is inaccessible and offers very few other positive landscape attributes. The introduction of a building into the space, changes the nature of the site, providing living accommodation and facilities which will assist in improving and animating the interface between this site and the existing public realm and infrastructure around it. The duration of such impacts is determined by the design life of the proposed development. In this case the building development could potentially have a lifespan of 30-60 years. Impacts on landscape character are therefore assessed to be of long-term duration in this instance.

In assessing the landscape character impacts, there are three main inter-related aspects to be addressed in considering the development proposals, namely:

- The perceived character of the area, how it is affected by the proposal and how well it integrates
- Effects of the proposed development on social and cultural amenity (outlined in section 7.3.1)
- The proposed views of the development, relative to the existing site and context (outlined in section 7.3.2) and the associated impact on visual amenity.

7.2 Construction Phase

Initially the erection of site fencing/hoarding will be completed with site safety and security incorporated, site access points established and site accommodation units placed. Vehicle movements into and out of the site for construction purposes will be accommodated only via the approved construction access. Early in the construction period, demolitions, earthworks and excavations for the building foundations will commence. Removal and/or storage of excavated materials from site and the delivery of construction materials will generate increased traffic within, to and from the site.

As construction progresses over the construction period, visual impacts will vary, with the on-going business of construction - delivery and storage of materials, the erection of the buildings, etc. Mitigation measures have been proposed as per section 6 ('Avoidance, remedial and mitigation measures') to minimise the impact of the construction works on the site environs.

The visual effects over the construction of the development will vary from **slight and neutral to moderate and negative**, depending on one's proximity to the site, the stage of construction, and the intensity of site activity at the time. These effects will be of short-term duration.

7.3 Operational Phase

7.3.1 Impact on the landscape character of the area and on social and cultural amenity

Whilst the term 'landscape character' is generally held to involve more than simply appearances, there is little doubt that a place's visual qualities contribute most to its character and this is particularly so for visitors to the area, whose experience is generally a relatively fleeting one. One might surmise that the current character of the subject site may be perceived largely by local people and visitors alike as derelict, save for the existing Dunleary House in the south-west corner, which despite being of no inherent architectural value, does at least represent an established noticeable feature between Cumberland Street and Dun Leary Hill. Whilst the unusual angular glazed extension on its north face does little if anything to improve its demeanour within the existing broader site context, the qualities pertaining to this house revolve largely around its local significance as a landmark and how it relates to the adjacent streets, pivoting around the corner between the top of one hill and the bottom of another. These qualities are now embedded within the design for the proposed site development through the retention of the south and west facades and the harmonious relationship created with the proposed new building elements.

As stated elsewhere in the application documents, the design of the proposed development aims to provide a high-quality build-to-rent development with interface elements at ground floor level which provide an active frontage at the Old Dunleary Road/Cumberland Street junction, which will be complimentary to the commercial elements across the road. The scale of the proposed development overall is also broadly in keeping with the adjacent residential developments along the seafront. This, and its proposed lighter-toned finishes, offer continuity and harmony to the full complement of seafront buildings along this part of the town, as evidenced by the views looking back from the harbour area. The subject site is eminently suitable for such development, however in addition, the

proposed design will provide a gateway to the town, of appropriate scale and of significant architectural quality.

Given the existing site's current appearance, it could be argued that the completion of almost any proposed development on this urban site would be perceived to improve the appearance of the site and improve its relationship with its immediate neighbours and the area immediately around it, simply as a consequence of completing the work. However, the final development will be judged ultimately on its finished appearance and of course the impact of time and the elements upon it. The proposed development is however, well-researched, well-conceived and will provide residential accommodation of a high architectural quality. This is in no small part a function of those aspects of the design which are respectful of the building's broader urban context and of the design details and fabric that sustain it. In terms of its effects on landscape character and social and cultural amenity, it will provide **significant and positive** effects - these effects will be long term.

7.3.2 Visual impact

The Appraisal of visual effects likely to be created by the proposed development is largely determined through the comparison of 'before' and 'after' photomontages – this is therefore, perhaps, a little less subjective than the assessment of effects on landscape character. This too is inevitably influenced to some extent by the standpoint of the viewer (the receptor). Photomontages for 22 selected viewpoints have been prepared - these illustrate the visual effects of the proposed development on the surrounding visual environment. They are all included in a separate A3 document (prepared by 3D Design Bureau) accompanying this SHD planning application.

