

Landscape and Visual Impact Assessment

RE: Student Accommodation, Fassagh Avenue

APPLICANT: R & D Developments Limited (in Receivership), Grant Thornton

January 2026

Prepared by

Margaret Egan MILI - Áit Urbanism + Landscape Ltd.

Ciarán Halpin Áit Urbanism + Landscape Ltd.

Introduction

This Landscape and Visual Impact Assessment report has been undertaken by Áit Urbanism and Landscape as a stand-alone report.



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

Landscape and Visual Impact Assessment

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

The following visual receptors addressed in this assessment:

- Key views from designated sites of national or international importance where relevant
- Dublin City Development Plan 2022-2028 <http://www.dublincity.ie/>
- Local Amenity and Heritage Features

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

METHODOLOGY

Overview

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

Desktop Study

Site assessments were undertaken in June 2025. Desktop studies were undertaken to evaluate the existing site conditions such as topography, vegetation, settlement patterns, contiguous land use, drainage, landscape and urban character as well as overall visibility of the site from surrounding areas. Information was also collated on protected views, scenic routes, special and protected landscapes etc.

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

- Dublin City Development Plan 2022-2028 <http://www.dublincity.ie/>
- Ordnance Survey Ireland – Interactive Mapping and Aerial Photography www.osi.ie
- <https://webapps.geohive.ie/mapviewer/index.html>
- National Monuments Service <https://www.archaeology.ie/archaeological-survey-ireland/historic-environment-viewer-application>
- National Parks and Wildlife Service – Interactive Mapping and Aerial Photography - www.npws.ie

This LVIA has been prepared utilising the following guidance documents:

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

- ‘Advice notes for Preparing Environmental Impact Statements. Draft’. Environmental Protection Agency, 2015.
- ‘Landscape and Landscape Assessment Draft Guidelines’, Department of Environment, Heritage and Local Government (DEHLG) 2000
- ‘Guidelines for Landscape and Visual Impact Assessment’, The Landscape Institute & I.E.M.A., UK, 2013.
- ‘Environmental Impact Assessment Handbook’, Scottish Natural Heritage (SNH), Version 5, 2018. Appendix 2: Landscape and Visual Impact Assessment.
- DoEHLG, ‘The Landscape and Landscape Assessment Draft Guidelines for Planning Authorities’.

The Glossary of Impacts used in the assessment of impacts are as per EPA Guidelines for Landscape and Visual Impact Assessment (GLVIA). Other terminology used within this chapter is set out below.

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

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

Sensitivity and Significance: The significance of effects on the perceived environment will depend partly on the number of people affected, but also on value judgments about how much the changes will matter.

In this respect it is important to identify actual visual and physical connections between the site, its adjacent occupiers/landowners and those who interact with it from further afield, in the context of the existing and the proposed situations.

While our visual sense is generally acknowledged to represent the dominant contribution to our perception of place and its context, other factors also contribute. Hearing/sound, smell and a variety of social/cultural factors relating to the land-use, function or business conducted on the land (or indeed, memory) can sometimes over-rule or outweigh the visual aspects and lead to individual perceptions which could be described as relatively subjective. The relevance of these non-visual aspects to our perception of our environment and the impact made by proposed changes is considered in other sections of this assessment document. The purpose of this section is to objectively examine and assess the nature and extent of the visual impact created as a result of the development proposal.

Definition of Landscape

The term '*landscape*' is defined in the Guidelines for Landscape and Visual Impact Assessment (GLVIA) as:

'Landscape is an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factor'.

Forces for Landscape Change

The landscape is not static and is continuously changing. Over time, many different pressures have altered landscapes and will continue to do so in the future. The key drivers of this change come from ongoing development that is required to meet the needs of a growing population and economy. This includes but is not limited to new housing and commercial development, new forms of energy generation and land management.

Guidance

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

Key Principles of the Guidelines for Landscape and Visual Impact Assessment

Use of the Term '*Effect*' vs '*Impact*'

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

'*Impact*' is defined as the action being taken. In the case of the development, the impact would include the construction of the high-density residential accommodation along with supporting road and utility infrastructure and public open space. In addition, there is also the localised change on the site, mostly from the existing underutilized greenfield site with no usage, and the works required to facilitate this change.

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

Assessment of Both '*Landscape*' and '*Visual*' Effects

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

'*Landscape*' results from the interplay between the physical, natural and cultural components of our surroundings. Different combinations of these elements and their spatial distribution create distinctive characteristics of landscape in different places.

‘Landscape character assessment’ is the method used in LVIA to describe landscape, and by which to understand the potential effects of a development on the landscape as ‘a resource’. Character is not just about the physical elements and features that make up a landscape, but also embraces the aesthetic, perceptual and experiential aspects of landscape that make a place distinctive.

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

Methodology for Landscape Assessment

This report will assess the landscape effects of the development. The nature and scale of changes to the landscape elements and characteristics are identified, and the consequential effect on landscape character and value are discussed. Trends of change in the landscape are taken into account. The assessment of significance of the effects takes account of the sensitivity of the landscape resource and the magnitude of change to the landscape which resulted from the development.

Sensitivity of the Landscape Resource

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

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

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

Sensitivity is therefore a combination of Landscape Value and Susceptibility.

For the purpose of assessment, five categories are used to classify the landscape sensitivity of the receiving environment as presented in **Table 1.1** below. The following tables were created using EPA guidelines.

Figure 1.1: Chart Showing Typical Classifications of the Significance of Effects based on the sensitivity of the receiving environment.

