

# LANDSCAPE & VISUAL IMPACT ASSESSMENT

## The Grove SHD – Student Accommodation

A Site at Our Lady's Grove (which includes an

existing childcare facility 'The Grove After

School Care', Our Lady's Grove Goatstown

Dublin 14, D14 V290 and D14 N8C2),

Goatstown Road,

Goatstown,

Dublin 14.

January 2021

Issue 7



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# 1 Landscape and Visual Impact Assessment

## 1.1 Introduction

The landscape and visual impact assessment was conducted by The Big Space landscape architects to assess the potential impacts of the proposed development on the surrounding landscape. The landscape and visual impact assessment examines and evaluates the implications of the proposed scheme in terms of landscape character and visual alterations arising from the scheme. The assessment also describes outline landscape treatment proposals to mitigate and attempt to achieve a longer-term integration of the proposed development with its surrounding landscape area.

## 1.2 Assessment Methodology

The procedure used for the landscape and visual assessment entailed:

- A desk top study of the site in relation to its overall context both locally and regionally.
- Visiting the site and its environs to assess the following:
  - Quality and type of views of the area
  - The character and quality of the site area and the surrounding landscape

### 1.2.1 Guidelines

The structure for assessing the landscape impact of the proposed development is based upon the following guidelines:

- Draft Guidelines on the information to be contained in Environmental Impact Assessment Reports (*EPA, July 2017*)
- Guidelines for Landscape and Visual Impact Assessment (*Landscape Institute & I.E.M.A., UK 2013*)

The criteria for describing the significance, quality and duration of the effects of the proposed development are outlined in Table 1 below:

Significance of Effects	Criteria
Imperceptible	An effect capable of measurement but without significant consequences.
Not significant	An effect which causes noticeable changes in the character of the environment but without significant consequences.
Slight Effects	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
Moderate Effects	An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.
Significant Effects	An 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 Effects	An effect which obliterates sensitive characteristics
Quality of Effects	Criteria

Positive Effects	A change which improves the quality of the environment (for example, by increasing species diversity; or the improving reproductive capacity of an ecosystem, or by removing nuisances or improving amenities).
Neutral Effects	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
Negative/adverse 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).
<b>Duration and Frequency of Effects</b>	<b>Criteria</b>
Momentary Effects	Effects lasting from seconds to minutes
Brief Effects	Effects lasting less than a day
Temporary Effects	Effects lasting less than a year
Short-term Effects	Effects lasting one to seven years.
Medium-term Effects	Effects lasting seven to fifteen years.
Long-term Effects	Effects lasting fifteen to sixty years.
Permanent Effects	Effects lasting over sixty years
Reversible Effects	Effects that can be undone, for example through remediation or restoration

*Table 1: Landscape – Visual Assessment Criteria (as per Draft Guidelines on the information to be contained in Environmental Impact Assessment Reports (EPA - July 2017))*

### 1.2.2 Photomontages

A series of photomontages were prepared by 3D Design Bureau to represent, as accurately as possible, the physical and visual characteristics of the proposed development from a variety of distances and directions around the site. Priority was given to views from the public domain, such as main roads and to views from potentially sensitive locations such as residential areas. The location of all views are shown on Figures 1.10. For each of the visuals, an existing and a proposed view is presented and where the proposed development is not visible in the view the elements of the development will be shown as a red outline.

## 1.3 Receiving Environment

### 1.3.1 Landscape Context & Site Description

The subject site is located on lands at Our Lady's Grove and covers an area of approximately 2.12 hectares. The subject site is located approximately 5km from Dublin city centre and in close proximity to the villages of Clonskeagh and Goatstown. The character of the area in which subject site is located varies from urban to suburban in nature with a mix of well-established and more contemporary residential, educational, retail and commercial land uses. The land within the subject site has been largely cleared and is currently unoccupied, apart from the existing childcare facility ('The Grove After-School Care'). The site is enclosed by mature tree belts along the western and southern boundaries of the subject site.

The lands adjacent to the subject site contain a mix of well-established and more contemporary educational and residential developments:

- Jesus and Mary College and Our Lady's Grove Primary School and The Grove residential complex, directly east of the subject site;
- largely low density residential development along Larchfield Road, to the south
- single storey residential buildings along Friarsland Road, to the west
- Mulvey Park and Roebuck Downs residential developments, to the north

The subject site is also within walking distance of University College Dublin (850m), the Proposed Bus Priority Route (Goatstown Rd.) and Windy Arbour LUAS stop (2km). There have also been other recent high density residential developments in the local area, such as the existing development in The Grove and the Trimblestown apartment complex to the east.

The topography of the lands varies with a gentle fall north-southwards across the lands of approx. 2.25m (39.99 m being the lowest point & 42.25 being the highest point). The perimeter of the subject lands is defined by existing trees along the southern and western boundaries.