The existing view from each viewpoint is shown together with the proposed development as seen from the same viewpoint. The red line that appears on some of the proposed photomontages indicates the location and profile of the new development in the view, which in such cases is largely screened from view, generally in this case by intervening buildings and/or vegetation.

The duration of predicted visual effects is assessed as long term, as is the case for predicted landscape character impacts.

The assessment of visual impacts through the use of comparative photomontages serves to identify impacts upon the visual environment. The photomontages are important in illustrating the impact of the proposed scheme from the selected viewpoints. In this instance, they also serve to support and illustrate an aspect of the landscape character impact. As previously outlined, it is quite difficult to distil purely visual effects from landscape character effects, therefore the Appraisal text invariably links landscape character to the visual environment/amenity and vice versa and where relevant, seeks to explain the effect of one upon the other.

It is important to remember that while photomontages are a useful tool in illustrating comparative visual impact, they are recognised as having their limitations and potential dangers. The guidelines for their use in assessment clearly advocate their use in the context of a site visit to the viewpoint locations and point out that photomontages alone should not be expected to capture or reflect the complexity underlying the visual experience (refer to the GLVIA guidelines 3rd Edition, 2013 and the Landscape Institute (UK) Technical Guidance Note 06/19, 2019 – 'Visual Representation of Development Proposals').

Assessment of views

Photomontages have been prepared from a range of viewpoints at 22 locations. For each view, the significance/magnitude and quality/sensitivity of the impact are assessed and summarised as follows:

View 1 – Existing View

This view is taken from the outer end of the East Pier, approx. 1.5km from the subject site, looking south-westwards, back across the outer harbour towards the western end of the Dun Laoghaire seafront, with the Dublin Mountains forming a low backdrop. The informed observer can just about recognise distinctive individual buildings in the distance beyond the dense array of masts in the inner harbour.

View 1 – Proposed View

The proposed building can just be seen to the left of view however its scale, form, tone and colouring are similar to the majority of the existing seafront buildings, making it difficult to pick out and is somewhat anonymous in the built context of the seafront.

The visual effects of the proposed development on this view will be imperceptible.

View 2 – Existing View

This view is taken from a location on the East Pier, some 280 metres south-east of View 1 at an elbow in the pier structure. Again the view looks south-westwards towards the seafront and as for View 1, one can just about recognise distinctive individual buildings in the distance.

View 2 – Proposed View

The proposed building can just be seen left of centre however it is so distant and sitting within this broad ribbon of similar buildings along the seafront, it is actually rather indistinguishable.

The visual effects of the proposed development on this view will be imperceptible.

View 3 – Existing View

This view is taken from the northern end of the road bridge over the DART line which links Crofton Road south of the rail line, with Harbour Road north of it. The offices of Bord Iascaigh Mhara and the Coastguard are on the left of view and the rail line stretches out westwards down towards the site some 400 metres away.

View 3 – Proposed View

The profile of the proposed development is marked by the red line and whilst a part of the building may be partially visible through the trees in the middle distance, it is not readily identifiable from this angle.

The visual effects of the proposed development on this view will be imperceptible.

View 4 – Existing View

This view is taken from the end of the outer pier at the Coal Harbour boatyard, looking across the inner harbour south-westwards towards the site. The horizontally layered facades of the West Pier Business Campus and the Clearwater Cove apartments beside it are recognisable along the seafront, to the left of centre of the view.

View 4 – Proposed View

The proposed development is only partially visible, being tucked in behind the Clearwater Cove

building. Its scale, form and tone are similar to the adjacent buildings so it does not clearly stand out from them. Despite being discernible from this distance, it occupies a very small part of the field of view.

The visual effects of the proposed development on this view will be **slight and neutral**.

View 5 – Existing View

This view is taken from a location along the West Pier, almost 500 metres distant from the site, looking south-westwards.

View 5 – Proposed View

This view is similar to View 4 however the more westerly location opens up the view into the proposed development and more of it can be seen beside the Clearwater Cove apartments, rather than behind them. The proposed building whilst marginally taller than the adjacent apartment complex is smaller in overall scale and just breaks the skyline created by the distant hills. However its form, tone, colouring and façade detail assist greatly in assimilating the new building into its built context. In occupying a small portion of the field of view from this distance, its overall impact in the view is again, slight.