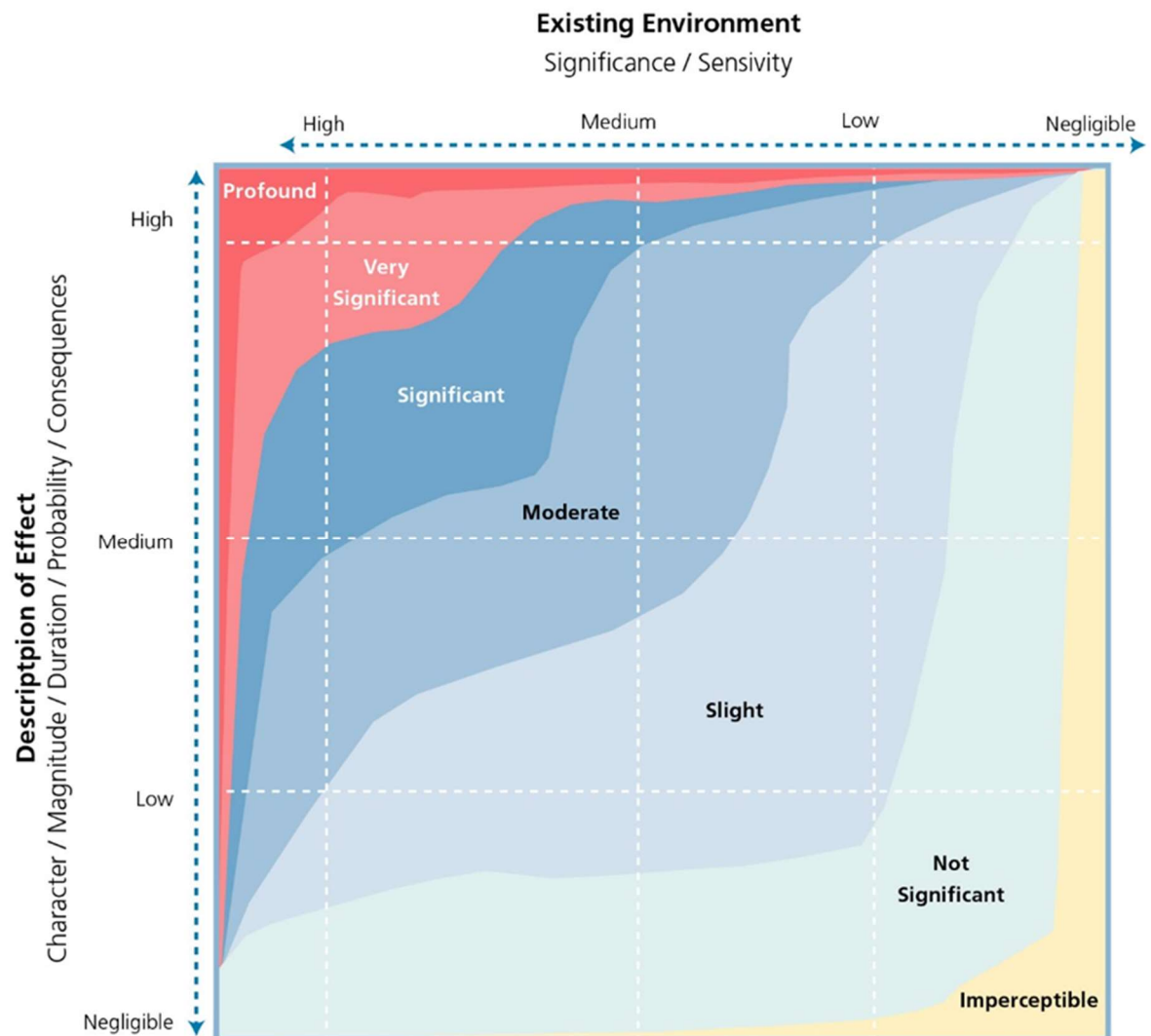


Table 1.1: Categories of Landscape Sensitivity

Sensitivity	Description
Very High	Areas where the landscape exhibits a very strong, positive character with valued elements, features and characteristics that combine to give an experience of unity, richness and harmony. The character of the landscape is such that its capacity for accommodating change in the form of development is very low. These attributes are recognised in landscape policy or designations as being of national or international value and the principal management objective for the area is protection of the existing character from change.
High	Areas where the landscape exhibits strong, positive character with valued elements, features and characteristics. The character of the landscape is such that it has limited/low capacity for accommodating change in the form of development. These attributes are recognised in landscape policy or designations as being of national, regional or county value and the principal management objective for the area is conservation of the existing character.
Medium	Areas where the landscape has certain valued elements, features or characteristics but where the character is mixed or not particularly strong or has evidence of alteration to / degradation / erosion of elements and characteristics. The character of the landscape is such that there is some capacity for change in the form of development. These areas may be recognised in landscape policy at local or county level and the principal management objective may be to consolidate landscape character or facilitate appropriate, necessary change.
Low	Areas where the landscape has few valued elements, features or characteristics and the character is weak. The character of the landscape is such that it has capacity for change; where development would make no significant change or would make a positive change. Such landscapes are generally unrecognised in policy and where the principal management objective is to facilitate change through development, repair, restoration or enhancement.
Negligible	Areas where the landscape exhibits negative character, with no valued elements, features or characteristics. The character of the landscape is such that its capacity for accommodating change is high; where development would make no significant change or would make a positive change. Such landscapes include derelict industrial lands or extraction sites, as well as sites or areas that are designated for a particular type of development. The principal management objective for the area is to facilitate change in the landscape through development, repair or restoration.

Magnitude of Landscape Change

The magnitude of change is a factor of the scale, extent and degree of change imposed on the landscape with reference to its key elements, features and characteristics (also known as ‘landscape receptors’). Five categories are used to classify magnitude of landscape change as described overleaf in Table 1.2.

Table 1.2: Categories of Landscape Change

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

Significance of Effects

In order to classify the significance of effects (both landscape and visual), the predicted magnitude of change is measured against the sensitivity of the landscape/viewpoint, using the following guide (see Table 1.3). There are seven classifications of significance, namely: (1) imperceptible, (2) not significant, (3) slight, (4) moderate, (5) significant, (6) very significant, (7) profound.

Table 1.3: Guide to Classification of Significance of Landscape Effects

		Sensitivity of the Landscape Resource				
		Very High	High	Medium	Low	Negligible
Magnitude of Change	Very High	Profound	Profound-Very Significant	Very Significant-Significant	Moderate	Slight
	High	Profound-Very Significant	Very Significant	Significant	Moderate-Slight	Slight-Not Significant
	Medium	Very Significant-Significant	Significant	Moderate	Slight	Not Significant
	Low	Moderate	Moderate-Slight	Slight	Not significant	Imperceptible
	Negligible	Slight	Slight-Not Significant	Not significant	Imperceptible	Imperceptible

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

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

Methodology for Visual Assessment

The visual effects of the development are assessed later in this chapter. Visual assessment considers the changes to the composition of views, the character of the views, and the visual amenity experienced by visual receptors. The assessment is made for a number of viewpoints selected to represent the range of visual receptors in the receiving environment. The significance of the visual effects experienced at these locations is assessed by measuring the viewpoint sensitivity against the magnitude of change to the view resulting from the development. Definitions of viewpoint sensitivity are provided below in Table 1 .4.

Table 1.4: Categories of Viewpoint Sensitivity

Sensitivity	Description
Very High	Iconic viewpoints - towards or from a landscape feature or area - that are recognised in policy or otherwise designated as being of national value. The composition, character and quality of the view are such that its capacity for accommodating change in the form of development is very low. The principal management objective for the view is its protection from change.
High	Viewpoints that that are recognised in policy or otherwise designated as being of value, or viewpoints that are highly valued by people that experience them regularly (such as views from houses or outdoor recreation features focused on the landscape). The composition, character and quality of the view may be such that its capacity for accommodating compositional change in the form of development may or may not be low. The principal management objective for the view is its protection from change that reduces visual amenity.
Medium	Viewpoints representing people travelling through or past the affected landscape in cars or on public transport, i.e. viewing but not focused on the landscape which is regarded as moderately scenic. The views are generally not designated, but which include panoramic views or views judged to be of some scenic quality, which demonstrate some sense of naturalness, tranquillity or some rare element in the view.
Low	Viewpoints reflecting people involved in activities not focused on the landscape e.g. people at their place of work or engaged in similar activities such as shopping, or on heavily trafficked routes etc. The view may present an attractive backdrop to these activities but is not regarded as particularly scenic or an important element of these activities.
Negligible	Viewpoints reflecting people involved in activities not focused on the landscape e.g. people at their place of work or engaged in similar activities such as shopping where the view has no relevance or is of poor quality.