Figure 1.1: Site Location

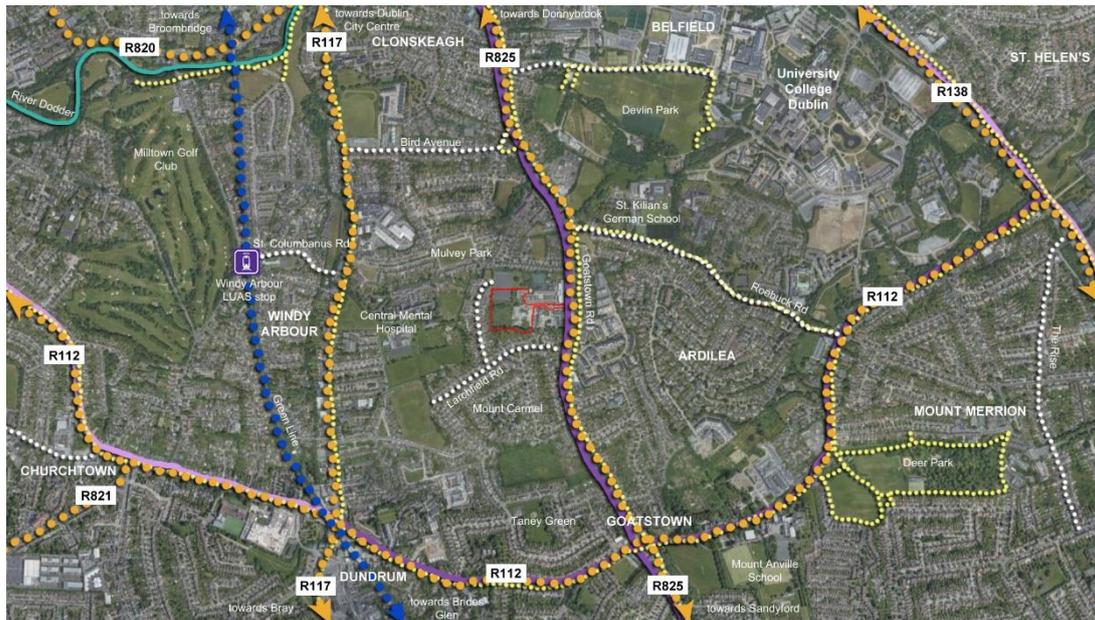


Figure 1.2: Site Location & Wider Context

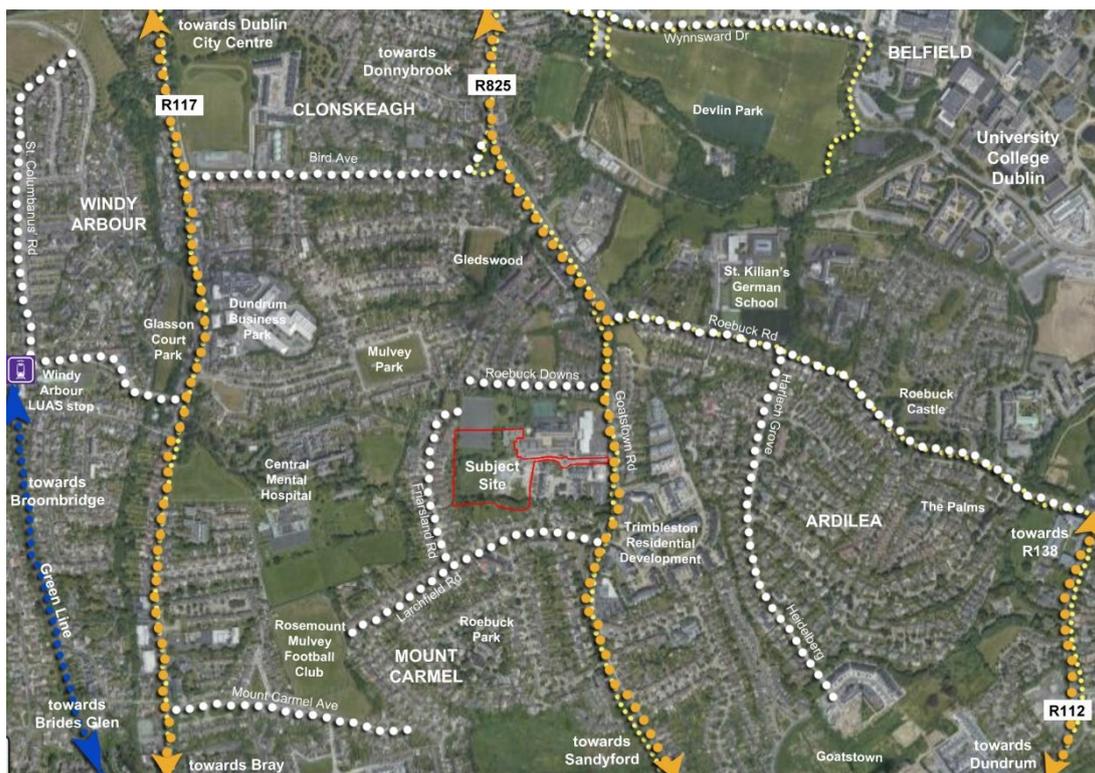


Figure 1.3: Site Location & Local Context

### 1.3.2 Existing Trees and Hedgerows

Refer to the comprehensive arboricultural survey for the subject site carried out by The Tree File, which should be read in conjunction with this report.

The Dún Laoghaire-Rathdown County Development Plan (CDP), 2016-2022 states that:

*“Policy OSR7: Trees and Woodland - It is Council policy to implement the objectives and policies of the Tree Strategy for the County – ‘dlr TREES 2011-2015’ - to ensure that the tree cover in the County is managed and developed to optimise the environmental, climatic and educational benefits which derive from an ‘urban forest’.”*

Trees within the southern part of the subject site are indicated on Map 1 within the Dún Laoghaire-Rathdown CDP 2016-2022 with the accompanying objective: *“To protect and preserve trees and woodlands”*.

### 1.3.3 Planning Policy Context and Designations

#### Land Use Zoning

The main text that was referred to in the compilation of this report was:

- Dún Laoghaire-Rathdown County Development Plan (CDP), 2016-2022.