The visual effects of the proposed development on this view will be **slight and neutral**.

View 6 – Existing View

This view is taken from a location on the West Pier approx. 300 metres west of the outer end of the Pier, looking south-westwards. As was the case for Views 1 and 2, one can just about recognise distinctive individual buildings in the distance.

View 6 – Proposed View

The proposed development whilst just visible in the view is indistinguishable from the many other buildings which form the extensive seafront facade of the town.

The visual effects of the proposed development on this view will be **imperceptible**.

View 7 – Existing View

This view is taken from the outer end of the West Pier, looking back across the outer harbour, towards the town. This landscape view is composed of four main elements: the sea; the horizontal seafront composed of many buildings and structures, none of which are particularly distinguishable one from the other; the low hills beyond and; the sky.

View 7 – Proposed View

The proposed development whilst actually visible from this viewpoint is not clearly identifiable as a separate entity from this distance and against this background.

The visual effects of the proposed development on this view will be **imperceptible**.

View 8 – Existing View

This view is taken from near the junction of De Vesci Terrace and Cumberland Street, east of the subject site. The ramped road up to De Vesci Terrace and Gardens can be seen left of centre. The road straight on leads to Dun Leary Hill and the alignment of the road focusses on the Salthill Apartments away in the distance beyond the subject site and beyond the fringe of vegetation marking the edge of the road and the rear of the Clearwater Cove apartment complex below.

View 8 – Proposed View

A part of the proposed development is clearly visible in the centre of view and from this angle the u-shaped plan-form of the building around the internal courtyard is discernible. The axial alignment of the road focusses on the new development within the view, emphasising it somewhat but whilst the proposed building clearly alters the view, its scale of impact is not excessive in this context. From this angle and elevation, the building appears to be only 3-4 storeys in height, however the setting back of the upper levels creates an interesting foil to the otherwise relatively plain gable of the southern block facing up the hill and back toward the viewer.

The visual effects of the proposed development on this view will be **moderate and neutral**.

View 9 – Existing View

This view is from the junction of Longford Place and Pakenham Road, looking north-eastwards. The south-west corner of the subject site is marked by the former Tedcastles office building (Dunleary House) just right of centre. Just in front of it and to the left of view are the De Vesci Apartments with its distinctive turret and further left, one of the protected Georgian residential properties along Longford Place. To the right, the mature trees behind the wall and railings of De Vesci Gardens create a green fringe to the Dun Leary Hill which leads away eastwards, up to Dun Laoghaire town centre.

View 9 – Proposed View

The proposed contemporary development incorporates the visible facades of Dunleary House and its wrap around garden fringe and boundary walls. The taller elements of the building are arranged and finished to relate to the retained yellow brick facades. This has the effect of visually accentuating them and successfully projecting Dunleary House as a major aspect of the new design. The new elements visually recede against the yellow brick facades and suggest the new building sits behind the existing one. The variation in building form and the associated finishes, successfully disaggregates the massing and apparent scale of the whole building, reducing its overall impact in the view. The retained and enhanced front garden wall is contiguous with the southern façade and the De Vesci apartments to the left of view. The turret remains distinctive in the view. The proposed building reads primarily as a 4-5 storey building as the setting back of the upper units and their different finishes tend to emphasise the parapet line at the lower level. The building's scale and massing is also generally consistent with its neighbours and is complimented by the mature trees in De Vesci Gardens across the road. The restoration works proposed to the retained facades of Dunleary House enhance its interface with the public realm. Overall, the building sits comfortably into its context and confirms its landmark characteristics whilst maintaining the positive relationship between the existing Dunleary House and the adjacent streets.

The visual effects of the proposed development on this view will be **moderate and neutral**.

View 10 – Existing View

This view is taken from Monkstown Crescent looking eastwards towards Dun Leary Hill in the

distance. The two sides of the road have distinctly contrasting characters. Along the southern side, the verdant garden planting of the private residential properties merges with the mature trees of De Vesce Gardens beyond. On the northern edge, the eclectic, if not haphazard, 2-storey mix of restaurants, cafes and offices forms a charming foreground setting to the subject site which lies beyond, at the base of the hill.

View 10 – Proposed View

The proposed development sits up above and beyond the foreground mix of 2-storey buildings. Whilst the building is visible, its tone, form and massing coupled with the upper set back elements and varied façade treatments continues the line of broken forms of the foreground buildings - this results in the proposed building forming a harmonious end piece along the Crescent.