Magnitude of Change to the View

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

Five categories are used to classify magnitude of change in the view as described below in Table 1.5.

Table 1.5: Categories of Visual Change

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

Significance of Visual Effects

As for landscape effects, in order to classify the significance of visual effects, the magnitude of change to the view is measured against the sensitivity of the viewpoint, using the guide in Table X.3.

Quality and Timescale

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

- Adverse – Scheme at variance with landform, scale, pattern. Would degrade, diminish or destroy the integrity of valued features, elements or their setting or cause the quality of the landscape(townscape)/view to be diminished.
- Neutral – Scheme complements the scale, landform and pattern of the landscape (townscape)/view and maintains landscape quality.
- Beneficial – improves landscape(townscape)/view quality and character, fits with the scale, landform and pattern and enables the restoration of valued characteristic features or repairs / removes damage caused by existing land uses.
- Effects are also categorised according to their longevity or timescale:
 - Temporary – Lasting for one year or less.
 - Short Term – Lasting one to seven years.
 - Medium Term – Lasting seven to fifteen years.
 - Long Term – Lasting fifteen years to sixty years.
 - Permanent – Lasting over sixty years.

The Glossary of Effects used in the assessment of effects, as per EPA Guidelines below:

Table X.6: Descriptions of Effects

Quality of Effects

Positive Effects	<i>A change which improves the quality of the environment (for example, by increasing species diversity, or improving the</i>
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	<i>reproductive capacity of an ecosystem, or by removing nuisances or improving amenities).</i>
Neutral Effects	<i>No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.</i>
Negative Effects	<i>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).</i>

Significance of Effects

Imperceptible Effect	<i>An effect capable of measurement but without noticeable consequences.</i>
Not Significant	<i>An effect which causes noticeable changes in the character of the environment but without significant consequences.</i>
Slight Effect	<i>An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.</i>
Moderate Effect	<i>An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.</i>
Significant Effect	<i>An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.</i>
Very Significant	<i>An effect which, by its character, magnitude, duration or intensity, significantly alters most of a sensitive aspect of the environment.</i>
Profound Effect	<i>An effect which obliterates sensitive characteristics.</i>

Duration of Impact/Effect

<i>Momentary Effects</i>	<i>Effects lasting from seconds to minutes.</i>
<i>Brief Effects</i>	<i>Effects lasting less than a day.</i>
<i>Temporary Effects</i>	<i>Effects lasting less than a year.</i>
<i>Short-term Effect</i>	<i>Effect lasting one to seven years.</i>
<i>Medium-term Effect</i>	<i>Effect lasting seven to fifteen years.</i>
<i>Long-term Effect</i>	<i>Effect lasting fifteen to sixty years.</i>
<i>Permanent Effect</i>	<i>It is lasting over sixty years.</i>

Reversible Effects	<i>Effects that can be undone, for example through remediation or restoration.</i>
Temporary Effects	<i>Effect lasting for one year or less.</i>

Types of Effects

Indirect Effects (a.k.a. Secondary or Off-site Effects)	<i>Effects on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway.</i>
Cumulative Effects	<i>The addition of many minor or insignificant effects, including effects of other projects, to create larger, more significant effects.</i>
‘Do Nothing’	<i>The environment as it would be in the future should the subject project not be carried out.</i>
‘Worst case’ Effect	<i>The effects arising from a project in the case where mitigation measures substantially fail.</i>
Indeterminable Effect	<i>When the full consequences of a change in the environment cannot be described.</i>
Irreversible Effect	<i>When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.</i>
Residual Effect	<i>The degree of environmental change that will occur after the proposed mitigation measures have taken effect.</i>
Synergistic Effects	<i>Where the resultant effect is of greater significance than the sum of its constituents (e.g., combination of SOx and NOx to produce smog).</i>

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

Photomontage Methodology

A photomontage is defined as:

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

Choice of Views

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

Photography of Site

(See photomontage document by 3D Design Bureau)

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

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

Size of Print and Viewing Distance

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

Rendered View

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

Photomontages

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

Existing Site Context



The subject site, measuring approximately 0.5 hectares, is in a prominent location at the former and vacant “Matt’s of Cabra” public house on Faussagh Avenue, in Cabra West, Dublin 7, close to the centre of Cabra. The site is currently vacant, overgrown and derelict. The former public house building is set back from the road with a hardstanding area to the front that previously served as a car park. Access to the remainder of the site is located to the rear of the building.

The site is irregular in shape, extending in a long and narrow formation behind the former pub. To the west and north-west, it is bounded by a railway line, while the eastern and north-eastern boundaries adjoin the rear gardens of two-storey residential properties on St. Attracta Road. The south-eastern boundary lies adjacent to Lanigan’s Funeral Directors, and the southern boundary fronts directly onto Faussagh Avenue.

The rear portion of the site is overgrown and largely covered in grass, with areas of colonising vegetation and soil mounds. Ground levels across the site are elevated relative to both the railway line and adjacent residential gardens, likely due to the historical dumping of soil from railway construction. There is evidence of horses being kept on site previously, though no horses were on site at the time of site visit.

A significant stockpile of earth and debris is in the middle of the site, overgrown with nettles, dock, buttercup, buddleia and elder.

There are some notable views from the highest point of the site, including partial views of the Dublin mountains and Wellington monument in Phoenix Park to the south and the church spires of Church of the Most Precious Blood to the west and Christ the King Church to the east. The northern end of the site affords partial views over the surrounding area, including nearby industrial features such as the Batchelors factory to the northwest.