Zoned Objective A: ‘To protect and/or improve residential amenity’

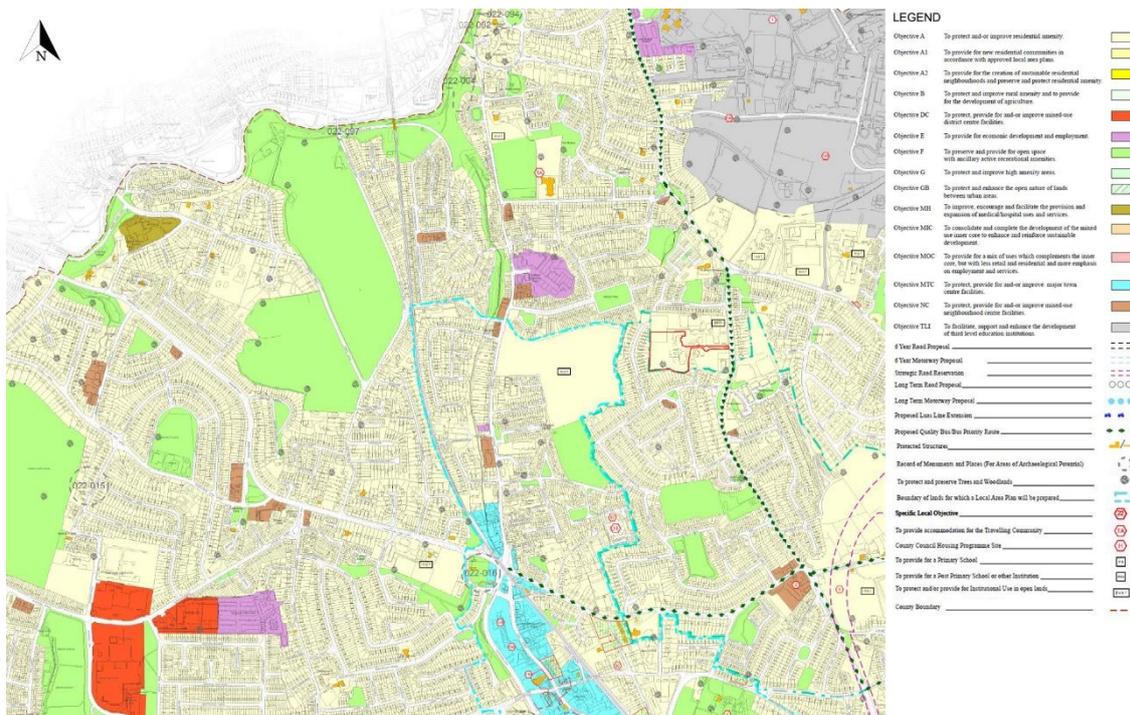


Figure 1.4: Land Use Zoning & Specific Objectives. Source: Dún Laoghaire-Rathdown CDP, 2016-2022 & annotated by The Big Space, 2019

### Green Infrastructure

The Dún Laoghaire-Rathdown CDP, 2016-2022 states that:

*“Policy OSR1: Green Infrastructure Strategy\* It is Council policy to protect existing green infrastructure and encourage and facilitate, in consultation with relevant stakeholders, the development of new green infrastructure, recognising the synergies that can be achieved with regard to the following, sustainable transport, provision of open space amenities, sustainable management of water, protection and management of biodiversity and protection of cultural and built heritage.”*

*“Greenways Network These are the collective networks of parks and open spaces, existing and proposed greenways, biodiversity corridors, cycle routes, waterways and coastal areas that are such unique features of the County. They can provide corridors for long distance pedestrian and cycle routes throughout the County and help link the parks and open spaces into a cohesive green infrastructure that helps define the County. Once they are formally identified, mapped and developed they can become an extremely valuable resource both for the County and the wider Region”*

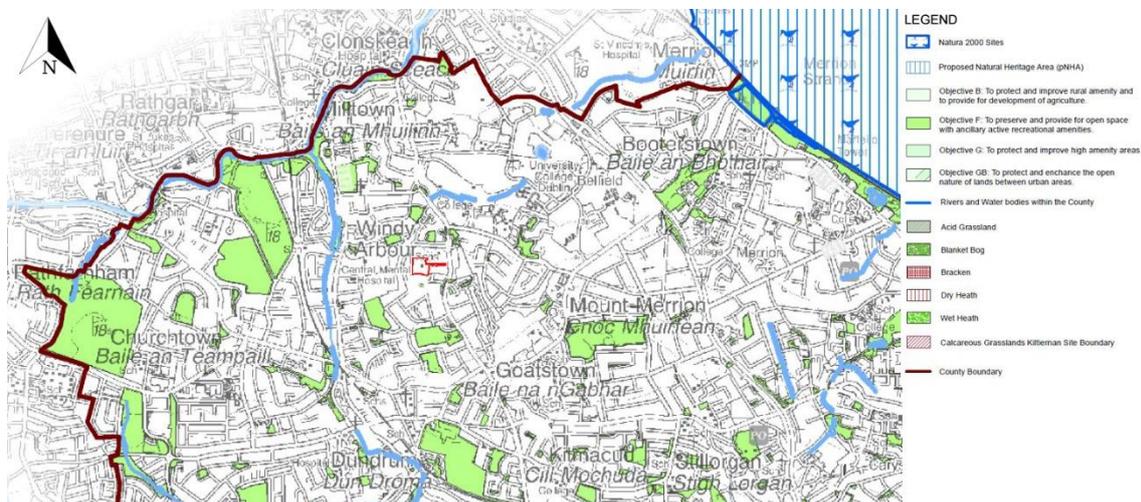


Figure 1.6: Green Network (Source: Dún Laoghaire-Rathdown CDP, 2016-2022)