The visual effects of the proposed development on this view will be **slight and positive**.

View 11 – Existing View

This view is taken from Longford Terrace, near the entrance to the Salthill Apartments, looking eastwards. To the right of view the impressive terrace stretches out, straight and level with its own road and parking in front. Below it, the coast road, flanked by the mature trees, dips gradually as it heads in towards Dun Laoghaire town. Beyond this to the left, the Salthill Apartments complex, behind the gothic arch structures, represent a substantial and slightly incongruous element in the view.

View 11 – Proposed View

The profile of the proposed development is indicated by the red line. It is screened by the roadside trees in the foreground.

The visual effects of the proposed development on this view will be **imperceptible**.

View 12 – Existing View

This view is taken from the shoreline, north of the DART line, below Seapoint Avenue, looking south-eastwards. The southern end of the West Pier is just visible to the left of view. To the right of view, one gets a glimpse of Longford Terrace between the mature roadside trees. In the centre, the Salthill Apartments are the dominant built element with the Clearwater Cove apartments just visible beyond.

View 12 – Proposed View

The proposed development pops up beyond and very slightly above the Salthill Apartments complex, but from this distance it forms a very small element within the overall field of view. In addition, the detailed modulation of its facades, its generally light tone and its colouring assimilate it well within the existing built context. The insertion of the darker toned projecting element within the north elevation works well in suggesting slim verticality and a reduction in overall massing of the new building.

The visual effects of the proposed development on this view will be **slight and neutral**.

View 13 – Existing View

This view is taken from the Old Dunleary Road, east of Longford Terrace, looking north-eastwards. The rear garden walls of the protected Georgian residences along Longford Place on the right, lead down to the De Vesce Apartments which form the focus of the view. The road junction with

Cumberland Street is just visible in the distance. The single storey industrial shed occupying the north-east corner of the subject site partially terminates the view and marks the bend in the road, distinguishing this local junction area from the seafront development beyond.

View 13 – Proposed View,

The proposed building, being aligned on the road corridor, is now the visual focus in this view and becomes a landmark on this important route into Dun Laoghaire. It creates a hinge point around which the road flows and which acts as a natural westward terminus for larger scale seafront development. Its height and scale are however totally appropriate in this context and the visual link with the open sea beyond remains.

The visual effects of the proposed development on this view will be **moderate and positive.**

View 14 – Existing View

This view is taken from the junction of the Old Dunleary Road and Cumberland Street, just outside the Purty Kitchen, looking east. It is possibly too close to the proposed development site to strictly qualify for use in the illustration of the proposed development as a verified photomontage, but has just enough marginal context to render it useful for visual assessment of the proposal. The view encapsulates the entirety of the subject site which is embraced by the stone wall across the street and includes the single storey industrial (black) shed to the left and the yellow brick Dunleary House with angled glazed extension, right of centre. The mature trees of De Vesci Gardens in the background to the right, form a pleasant backdrop. In the background to the left is the tall gable of the Clearwater Cove apartments and the road and rail line into Dun Laoghaire town centre. The underutilised nature of the core subject site is screened by the boundary wall and is only evident through the climbing ivy and scant vegetation beyond the wall. The view is partially framed on the right by the De Vesci Apartments but to the left is open to the harbour and the open sea beyond.

View 14 – Proposed View

In occupying most of the field of view, the proposed development almost totally alters the nature of this view. This being the case, the impact from this viewpoint is automatically likely to be significant or very significant. However, the proximity of the proposed building also invites greater critical examination of the detailing of the building, its adjacent public realm and the interface between them.

The building height essentially remains constant as it sweeps in a curve around from the flat of Old Dunleary Road, up Cumberland Street to Dun Leary Hill. Consequently the building as proposed will become a terminus to the western end of the existing taller buildings ranged along the seafront and which is relatively tall compared to the building's southern edge, where it is appropriately scaled to the width of the road and its fringe of mature trees in the De Vesci Gardens beyond. The building in the Cumberland Street link between the 'high' and 'low' roads is similarly scaled to the De Vesci Apartments across the street. The difference in level over the short length of Cumberland Street produces a transitional slope which is poorly addressed by the De Vesci Apartment design, using an almost continuous balustrade and plinth wall. By contrast, the proposed development seeks to address the adjacent sloping path in a manner more sympathetic to the uses in the building and to the potential for active use of the adjacent public realm. This approach has required much detailed consideration in order to achieve an acceptably graceful solution. As illustrated, the extension of the road kerb out from the building creates a better and safer road junction but also offers opportunities for social interaction and an activated ground floor at the lower level.