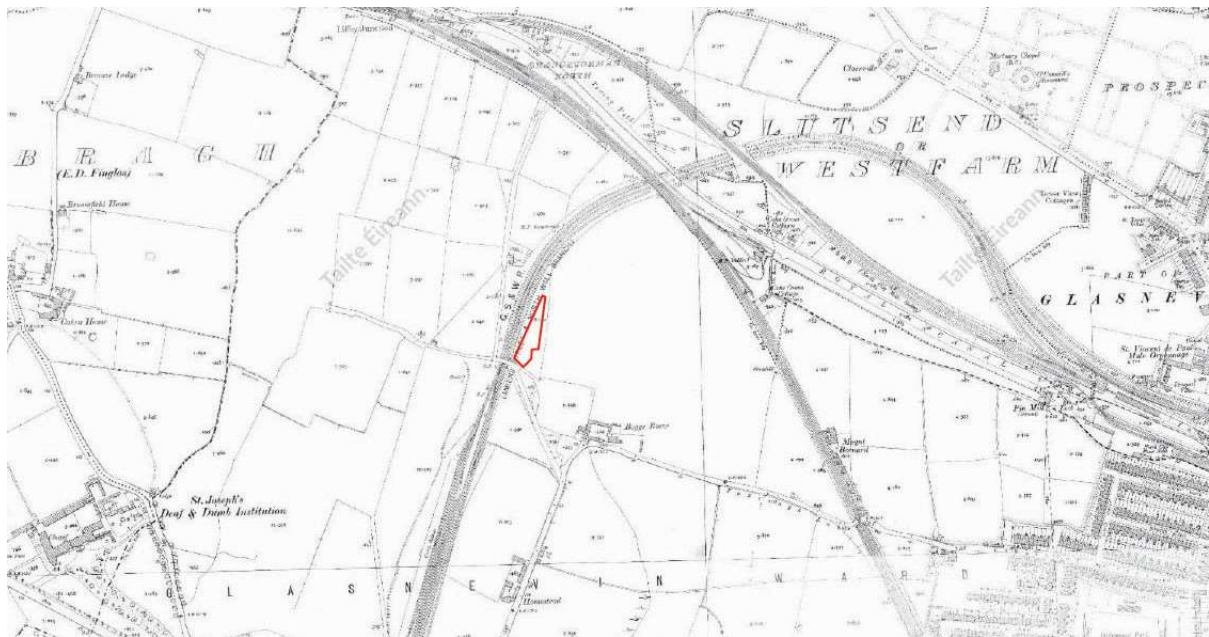
Overall, the site is characterised by a mix of derelict buildings and unmanaged vegetated open spaces set within a predominantly residential and urban context. The elevated topography at the rear of the site, allows for occasional long range views and contributes to its visibility from certain vantage points.

Historical Analysis



6 Inch First Edition (1829-1841) Source: OSI

At the time of the first edition ordinance survey maps, the subject site appears to be situated within an area of subdivided agricultural land, in the townland of Grangegorman North. The area is outside the municipal and parliamentary boundary for Dublin City, which at the time extended as far north as the Circular Road, south of the site. A small settlement to the southeast of the site comprises of a cluster of buildings, possibly farmhouses or cottages. Nearest notable buildings include Cabragh House to the west. To the northeast, a cemetery known as Prospect Cemetery had been developed. The Royal Canal is visible in this map, as shown to the north of the subject site. A logwood and wire mill is situated beside the sixth lock of the Royal Canal, signalling the canal's importance in industry and transport.

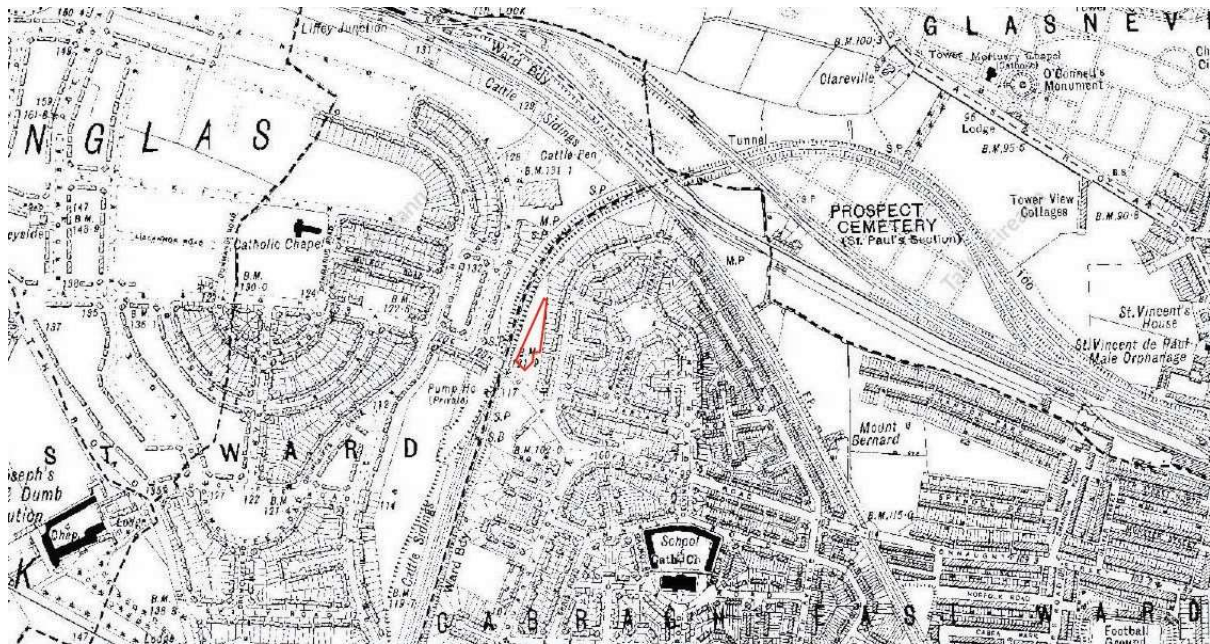


25Inch Edition (1897-1913) Source: OSI

By the time of the 25in edition OSI maps, the railways had been developed in Ireland, and the subject site is now situated adjoining the Amiens Street and North Wall branch of the Great Southern & Western Railway line.

The site and surrounding lands remain as open fields. However, the lands adjoining the site to the east are no longer subdivided, possibly indicating a change of ownership and possible future urban development. The small collection of buildings southeast of the site have developed around a yard and are known as Beggs Boro'. A notable building to the southwest of the site is St Joseph's Deaf and Dumb Institution, is indicative of the development of institutions in the Victorian era. It was built in 1868 in the Gothic revival style and designed by Charles Geoghegan.

During the Victorian period, urban development in Dublin spread northwards, and a street pattern of fine grain terraced houses began to emerge in nearby Phibsborough to the east. A football ground known as Dalymount Park has been built in Phibsborough and still remains today.



6Inch Last Edition (c. 1930s) Source: OSI

Significant urban development occurred by the time of the last edition OSI maps c.1930s. The site is no longer situated in an area of open fields adjoining the railway line. It is now close to the urban periphery, where housing developments have emerged adjoining the site to the east and west of the railway line, in Cabragh East Ward and Cabragh West Ward. The Cabra Housing Scheme was a large-scale public housing scheme developed by Dublin Corporation in three phases from 1929 onwards as part of a programme of planned working-class suburbanisation.

The urban form has been inspired by the English Garden Suburbs. At the time, the newly established Irish Free State were confronted with a housing crisis, and in conjunction with inner city slum clearance, the state funded housing in new suburbs such as Cabra.