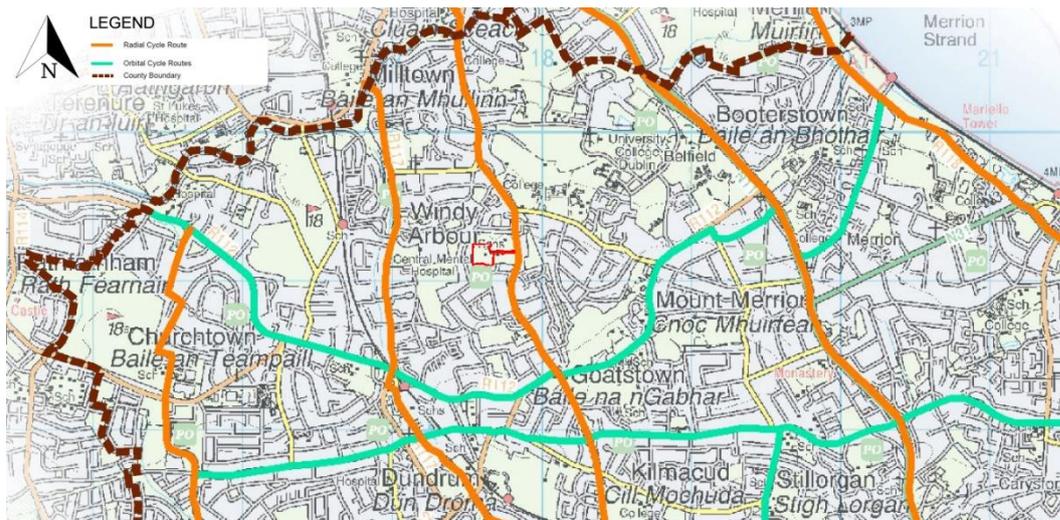


Figure 1.5: Proposed Cycling Network (Source: Dún Laoghaire-Rathdown CDP, 2016-2022)

## Landscape Character

The subject site is located approximately 5km from Dublin city centre and in close proximity to the villages of Clonskeagh and Goatstown. The character of the area in which subject site is located varies from urban to suburban in nature with a mix of well-established and more contemporary residential, educational, retail and commercial land uses. The land within the subject site has been largely cleared and is currently unoccupied, apart from the existing childcare facility ('The Grove After-School Care'). The site is enclosed by mature tree belts along the western and southern boundaries of the subject site.

### Landscape Character Assessment (LCA) & Historic Landscape Characterisation (HLC):

Dún Laoghaire-Rathdown have carried out a Landscape Character Assessment for the largely rural south-west part of the County, which does not cover the land within or in close proximity to the subject site, as shown in Figure 1.7:

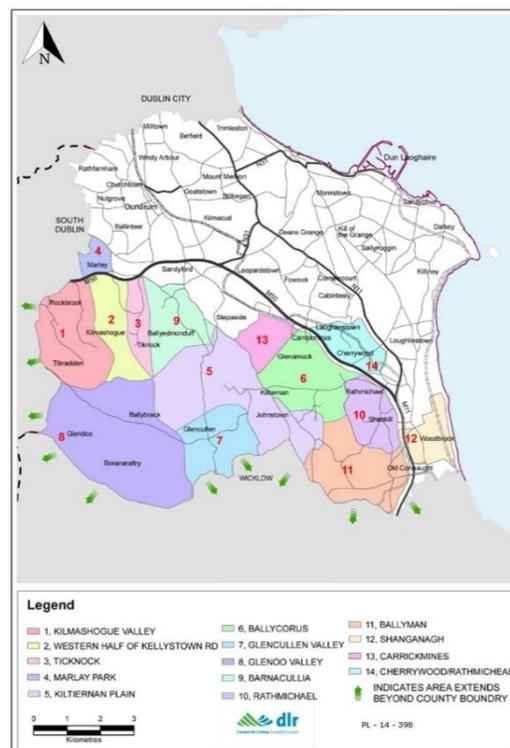


Figure 1.7: Landscape Character Areas Source: Dún Laoghaire-Rathdown CDP, 2016-2022

### Historic Landscape Characterisation (HLC):

While five HLCAs have been carried out in the County so far (Barnacullia, Kiltiernan, Glencullen, Ballycorus, Rathmichael and Old Conna), no Historic Landscape Characterisation has been undertaken for the area in which the subject site is located at this stage.

## Views and Prospects

### Protected Views, Corridors and Prospects

The Dún Laoghaire-Rathdown CDP 2016-2022 contains the following policy:

Policy LHB6: Views and Prospects:

*“It is Council policy to protect and encourage the enjoyment of views and prospects of special amenity value or special interests.”*

There are no protected views, corridors or prospects directly affecting the subject site.

**Protected Structures, Recorded Monuments and National Inventory of Architectural Heritage:**

**Recorded Monuments:** Structures that are protected under the National Monuments (Amendment) Act, 1994.

**Protected Structure (RPS):** Structures that are considered to be of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest.

**National Inventory of Architectural Heritage (NIAH):** Inventory of post-1700 architectural heritage of Ireland, carried out to aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Arts, Heritage, Regional, Rural and Gaeltacht Affairs to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS).

There are no Protected Structures or Recorded Monuments within or in close proximity to the subject site.

#### 1.3.4 Statutory Designations

There are no Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Natural Heritage Areas (NHA) within or in close proximity to the site.

The designated areas closest to the subject site are (refer to Figure 1.8):

- Booterstown Marsh (approx. 4km east of site): Proposed NHA, SPA and Natura 2000 site
- South Dublin Bay (approx. 4km east of site): Proposed NHA, candidate SAC and SPA
- Fitzsimon’s Wood (approx. 5km south of site): Proposed NHA





## 1.4 Characteristics of the Proposed Development

### 1.4.1 Description of the Proposed Development

*“The development will principally consist of: the construction of a Student Accommodation development containing 698 No. bedspaces with associated facilities located in 8 No blocks, which range in height from part 3 No. storeys to part 6 No. storeys over part lower ground floor level (7 No. storeys as viewed from an internal courtyard). Some 679 No. bedspaces are provided in 99 No. clusters ranging in size from 5 No. bedspaces to 8 No. bedspaces, each with a communal Living/Kitchen/Dining room. The remaining 19 No. bedspaces are accessible studios. The includes the provision of communal residential amenity space at lower ground floor level (349 sq m) including the provision of a movie room (108 sq m), a music room (42 sq m) and a laundry (37 sq m); communal residential amenity space (1,356 sq m) at ground floor level including the provision of a gym (228 sq m), reception desk and seating area (173 sq m), a common room (338 sq m), a study space (104 sq m), a library (64 sq m), a yoga studio (74 sq m), a prayer room (33 sq m) and group dining (33 sq m).*

*The development also includes staff and administrative facilities (195 sq m); 9 No. car parking spaces; 4 No. motorcycle parking spaces; 860 No. cycle parking spaces; refuse stores; signage; an ESB substation and switchroom; boundary treatments; green roofs; PV panels; hard and soft landscaping; plant; lighting; and all other associated site works above and below ground. The development includes the demolition of part of the Goatstown Afterschool building (558 sq m) and the construction of a new external wall to the remaining ope, in addition to the demolition of a prefabricated structure adjacent to the Afterschool building (161 sq m).” (Source: Thornton O’Connor Town Planning)*

The design approach to the external spaces within the proposed development is to produce a scheme with a strong identity and distinctive sense of place, while successfully integrating and responding to its surroundings.