The retention and restoration of the yellow brick facades, garden and boundary walls of Dunleary House provide a satisfying and reassuring transition around the corner at the top of Cumberland Street. The

light-framed and contrasting new structure above this is slightly set back and conveys a degree of separation which allows Dunleary House to retain its existing presence on the corner.

In its broader context, the building represents a landmark along the Old Dunleary Road which effectively accentuates the gateway already implicit in the road alignment and it becomes a terminus to the substantial buildings along the seafront. The landmark qualities of the retained Dunleary House relate more to views from the Monkstown Crescent direction and are therefore not so significant in this view.

The visual effects of the proposed development on this view will be **significant and positive**.

View 15 – Existing View

This view is taken from the southern end of De Vesce Terrace at its junction with Sloperton, looking north-westwards across De Vesce Gardens.

View 15 – Proposed View

The profile of the proposed development is marked by the red line in this view. The building will not be visible from this viewpoint.

The visual effects of the proposed development on this view will be **imperceptible**.

View 16 – Existing View

As for View 14, this view is possibly too close to the proposed development site to strictly qualify for use in the illustration of the proposed development as a verified photomontage, but has just enough marginal context to render it useful for a broad visual assessment of the proposal. The view includes the whole site which is contained within the wall at the back of the footpath running from part-way up Dun Leary Hill to the right, and down Cumberland Street to the left. The yellow brick and red trimmed facades of Dunleary House are prominent in the centre of view. From this slightly higher vantage point a glimpsed view to the sea is possible across the open site.

View 16 – Proposed View

The proposed building almost totally occupies the view and again, as a consequence, the impact from this viewpoint is automatically likely to be significant or very significant. From this angle the proposed building presents as 3-4 distinct blocks. One brick finished block addresses Cumberland Street and another addresses Dun Leary Hill. These two blocks are finished in a light-toned warm brick which is clearly different from but harmonises well with the yellow brick of Dunleary House. The fenestration of each of these blocks is similarly handled but with subtle variation from one to the other. Between these two heavier brick-finished blocks, the corner is negotiated by a distinctly different construction above the retained facades of Dunleary House. This upper-level section is of a lighter weight construction featuring a high proportion of glazing with a darker toned panelling which contrasts and yet harmonises with the bigger building blocks either side. Its tone and colouring matches the trim of the restored facades of Dunleary House below, thereby linking it to the house but remaining visually distinct and separated from it. This has the effect of projecting Dunleary House forward and retaining its prominence yet at the same time making it a part of the whole building assemblage. The overall effect is to successfully integrate the notable yellow facades of Dunleary House within a remarkably well composed ensemble whilst at the same time maintaining the presence and prominence of the existing building at this corner. The retention and restoration of the garden boundary walls, railings and gate piers further reinforce the positive impact made by the retained yellow brick facades. The status quo of this local landmark on this corner remains intact. Further up Dun Leary Hill, the

remaining fringe of existing vegetation assists in assimilating the new building into the road corridor. The glimpsed view to the sea is occluded by the building from this angle.

The visual effects of the proposed development on this view will be **significant and neutral**.

View 17 – Existing View

This view is taken from Sloperton, looking northwards into De Vesci Gardens, along one of the more open sections of the hedge bordering the Gardens.

View 17 – Proposed View

The profile of the proposed development is marked by the red line in this view. The building will not be visible from this viewpoint.

The visual effects of the proposed development on this view will be **imperceptible**.

View 18 – Existing View

This view is taken from Old Dunleary Road, just east of the site, opposite the Clearwater Cove apartments which dominate to the left of view. This seven-storey building and to the right of view, the Dart rail line (and its associated paraphernalia) frame the road and focus the view upon the petrol station. In the centre of view, the existing single storey industrial (black) shed on the site is rather subdued and anonymous.