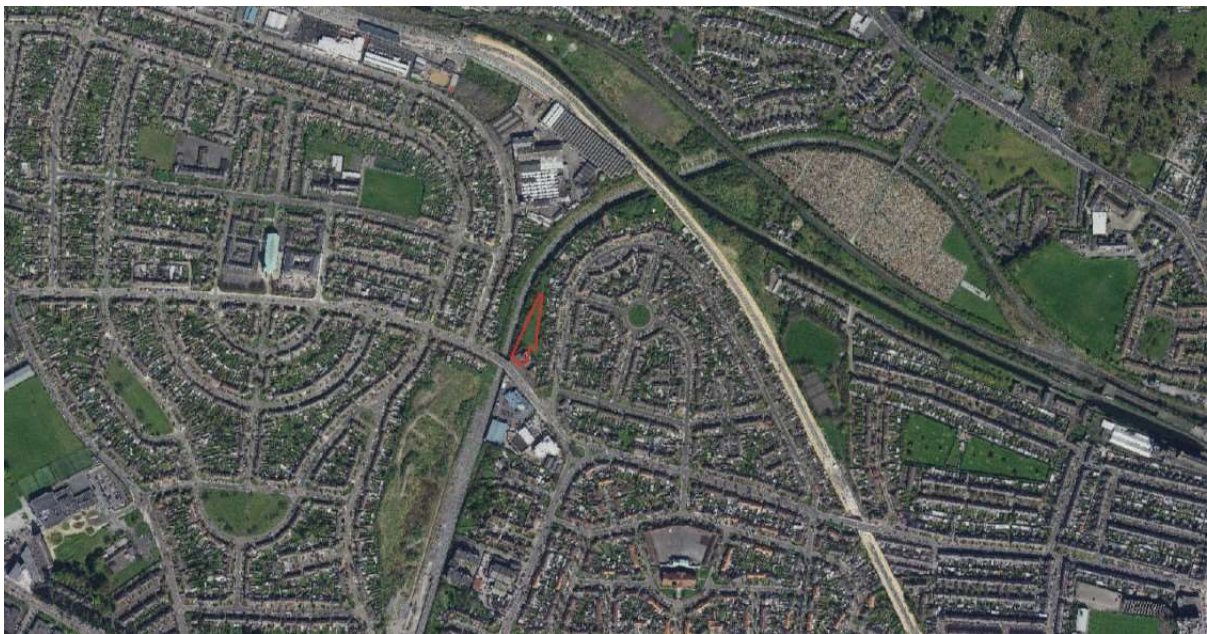
A school and catholic chapel has been built nearby to the southeast, in addition to a catholic chapel to the west, located centrally within the newly developed housing areas.

A cattle pen is situated north of the site, beside the railway line and Royal Canal, with the land adjoining the railway line to the north marked as 'Cattle sidings'. Therefore, it was likely that cattle were transported by rail.



Aerial c.2006-2012

Cabra at the beginning of the 21st century retains its urban form from the development of the housing schemes in the 1930s. As shown in the aerial photograph, the remainder of the Cabra west scheme was built. North of the canal and railway, suburban housing development known as Claremont Court was developed in the 1970s. The form was influenced by North American suburban development with its street pattern of winding cul-de-sacs. The land adjoining the railway line, where the 'Cattle Pen' was indicated previously, has now been developed as a mix of light industrial uses, denoted by the presence of warehouses and hardstanding yards.



Aerial c.2013-2018

The most significant development when analysing the aerial photo from c2013-2018 is the construction of the Luas light rail to the east and north of the site. This was the first extension of the Luas since its opening in 2004 and extends the Luas green line from St. Stephens Green to the northside, running through the city centre. The Luas line has had a positive effect on the urban villages

of Phibsborough and Cabra, improving transport connections to the city centre and beyond, with new housing developments expanding the local population.

Another change evident was the demolition of St. Joseph's Deaf and Dumb Institution in 2011-2012, southwest of the site. Now in use as the Deaf Village Ireland, the original Victorian chapel has been retained with the remainder of the buildings being newly constructed.

Contiguous Land Use



The subject site is located within an inner suburban setting characterised by a mix of land uses with a strong residential presence. Immediately adjoining the site to the southeast is Lanigan's Funeral Home, while to the northeast, the site borders the rear gardens of residential properties on St. Attracta Road. To the northwest and west, the site is fenced off from the adjacent railway line.

The surrounding urban context comprises a mix of land uses, including established residential areas, numerous educational institutions, and community facilities such as hospitals and care homes. The area also contains sites of cultural and historic significance, alongside pockets of light industrial and business park activity. There are commercial and retail uses to a lesser extent. There are a number of sports and recreational uses including a few areas of small public green spaces in the vicinity.

The area surrounding Faussagh Avenue, Cabra, exhibit a concentrated cluster of educational facilities, contributing significantly to the institutional land use profile of the locality.

Primary and secondary Schools: St Finbarr's Boys national School, St. Catherine's Infant School, Christ the King Girls National School, St. Declan's College, St. Dominic's College, St. Joseph's School, St. Peter's National School.

Further and Higher education Institutions: TU Dublin, Grangegorman Campus and Cabra Community College.

The proximity of these facilities to one another creates a visually cohesive and functionally unified educational landscape, which contributes to the area's civic identity.

The area includes several places of worship, notably the Church of the Most Precious Blood, Christ the King Catholic Church, St. Oliver Plunkett's Church and the Church of Jesus Christ of Latter-day saints, reflecting a diverse religious and community presence in the surrounding urban context.

Of notable historical and cultural significance in the wider area is Glasnevin Cemetery, Ireland's national cemetery, a textbook example of a Victorian-era garden cemetery and renowned as the final resting place of many prominent figures in Irish history, including Daniel O'Connell, Michael Collins and Éamon de Valera. Adjacent to it are the National Botanic Gardens, an important scientific and recreational amenity featuring over 15,000 plant species, historical glasshouses and landscaped grounds of horticultural and ecological value. To the southwest lies the expansive Phoenix Park, one of the largest enclosed urban parks in Europe, offering a rich blend of natural landscape, recreational space and heritage features. Within the park is Áras an Uachtaráin, the official residence of the President of Ireland, an 18th-century neoclassical style building of national political and architectural importance.

Green Space Analysis



The primary public green space in close proximity to the site is Mount Bernard Park, with an entrance beside Cabra Luas stop, 650m from the site. The park features a multi-use games area (MUGA), tennis court, calisthenics, perimeter tree planting and open lawn area.

There are a number of smaller green spaces located within the residential streets. A circular green area known as The Ring, is located on St. Eithne Road. A simple lawn area with tree planting, it is surrounded by housing and serves as a local amenity space. There are larger areas of open spaces within the Cabra West housing area at Drumcliffe and Killala Road, with a lawn area and tree planting providing local green space, despite limited features like benches.

The redeveloped Hamilton Gardens apartment complex features additional high-quality public and private green spaces, with public tree lined paths, playground, basketball court.