In order to better contribute to the public realm and improve how the development interacts with the wider area, a plaza has been proposed at the entrance to the scheme.

The planting approach within the subject site is to soften the impact of the proposed buildings, create visual interest and a more human scale to the external areas for the future residents.

The main components of the landscape strategy are:

- Retention of existing trees, unless removal is essential due to poor health of tree or for the construction of the proposed structures
  - New entrance plaza – including planting and seating elements
  - Area in the north east corner of the site that will provide recreational opportunities
  - Enhanced courtyards providing attractive outdoor space
  - Internal courtyards providing visual amenity, social and passive recreational opportunities
  - Public perimeter nature trail with exercise stations providing recreational opportunities, while also linking the various external areas
  - Increased bicycle parking
  - Tree and shrub planting
- (Refer to the landscape drawings 1522\_300 - 302 and the Landscape Development Report for further details)*



## 1.5 Identification of Likely Impacts of the Development

### 1.5.1 Impact on Existing Trees and Hedgerows

The retention of trees is a core target of this scheme specifically along the southern and western boundary. New tree planting will be provided where tree removal is required to allow construction of the proposed development. Tree, shrub and native grass planting are proposed and will be located within the public spaces also. It is proposed to use native tree planting where possible including Oak, Acer, and Prunus. Smaller specimen tree/multi-stem shrubs will also be used within internal courtyards.

The design of the development has retained the existing vegetation where possible, however in order to facilitate the construction of the proposed buildings, pathways and services, a number of trees will need to be removed, as indicated on the Landscape Masterplan, however every effort will be made to retain healthy vegetation where possible.

In order to mitigate against the impact of the existing vegetation being removed, a tree and shrub planting programme within the subject site has been proposed, as shown on drawings 1522\_300 and 301.

During the construction phase the existing trees and vegetation that are to be retained will be protected from construction traffic, material storage, ground level changes and any other disturbances, in accordance with the recommendations set out in BS5837: 2012.

The overall impact on the existing vegetation will be moderate and negative during the construction phase. However, as the proposed tree planting matures and become established this will change to slight and negative.

### 1.5.2 Impact on Landscape Character

The proposed development of the subject site will result in a change to the landscape character which will be most noticeable locally, such as from the adjacent residential areas.

However, the development of the subject site will be appropriate to the site's setting, by reason of its close proximity to University College Dublin (850km), Dublin city centre (5km), the Proposed Bus Priority Route (Goatstown Rd.) and Windy Arbour LUAS stop (2km). Recent residential developments in the local area have also been of higher density, such as the existing development in The Grove and the Trimblestown apartment complex to the east.

During the construction phase there will be significant-moderate and negative impact on the landscape character of the immediate area around the subject site, due to the necessary presence of site hoarding, lighting, cranes and construction traffic.

However, when the site is fully operational and as the proposed vegetation becomes established and matures there will be a slight-moderate and negative impact on the local landscape character, as the proposed development is consistent with emerging and existing developments in the surrounding area.

### 1.5.3 Impact on Views

General Impacts on Views - Construction Phase & Operational Phase:  
Construction Phase:

During the construction phase, the following elements of the proposed development have the potential to cause visual impacts, they will however be short to medium term in duration:

- Temporary site works – hoarding, lighting, cranes, car parking, storage areas
- Construction traffic – dust and emissions
- Tree and vegetation clearance

- Groundworks – cut and fill excavations
- Laying of foundations and site services

Operational Phase:

The principal elements which are likely to give rise to landscape and visual impact visual impact in the long term are:

- Removal of some existing trees
- Height of proposed buildings
- New structures, roads, lighting and pathways
- Change of character due to intensification of use.
- Proposed tree, hedge and shrub planting

#### 1.5.4 Impact on Visibility into the site

For this visual impact assessment, viewpoints were selected to represent the likely visual impact from a variety of distances and direction around the site. Priority was given to views from the public domain, such as main roads and to views from potentially sensitive locations such as adjacent residential areas. Photomontages were compiled from the viewpoints shown in Figure 1.10:



Figure 1.10: Viewpoint Location Map

## Visual 1: At entrance to Our Lady's Grove on Goatstown Road looking west

### Existing View:

The access road, pathways, street lighting associated with Our Lady's Grove and the parking and boundary hedge planting, Our Lady's Grove Primary School and The Grove residential development are visible in the fore to middle-ground. Grove house and the tree planting within the subject site are visible in the background.

### Proposed Changes and Visual Impact:

From this location it is anticipated that there will be filtered views through the proposed planting of the Middle Block and slight partials views of the North, South and Mews Blocks, which are largely screened by the existing residential development and the school. Sections of the existing tree belt along the western boundary of the subject site are still visible in the background.

### *Construction Phase:*

During the construction phase the impact on views from this position will possibly be **slight and negative**, due to the presence of site hoarding, construction machinery, cranes and lighting.

### *Operational Phase:*

When the subject lands are in the operational phase it is anticipated that the visual impact from this viewpoint will continue to be **slight and negative** in the short term. However, as the proposed planting becomes established and matures, it is likely that the visual impact of the proposed development will lessen to **not significant and neutral** in the long term.