View 18 – Proposed View

A part of the proposed development is visible in the centre of view, acting as a terminating element for the Clearwater Cove apartment building and appearing to provide a *raison d'être* for the bend in the road ahead. It is generally of a similar scale to the adjacent Clearwater Cove building but has two distinct elements, the taller of which appears as a separate landmark end-piece, a full-stop at the western end of the town. This taller element is finished primarily in sky-toned materials which reduces the prospects of this part of the building appearing bulky. In addition, it is edged by a contrasting darker framing element which projects out slightly towards the sea and enhances the slenderness of the building from this angle and rather subtly enhances the landmark aspect of the building.

The visual effects of the proposed development on this view will be **significant and positive**.

View 19 – Existing View

This view is taken from Old Dunleary Road, just west of the site, opposite the De Vesci apartments which dominate to the right of view. This viewpoint is located between those for Views 13 and 14 and should be considered in the context of that view sequence. Unlike View 14, this viewpoint is far enough away from the proposed development to assess its impact in the context of the adjacent buildings. Again, the existing single storey industrial (black) shed on the site, just left of centre is rather subdued and anonymous. The gable end of the Clearwater Cove building stands alone beyond the site.

View 19 – Proposed View

Part of the proposed development is clearly visible in the centre of view, beyond the road junction. Whilst it contrasts in scale and form with the existing buildings in the left of view, it is similar in many

respects to the existing apartment building to the right of view. The scale of the proposed building in this location creates a sense of gateway or arrival into the town but in this context is not overly dominant. This is assisted by the primarily light-toned façade treatments which are appropriate in this context and assist in reducing the building's apparent mass. The interface between the building and the adjacent public realm, even at this distance appears to reveal a relationship between the two which just doesn't currently exist.

The visual effects of the proposed development on this view will be **moderate and positive**.

View 20 – Existing View

This view is taken from the eastern end of Longford Terrace which is raised above the Old Dunleary Road, looking east towards the site. The terrace is a series of Protected Structures within the Architectural Conservation Area west of the site. The site lies beyond the De Vesce Apartments building in the centre of view (white/cream coloured). The existing apartments building screens any of the seafront buildings beyond.

View 20 – Proposed View

The proposed development rises marginally above the De Vesce Apartments in the distance and the breadth of its western elevation is clearly visible on the horizon. It is not however out of scale or out of character in this view though one can clearly see the building does offer a landmark aspect which will confirm one's arrival into Dun Laoghaire town. In its broader context, it is not likely to make any significant impact on the Protected Structures of Longford Terrace or the ACA within which they lie.

The visual effects of the proposed development on this view will be **moderate and neutral**.

View 21 – Existing View

This view is taken from De Vesce Terrace (north of View 15), looking northwards. This is a supplementary view from the terrace to check if the proposed development will be visible across the adjacent gardens.

View 21 – Proposed View

The proposed development's outer profile is indicated by the redline and it will not be visible from this viewpoint.

The visual effects of the proposed development on this view will be **imperceptible**.

View 22 – Existing View

This view is taken from Dun Leary Hill, just east of the site, looking westwards. To the left are the De Vesce Gardens, marked by the trees and railings on their northern boundary. To the right, the stone wall and fairly ragged vegetation behind it protect the fall to the rear of the Clearwater Cove Apartments development. The De Vesce Apartments building is marked by its characteristic, but rather inconsequential turret in the centre of view and beyond this in the distance, the terrace of Protected Structures along Longford Place is just visible.

View 22 – Proposed View

A part of the proposed development is clearly visible, forming the dominant building within this view.

The scale of the building relates well however to the primary landscape elements around it, namely the De Vesci Gardens and the stone wall flanking the road to the right. The turret of the De Vesci Apartments building is now masked by the proposed development and this sets up a cleaner relationship between the proposed building and the terrace beyond, based on their common alignment and planar form. The architectural design featuring set-backs to the upper level, a dark-toned (recessed) ground floor and the variation in façade treatments, effectively creates a proposed building which reads as a 3-4 storey scale building from this viewpoint. The reference to the “relatively plain gable of the southern block facing up the hill and back toward the viewer” in the assessment for View 8, is no longer in this context, quite so plain as the gable now sits in the context of the façade onto Dun Leary Hill and the now visible detail of the set-back elements above.

The visual effects of the proposed development on this view will be **significant and neutral**.