There are a number of sports and recreational open spaces in the vicinity. Adjacent to the site on Faussagh Avenue is an astroturf sports field associated with Naomh Fionnbarra GAA club. To the northwest of the site along Kilkieran Road is another sports field associated with Beggsboro Athletic Football Club, adjacent to Cabra Community College. Shandon Pitch & Putt Club is located to the east of Mount Bernard Park, just off Shandon Park.

Due to the inner suburban context, the built environment is one with terraced housing with narrow front gardens and longer rear gardens. Therefore, private rear gardens form part of the green space in the context, of note is the dense mature tree canopy to the rear gardens along Quarry Road, just south of the site.

Street trees are planted along the majority of roads in the neighbourhood, with most of mature age. Unlike some of the tree line streets from an earlier period, such as the Circular Road, which have a dense tree canopy, street trees in Cabra tend to be spaced out, meaning the visual impact of a tree canopy is limited.

Riparian vegetation is found along the banks of the Royal Canal, an important area for blue and green space on the north side of the city. There are areas of scrub and hedgerow vegetation along the railway line, adjoining Mount Bernard Park and alongside the canal.

Vehicular Circulation and Wider Transport Links



The site is accessible on foot and car from Faussagh Avenue, a local connector street running between Ratoath Road (R805) and Phibsborough Road (R108). Faussagh Avenue continues west into Nephin Road which in turn connects with the Navan Road (R147) a major thoroughfare which is a continuation of the N3 national route from the M50 to the city centre.

The site and surrounding urban context are serviced by a number of Dublin bus routes, with the nearest bus stop adjacent to the site on Faussagh Avenue serviced by bus route 120, linking Ashtown Station to Parnell Street, in the north inner city. Additionally, Dublin Bus route 122 runs close to the site, with another stop on Faussagh Avenue linking Ashington and Drimnagh Road, running through the city centre.

Whilst the site is along a railway line, the closest train station is Broombridge, approximately 1.2km from the site on foot. The station is serviced by Irish Rail Intercity train between Dublin Connolly and Sligo, with additional services from Maynooth, Grand Canal Dock and Dun-Laoghaire.

The Luas Green line is in close proximity, with Cabra Luas stop situated approximately 650m from the site by foot. The Green line services Broombridge to the north, and Brides Glen and Sandyford to the south of the city, running south through the centre.

Pedestrian Circulation and Permeability



The site has street frontage facing Faussagh Avenue at its southern boundary, being the sole access to the site. Currently, it is not possible to circulate through the site. Due to the rear garden boundaries adjoining the site to the east, there is no permeability to St Attracta Road. Within the immediate context, pedestrian circulation is possible on all streets, with footpaths adjoining road carriageways. The street pattern is connected, and cul-de-sacs are limited, encouraging pedestrian movement. However, in the adjoining residential streets, car parking on the narrow footpaths is common, blocking pedestrian access to those with mobility issues.

Bicycle infrastructure is lacking locally, with no provision for on street cycle lanes. Additionally, the nearby Cabra Road, a major throughfare, also lacks cycle infrastructure.

The site is in close proximity to the Royal Canal, a key urban blue-green route with a greenway running alongside the watercourse. However, access to it from the site is compromised due to the urban

boundary of the train line, with no direct access to the canal from St Attracta Road, limiting permeability. The nearest access point to the Royal Canal and Greenway is at Shandon Mill, Lock 6 of the Royal Canal, approximately 1.4km on foot from the site.

Visual Context



View from Fassagh Avenue looking north towards southern boundary of the site



View from site looking south towards Hamilton gardens and Dublin Mountains



View from site looking southeast towards eastern rear garden boundaries



View from site looking north towards northern boundary



View looking west towards western boundary with railway line with bell tower of Church of the Most Precious Blood visible



View looking northwest towards Batchelor's Industrial Facility



View from site looking south towards Hamilton Gardens



View from southern portion of site looking west towards western boundary with Lanigans funeral directors

Planning Context

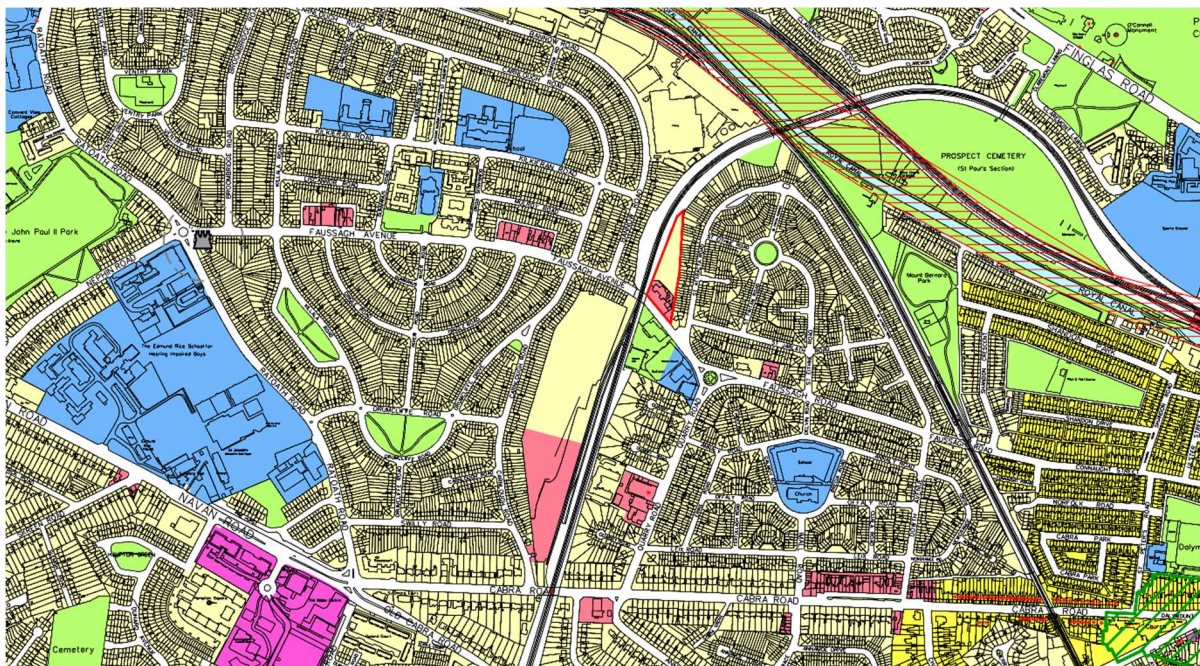
Landscape Planning policies and objectives relevant to the assessment of the impacts of the proposed development are laid out in the Dublin City Development Plan 2022-2028.