Plate 1. 1: Visual 1 – Existing



Plate 1. 2: Visual 1 - Proposed

## Visual 2: From access road at entrance to Jesus & Mary College looking west

### Existing View:

The access road and its associated features such as signage, lighting, car parking and central reservation dominate the view from this location.

The site hoarding of the Grove residential development and buildings, prefabs and boundary fencing connected with the Jesus and Mary College and The Grove After-School Care' facility are also visible from this location.

The access road roundabout, the tree belts and soil stockpiles within the subject site are visible in the background from this viewpoint.

### Proposed Changes and Visual Impact:

It is likely that there will be views of the northern elevation of the proposed building 'Mews A' and the eastern elevations of the North, Middle and South Blocks, from this location. The proposed tree, hedge and shrub planting to the base of the buildings are also visible from this viewpoint. From this position, it is probable that there will be glimpsed views between the proposed buildings, of the existing tree belt along the western boundary.

Due to the anticipated presence of construction machinery, site hoarding, construction cranes and lighting during the construction phase of the development, the impact on views from this location will likely be **moderate and negative**.

During the operational phase as the proposed planting becomes established and the existing vegetation continues to mature the visual impact is expected to be **slight and negative** in the short term and will lessen to **slight and neutral** in the long term, as the development is consistent with existing and emerging development of land in this area.



*Plate 1.3: Visual 2 - Existing*



*Plate 1.4: Visual 2 - Proposed*

**Visual 3: From Larchfield Road (near junction with Friarsland Avenue) looking north-west**Existing View:

From this location along Larchfield Rd., street lighting, electrical posts, the two storey residential properties, front gardens and boundary walls dominate the viewpoint.

There are also partial views of the tree belt along the southern boundary of the subject site in the background.

Proposed Changes and Visual Impact:

Due the existing dwellings along Larchfield Road, the local topography and the existing tree belts it is anticipated that the proposed development will not be visible from this location.

While it is likely that the majority of the construction machinery and lighting etc. will not be visible from this location, the cranes that will be required during the construction phase may be visible and therefore the impact may be **imperceptible/ not significant and neutral**, with much of the impacts screened by the existing vegetation and buildings.

It is anticipated that the proposed development will not be visible from this location and therefore the visual impact will be **imperceptible and neutral**.



*Plate 1.5: Visual 3 - Existing*



*Plate 1.6: Visual 3 - Proposed*

#### Visual 4: From Farmhill Rd. (near local retail centre) looking north-west

##### Existing View:

The car parking associated with the local retail centre and the street lighting dominate the foreground.

The triangular public open space, including tree planting and the residential properties along Larchfield Road are visible in the middle-ground.

Views of the tree belts along the southern and western boundaries of the subject site are also possible in the background.

##### Proposed Changes and Visual Impact:

While the majority of the proposed development is screened by the dwellings along Larchfield Rd. and the existing tree belt along the southern boundary, it is likely that there will be slight glimpsed views of the Mews Block roof and the upper floor of the South and Middle Blocks.

While it is likely that the majority of the construction machinery and lighting will not be visible from this location, the cranes that will be required during the construction phase will be visible and therefore the impact may be **not significant and negative**, with much of the impacts screened by the existing vegetation and dwellings.

During the operational phase it is anticipated that due the retention of the existing vegetation and the proposed planting measures there will be limited views of the proposed development from this location and the impact will be **not significant and neutral**.



*Plate 1.7: Visual 4 – Existing*



*Plate 1.8: Visual 4 - Proposed*

**Visual 5: From Larchfield Rd. (near junction with Friarsland Rd.) looking north-east**Existing View:

The residential properties, street lighting, electrical posts and pathways along Larchfield Road dominate the view from this location.

There are also glimpsed views of the tree belt located within the southern part of the subject site, in the background.

Proposed Changes and Visual Impact:

Due to the local topography and the presence of the dwellings along Larchfield and Friarsland Roads, it is anticipated that views into the subject site will not be possible from this location.

During the construction phase, while it is likely that the majority of the construction machinery and lighting will not be visible from this location, portions of the cranes that will be required may be visible and therefore the impact may be **imperceptible/ not significant and neutral**, with much of the impacts screened by the existing vegetation and buildings.

It is anticipated that the proposed development will not be visible from this location and therefore the visual impact will be **imperceptible and neutral**.



*Plate 1.9: Visual 5 - Existing*



*Plate 1.10: Visual 5 - Proposed*

## Visual 6: From Friarsland Road looking north-east

### Existing View:

The street tree planting, pathways, the one and two storey residential properties along Friarsland Road, limit views in the subject site.

There are partial views of the tree belt along the western boundary of the subject site.

### Proposed Changes and Visual Impact:

The two story dwellings near the Larchfield Rd. end of this road, in conjunction with the existing western tree belt, screen much of the views into the southern part of the site.

Where there are single storey dwellings along Friarsland Road, slight partial views of the upper floor of the central blocks within the proposed development may be permitted.

During the construction phase it is likely that there will be limited views of the construction machinery, scaffolding and cranes within the subject site, from this location, resulting in a **slight and negative** visual impact.

During the operational phase the impact on views from this location may be **slight and negative** in the short term, however as the existing trees continues to mature and the proposed tree planting becomes more established it is anticipated that this impact will lessen to **not significant and neutral** in the long term.



*Plate 1.11: Visual 6 - Existing*



*Plate 1.12: Visual 6 - Proposed*

**Visual 7: From public open space at the northern end of Friarsland Rd. looking south-east**Existing View:

The grass area, boundary wall and tree planting associated with this public open space dominate the foreground and the dwellings and boundary walls along Friarsland Road are visible in the middle-ground, from this location. Views of the western elevation of The Grove After-School Care building, northern elevation of the Jesus and Mary College are also permitted from this location. There are also partial views of The Grove apartment complex and the tree belts within the subject site, in the background.