8.0 MONITORING

8.1 Construction Phase

The success of the proposed development is dependent on the proposals being properly executed as approved. Detailed agreement on finishes and materials to be employed needs to be ensured through the provision of, and on-going adherence to, reference samples provided on site for the duration of the construction works and defects period. The proposed soft landscape works will need to be maintained and managed especially over the initial period after planting, in order to ensure their successful establishment and the intended integration of the development into the existing context.

The proposed use of larger scale semi-mature trees requires particularly strict adherence to properly conceived and executed design and supervision by suitably qualified and experienced professionals. It also requires the development of maintenance regimes and appropriate management plans to ensure their survival over a minimum establishment period of 6 years after planting and their ensured future vigour in perpetuity.

8.2 Operational Phase

The success of the proposed development is dependent on the proposals being properly executed as approved and on an appropriate set of management plans which will set out procedures and responses to potential systems failures. In addition, the positive management of the communal spaces to ensure on-going and appropriate social patronage and viability is essential.

9.0 CONCLUSIONS

The existing site is underutilised and largely unoccupied. Generally, it has an appearance of dereliction which is only partially screened from view by the natural granite boundary wall. A well-conceived and sensitively designed building has every prospect of providing a positive insertion which enhances the local landscape and the views and visual amenity within it. The proposed design represents such a scheme and responds sensitively and positively to the physical, social and planning context within which it is proposed.

The construction phase impacts are assessed as varying from slight and neutral to moderate and negative, largely depending on the stage of construction. These are not unusual impacts for the construction of any development and they are of short-term duration.

For the operational phase the existing site will be cleared and the buildings occupying the site will be demolished, apart from the main south, west and northern facades of Dunleary House and its garden boundary walls, railings and piers, all of which will be restored and integrated within the new proposed development. Whilst Dunleary House currently offers an established presence on the corner of Cumberland Street and Dun Leary Hill and is indeed currently a Proposed Protected Structure, it is of little architectural merit and in some respects is a little discordant in this urban landscape context. The proposed development will occupy the whole site and provide an animated relationship between it and the adjacent public realm and it will assist in supporting the existing adjacent local commercial enterprises. The need for a properly considered interface and relationship between building and public realm has been incorporated in the scheme design in order to support this aspect of the development, despite the obvious challenges posed by differences in level. In a broader context, the building is designed to sit appropriately within the existing seafront in terms of scale, tone and finished details, particularly in the context of views from the East and West piers. It is also appropriately scaled in the local architectural context, but will provide a sense of gateway or arrival to the town when entering from the Old Dunleary Road. As a result of retaining Dunleary House within the embrace of the proposed new development, the local landmark presence it conveys will be retained and indeed enhanced through the development of the proposed design. The architectural design successfully integrates the accepted qualities of the existing house and garden within a development which will deliver residential development of an appropriate scale in a manner which complements the existing urban landscape and public realm. The impact of the proposed development on the local landscape is therefore generally positive.

The visual impact of the proposed development is amply illustrated in the photomontages prepared for 22 viewpoints, both distant from and close to the development. Of the 22 views selected, the proposed development will be imperceptible in 9 of them. Of the remaining 13 views, impacts are assessed as slight, moderate and significant in near equal measure and in all cases the impacts are assessed as either neutral or positive. From closer vantage points, where the detail of the building can be appreciated, the impacts are generally positive.

Despite the many Protected Structures in the vicinity of the proposed development there is only a very marginal impact on one view from the Longstone Terrace (View 20) which is assessed as moderate and neutral. The viewpoint is at the eastern end of the terrace and the view is nearly at right angles to the terrace, so is not a particularly sensitive view from the terrace. There are no impacts on Preserved Views in the area.

10.0 REFERENCES

1. Guidelines on the information to be contained in Environmental Impact Statements prepared by the Environmental Protection Agency (EPA) 2002.
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3. Guidelines for Landscape and Visual Impact Appraisal, prepared by the Landscape Institute and the Institute of Environmental Appraisal, published by Routledge , 3rd Edition 2013.
4. DRAFT 'Revised guidelines on the information to be contained in Environmental Impact Statements' - Environmental Protection Agency (EPA), September 2015.
5. DRAFT 'Guidelines on the information to be contained in Environmental Impact Appraisal Reports' - Environmental Protection Agency (EPA), August 2017.
6. Visual Representation of Development Proposals: Technical Guidance Note 06/19 Landscape Institute UK (LI) September 2019.
7. Dun Laoghaire Rathdown County Development Plan 2016 - 2022.