Landscape Planning Policy Context

Landscape Planning policies and objectives relevant to the assessment of the impacts of the proposed development are laid out in the Dublin City Development Plan 2022-2028 in the following chapters:

- Chapter 10: Green Infrastructure and Recreation
- Chapter 11: Built Heritage and Archaeology
- Chapter 14: Land Use Zoning

Zoning



DCC 2022-2028 Development Plan Map Set E (Site Outline in red)

PRIMARY LAND USE ZONING CATEGORIES⁴

Zone Z1	Sustainable Residential Neighbourhoods		
Zone Z2	Residential Neighbourhoods (Conservation Areas)		
Zone Z3	Neighbourhood Centres		
Zone Z4	Key Urban Villages / Urban Villages		
Zone Z5	City Centre		
Zone Z6	Employment/Enterprise		
Zone Z7	Employment (Heavy)		
Zone Z8	Georgian Conservation Areas		
Zone Z9	Amenity /Open Space Lands /Green Network		
Zone Z10	Inner Suburban and Inner City Sustainable Mixed-Uses		
Zone Z11	Waterways Protection		
Zone Z12	Institutional Land (Future Development Potential)		
Zone Z14	Strategic Development and Regeneration Areas (SDRAs)		
Zone Z15	Community and Social Infrastructure		
			SPECIFIC OBJECTIVES
			Conservation Areas 
			Architectural Conservation Areas 
			Protected Structures, [RPS takes precedence] *** 
			Record of Monuments and Places (RMP) as Established under Section 12 of the National Monuments (Amendment) Act 1994* 
			Record of Monuments and Places (RMP) as Established under Section 12 of the National Monuments (Amendment) Act 1994* 
			National Monuments* 
			COMAH establishments (SEVESO establishments) 
			LAP (Local Area Plan) & SDZ (Special Development Zone) 
			Dublin Airport Outer Public Safety Zone 
			Dublin Airport Noise Zones 
			ROADS
			Roads, Street and Bridge Schemes 

The majority of the site is zoned **Z1 Sustainable Residential Neighbourhoods** with a portion at the southern boundary to Faussagh Avenue zoned **Z3 Neighbourhood Centres**.

Sustainable Residential Neighbourhoods – Zone Z1

The objective of Z1 land zoning is to protect, provide and improve residential amenities.

The vision for residential development in the city is one where a wide range of high quality accommodation is available within sustainable communities, where residents are within easy reach of open space and amenities as well as facilities such as shops, education, leisure and community services. The objective is to ensure that adequate public transport, in conjunction with enhanced pedestrian and cycling infrastructure, provides such residential communities good access to employment, the city centre and the key urban villages in order to align with the principles of the 15-minute city.

Chapter 5: Quality Housing and Sustainable Neighbourhoods, which deals with policies and objectives for residential development, making good neighbourhoods and standards, respectively, should be consulted to inform any proposed residential development (see also Chapter 15: Development Standards).

In order to achieve a sustainable tenure mix in neighbourhoods, the Build to Rent residential typology is predominantly in the open for consideration category.

In both new and established residential areas, there will be a range of uses that have the potential to foster the development of new residential communities. These are uses that benefit from a close relationship with the immediate community and have high standards of amenity, such as childcare facilities, schools, community facilities, personal services, local shops, open space, recreation and amenity uses. (DCDP 14.7.3)

Z1 – Permissible Uses

Assisted living/retirement home, buildings for the health, safety and welfare of the public, childcare facility, community facility, cultural/recreational building and uses, delicatessen, education, embassy residential, enterprise centre, halting site, home-based economic activity, medical and related consultants, open space, place of public worship, public service installation, residential, shop (local), sports facility and recreational uses, training centre.

Z1 – Open for Consideration Uses

Allotments, beauty/ grooming services, bed and breakfast, betting office, Build to Rent residential, café/tearoom, car park, civic and amenity/recycling centre, garden centre/plant nursery, guesthouse, hostel (tourist), hotel, industry (light), laundromat, live/work units, media-associated uses, mobility hub, off-licence, off-licence (part), office, park and ride facility, petrol station, pigeon loft, postal hotel/motel, primary health care centre, public house, residential institution, restaurant, student accommodation, veterinary surgery.

Neighbourhood Centres – Zone Z3

The objective for neighbourhood centres is to provide for and improve neighbourhood facilities.

Neighbourhood Centres provide local facilities such as convenience shops, hairdressers, post offices etc. within a residential neighbourhood and range from the traditional parade of shops to larger neighbourhood centres. They may be anchored by a supermarket-type development, typically of between 1,000 sq. m. and 2,500 sq. m. of net retail floorspace. They can form a focal point for a neighbourhood and provide a range of services to the local population. Neighbourhood centres provide an essential and sustainable amenity for residential areas and it is important that they should be maintained and strengthened, where appropriate. Neighbourhood centres may include an element of housing, particularly at higher densities, and above ground floor level. (DCDP 14.7.3)

Z3 – Permissible Uses

Assisted living, beauty/ grooming services, bed and breakfast, buildings for the health, safety and welfare of the public, café/tearoom, car park, childcare facility, community facility, craft centre/ craft shop, creative and artistic enterprises and uses, cultural/recreational building and uses, delicatessen, education, enterprise centre, funeral home, garden centre/ plant nursery, guesthouse, home-based economic activity, industry

(light), laundromat, live-work units, medical and related consultants, office, off-licence (part), open space, primary health care centre, public service installation, residential, restaurant, shop (local), shop (neighbourhood), sports facility and recreational uses, training centre, veterinary surgery.