Proposed Changes and Visual Impact:

It is anticipated that there will be filtered views of the northern elevation of the North Block and partial views of the northern and western elevations of the Middle and South Blocks from this location.

Due to the anticipated presence of construction machinery, site hoarding, construction cranes and lighting during the construction phase of the development, the impact on views from this location will likely be **moderate and negative**.

In the short term it is anticipated that the visual impact from this viewpoint will be **moderate and negative**. The development is consistent with existing and emerging development of land in this area and the visual impact will decrease in time as the proposed and existing vegetation continues to mature, to **slight and negative** in the long term.



*Plate 1.13: Visual 7 - Existing*



*Plate 1.11: Visual 7 - Proposed*

**Visual 8: From public open space within Roebuck Downs looking south-west**Existing View:

The grass area, tree and hedge planting associated with this public open space dominate the fore ground from this location. The car parking and residential properties within Roebuck Downs are visible in the middle ground from this viewpoint. The upper floor of the structures within the Jesus and Mary College complex and the tops of the taller trees within the subject site are visible in the background.

Proposed Changes and Visual Impact:

It is anticipated that there will be very limited partial views of the upper floor of the North and Middle Blocks in the background behind the roof tops of the existing dwellings, from this location.

Due to the anticipated presence of construction cranes and lighting during the construction phase of the development, the impact on views from this location will likely be **slight and negative**.

When the subject lands are in the operational phase it is anticipated that the impact on views from this location will be **not significant and neutral** in the long term, as while it is expected that there will be limited partial views of the proposed buildings, the development is consistent with existing and emerging development of land in this area.



*Plate 1.15: Visual 8 - Existing*



*Plate 1.16: Visual 8 - Proposed*

**Visual 9: From public open space within Mulvey Park looking south-east**Existing View:

The large central green area, tree planting, car parking, lighting and terraced dwellings within Mulvey Park and the roof of a dwelling within Roebuck Downs are visible from this location.

The trees bordering the public open space on Friarsland Road and around the hockey pitch, screen much of the views into the subject site.

Proposed Changes and Visual Impact:

From this location it is anticipated that there will be filtered views through the existing tree belt, of the upper floors of the North Block within the subject site.

During the construction phase it is anticipated that the impact on views from this area will possibly be **moderate and negative**, due to the anticipated increase in construction vehicles, the presence of site hoarding, construction cranes and lighting.

When the subject lands are in the operational phase it is anticipated that the impact on views from this location will be **slight and negative** in the short term, as while the proposed planting will assist in screening views of the lower parts of the proposed development, the North Block will still be visible against the skyline, from this location. However, it is expected that the visual impact will decrease in time as the proposed and existing vegetation continues to mature, to **slight and neutral** in the long term.



*Plate 1. 17: Visual 9 - Existing*



*Plate 1. 18: Visual 9 - Proposed*

**Visual 10: From Mulvey Park (at junction with Beechmount Drive) looking south-east**Existing View:

The road, central open space and tree planting dominate the foreground from this location.

In the middle-ground the terraced dwellings, parking and lighting are also visible from this location.

Partial views of the existing tree planting within the public open space on Friarsland Road, the boundary planting around the hockey pitch and the tree belts within the subject site, are also permitted from this viewpoint.

Proposed Changes and Visual Impact:

It is anticipated that there will be filtered views of the upper floor of the North Block and slight partial views of the top of the Middle and South Blocks, through the existing vegetation and above the roof tops of dwellings within Mulvey Park from this location.

During the construction phase it is likely that there will be limited views of the construction machinery, scaffolding and cranes from this location, resulting in a **slight and negative** visual impact.

When the subject lands are in the operational phase it is anticipated that the impact on views from this location will be **sight and neutral**, as much of the development is screened by the existing dwellings and tree belt.



*Plate 1. 19: Visual 10 - Existing*



*Plate 1. 20: Visual 10 - Proposed*

### Visual 11: From cul-de-sac within Roebuck Downs looking south-east

#### Existing View:

The residential properties, garden boundaries, road, street tree planting and lighting dominate the foreground from this location with Roebuck Downs. Beyond this, the boundary wall and mesh fencing and tree planting that surrounds the hockey pitch and college grounds are visible. There are partial views of the existing tree planting within the subject site and the foothills of the Dublin Mountains in the distant background.

#### Proposed Changes and Visual Impact:

While much of the proposed development will be screened by the existing and proposed tree planting from this location, it is anticipated that there will be views of the northern elevation of the upper 4-5 floors of the North Block and a partial view of the western elevation of the Middle Block.

Due to the anticipated presence of construction machinery, site hoarding, construction cranes and lighting during the construction phase of the development, the impact on views from this location will likely be **moderate and negative**.

In the short term it is anticipated that the visual impact from this viewpoint will continue to be **moderate and negative**. However, the development is consistent with existing and emerging development of land in this area and it is likely that the visual impact will decrease in time as the proposed and existing vegetation continues to mature, to **slight and negative** in the long term.



*Plate 1. 21: Visual 11 - Existing*



*Plate 1. 22: Visual 11 - Proposed*

**Visual 12: From Goatstown Road (entrance to Roebuck Downs) looking south-west**Existing View:

From this location on Goatstown Road, the associate road signage, lighting and street planting dominate the foreground. Residential properties within Roebuck Downs are visible from this location, screening views into the subject site, with Our Lady's Grove Primary School and The Grove apartment complex also visible in background.

Proposed Changes and Visual Impact:

Due to the local topography, existing dwellings and vegetation within Roebuck Downs, it is anticipated that much of the proposed development will be screened from this location.

During the construction phase, while it is likely that the majority of the construction machinery and lighting will not be visible from this location, portions of the cranes that will be required may be visible and therefore the impact may be **imperceptible/ not significant and neutral**, with much of the impacts screened by the existing vegetation and buildings.

It is anticipated that the proposed development will not be visible from this location and therefore the visual impact will be **imperceptible and neutral**.



*Plate 1. 23: Visual 12 - Existing*



*Plate 1. 24: Visual 12 - Proposed*

### Visual 13: From Goatstown Road at junction with Larchfield Rd & entrance to Trimblestown Residential Development looking north-west

#### Existing View:

From this location on Goatstown Road, the pedestrian crossing, traffic lights, road signage, lighting and street tree planting dominate the foreground. In the middle-ground, residential properties and their associated boundaries and mature planting, along Goatstown and Larchfield Roads are visible from the location. There are partial views of the tree belt along the southern boundary of the subject site from this viewpoint.

#### Proposed Changes and Visual Impact:

It is anticipated that views of the proposed development will be effectively screened from this location, by the existing dwellings and tree planting.

Due to the anticipated presence of construction cranes and lighting during the construction phase of the development, the impact on views from this location will likely be **not significant and negative**.

When the subject lands are in the operational phase it is anticipated that the impact on views from this location will be **imperceptible and neutral**.



*Plate 1. 25: Visual 13 - Existing*



*Plate 1. 26: Visual 13 - Proposed*

### Visual 14: From Friarsland Road looking south-east

#### Existing View:

From this position on Friarsland Road the single storey dwellings, front gardens, pathways and street tree planting dominate the viewpoint. The tree belt along the western boundary of the subject site is also visible in the background from this location.

#### Proposed Changes and Visual Impact:

Due to this area's close proximity to the subject site, it is anticipated that there will be partial views of the upper floors of the western elevations of the North, Middle and South Blocks within the subject development.

Due to the anticipated presence of construction machinery, site hoarding, construction cranes and lighting during the construction phase of the development, the impact on views from this location will likely be **moderate and negative**.

In the short term it is anticipated that the visual impact from this viewpoint will continue to be **moderate and negative**. However, the development is consistent with existing and emerging development of land in this area and it is likely that the visual impact will decrease in time as the proposed and existing vegetation continues to mature, to **slight and negative** in the long term.



*Plate 1. 27: Visual 14 - Existing*



*Plate 1. 28: Visual 14 - Proposed*

### 1.5.5 Do Nothing Scenario

The Dún Laoghaire-Rathdown CDP, 2016-2022 indicates that the subject site is located with an area Zoned Objective A: 'To protect and/or improve residential amenity'

Due to the subject site's proximity to Dublin city centre and within walking distance of University College Dublin and that there is a continual increase in demand for student accommodation, that were these particular proposals not to go ahead, it is likely that others may look to develop these lands in a similar manner in the future.

## 1.6 Mitigation Measures

Consideration was given to the avoidance of impacts wherever possible during the design of the proposed scheme. However, as with any development some degree of impact is inevitable and wherever possible measures have been proposed to mitigate the adverse nature of these impacts.

### 1.6.1 Construction Phase

It is proposed that careful attention will be paid to avoiding any potentially adverse construction-related effects on the adjacent residences. Operating a well-managed, organised and planned construction site, with adequate control of construction traffic and working activity, is key to avoiding/minimising such impacts. In addition, any lighting required during the construction phase should be located sensitively to avoid unnecessary light spill into the surrounding residential areas.

### 1.6.2 Operational Phase

The careful and considered approach to the layout of the proposed development is to minimise negative visual impact both locally and from the wider surrounding area. The landscape strategy details the landscape proposals that will assist in mitigating the landscape and visual impacts of the proposed development: refer to landscape drawings 1522\_300 - 302. The key objectives include:

- Retention of as much of the existing vegetation as possible and where tree removal is required to facilitate construction works or site development, replacement planting will take place where long-term tree growth is sustainable.
- Integration of the development into the surrounding area, minimising landscape and visual impact in particular upon nearby residential developments.
- Provide planting at the subject site's entrance and boundaries, in order to mitigate against the visual impact of the development
- Provide amenity opportunities for the future residents and the public
- Entrance, courtyard and peripheral lighting of pedestrian walkways will be by means of high quality, modern standing fixtures. They should include full cut-off (FCO), low level and energy efficient lighting where practicable to reduce the impacts of light pollution on the surrounding area.

Planting Specification:

Refer to the Landscape Development Report for the indicative planting schedule.

## 1.7 Residual Impacts

Given the planning policy for the area and the subject site's proximity to UCD and Dublin city centre, it is highly probable that development of this site will take place at some stage in the near future, and it is likely that any proposed viable development will give rise to impacts of a similar nature.

It is considered that the benefits of the proposed development will substantially outweigh the negative aspects of the proposal.

## 1.8 Monitoring

Monitoring, particularly during construction phase will be on an ongoing basis and will be crucial at certain stages such as:

- During site establishment stage– prior to any works taking place, clearly identify trees that are to be retained and protected – ensuring tree protection measures are then place as per BS5837: 2012 and clearly identify trees that are to be removed.
- During site excavation stage – ensure existing vegetation is being adequately protected and that topsoil is being correctly stripped and stored for landscape reinstatement.
- During construction stage: ensure that landscape proposals are being implemented correctly.
- Post-construction stage: periodic visits will be required to ensure that any defects that may occur are rectified, that the landscape proposals are successfully establishing and being correctly maintained.

## 1.9 References

The following documents were referred to in relation to planning policies, objectives, statutory designations and visualisation in respect of the proposed site and the surrounding area:

- Dún Laoghaire-Rathdown County Development Plan 2016-2022
- Aerial photography
- Photomontages prepared by 3D Design Bureau
- Draft Guidelines on the information to be contained in Environmental Impact Assessment Reports (EPA, July 2017)
- Guidelines for Landscape and Visual Impact Assessment (Landscape Institute & I.E.M.A., UK 2013)