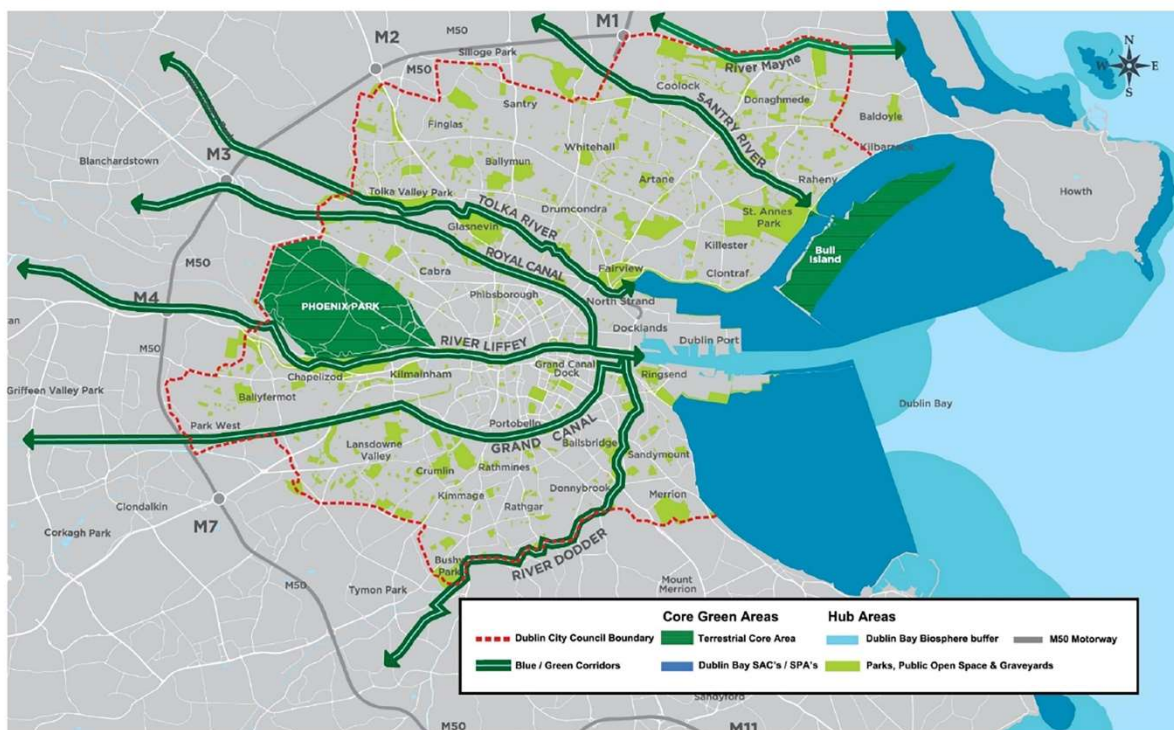
Z3 – Open for Consideration Uses

Advertisement and advertising structures, betting office, civic and amenity/recycling centre, cultural, embassy residential, financial institution, garage (motor repair/service), household fuel depot, internet café/call centre, media-associated uses, off-licence, petrol station, place of public worship, postal hotel/motel, public house, take-away.

Green Infrastructure

The relevant objectives in relation to green infrastructure and the proposed development are laid out in **Chapter 10: Green Infrastructure and Recreation, Dublin City Development Plan 2022-2028.**

Existing Strategic Green and Blue Network in Dublin City



Existing Strategic Green and Blue Network in Dublin City

The city's existing strategic green and blue network shown on above comprises:

- Core Areas – Dublin Bay and the Phoenix Park - which are the nuclei of the network and provide essential habitat for sensitive species.
- Hubs – parks and open spaces - which buffer the core areas, and are made of the largest, least fragmented continuous natural and semi natural spaces, and
- Corridors such as the city's rivers and canals and increasingly our streets and public realm which are vital to maintain connectivity of habitats in the landscape and provide for animal movement, seed and pollen dispersal, and plant migration.

Green open spaces of note in close proximity to the site are as follows:

- Mount Bernard Park
- Pope John-Paul II Park (The Bogies)
- Royal Canal Greenway

Objective GIO1	Green Roof Guidance Document (2021) - The use of green / blue roofs in developments will be in accordance with the requirements of the Dublin City Council Green and Blue Roof Guide Document (2021), see Appendix 11.
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Objective GIO2	Preparation of a Green Infrastructure Strategy for Dublin City - To prepare a Green Infrastructure Strategy for Dublin City that will include a newly developed set of green micro areas.
Objective GIO3	Current and Future Greening Strategies - To expand the preparation and implementation of urban greening strategies, with particular focus on key streets in the city area between the Royal and Grand Canals. To support the implementation of the: 'Liberties Greening Strategy' (2015), the 'Northeast Inner City Greening Strategy' (2018) and the 'Stoneybatter Green Strategy' (2021) and to implement the greening strategies in the Council's Public Realm Strategies programme.
Objective GIO4	Engage with Community - To engage with and involve corporate volunteers, landowners and relevant agencies to support their communities in the development and delivery of green infrastructure programmes.
Objective GIO5	Design Guide for Public Open Space - To implement the forthcoming Dublin City Council Parks, Public Open Space Design Guide.
Objective GIO7	National Biodiversity Action Plan 2017-2021 - To support the management targets for nature conservation sites set out in the National Biodiversity Action Plan 2017 (and as updated) and the objectives for local authorities to address threats to biodiversity.
Objective GIO8	Dublin City Biodiversity Action Plan 2021 – 2025 - To support the implementation of the 'Dublin City Biodiversity Action Plan 2021–2025' (or as updated), which sets out key themes and objectives for biodiversity conservation and restoration and measurable targets and actions, in partnership with all relevant stakeholders.
Objective GIO9	Invasive Alien Species - To support measures to prevent the introduction of and to control the spread of invasive alien species in Dublin City in accordance with the European Communities (Birds and Natural Habitats) Regulations 2011 and EU Regulations 1143/2014 and to implement the targets and actions set out in the Dublin City Invasive Alien Species Action Plan 2016 – 2020 (or as updated).
Objective GIO10	All Ireland Pollinator Plan 2021 – 2025 - To have regard to the all-Ireland Pollinator Plan 2021 – 2025 in the management of the Council's open spaces, parks and roadside verges and to encourage the pollination of vacant, derelict and temporary sites through measures to protect and increase the populations of native wild bees and other pollinators.
Objective GIO13	Dublin City Habitat Map and Database - To protect and improve connectivity of habitats and to prevent habitat loss and fragmentation through urban land use change, development and management through the use of the Dublin City Habitat Map and Database (2020, and updates) to inform planning decisions.

Objective GIO15	National Landscape Strategy 2015-2025 - To support and implement the objectives of the National Landscape Strategy 2015 – 2025 (and updates).
Objective GIO16	Landscape Character Assessment - To prepare a Landscape Character Assessment (LCA) for Dublin City, during the lifetime of the plan in accordance with the National Landscape Strategy 2015 – 2025 and the forthcoming National Landscape Character Map and national guidance on local landscape character assessments.
Objective GIO17	Views and Prospects Study - To undertake a 'Views and Prospects' study to identify and protect the key views and prospects of the city. Additional views and prospects may be identified through the development management process and local area plans.
Objective GIO22	Dublin City Parks Strategy - To support the implementation of the Dublin City Parks Strategy 2019 or as updated.
Objective GIO23	Manage / Protect / Enhance Parks - To continue to manage and protect and/or enhance the city's parks and public open spaces to meet the social, recreational, conservation and ecological needs of the city and to consider the development of appropriate complementary facilities which do not detract from the amenities of spaces.
Objective GIO24	Public Open Space Audit - To support the preparation of a Public Open Space Audit for the City Centre Area.
Objective GIO25	Facilities and Amenities in Parks/Public Open Spaces - To continue to provide and improve visitor facilities in parks and public open spaces, including cafés, kiosks, toilets, shower and changing-room facilities, water fountains and dog parks etc. and to ensure that such features are accessibly designed. To encourage and facilitate the introduction of amenities in parks such as table tennis, outdoor gyms, adult exercise equipment, bowling greens, etc.
Objective GIO41	Dublin City Tree Strategy 2016 - To support the implementation of the Dublin City Tree Strategy 2016 and any future revision thereof, which sets a vision for the long-term planting, protection and maintenance of trees, hedgerows and woodlands within Dublin City.
Objective GIO42	Trees as Wildlife Corridor or 'Stepping Stones' - To protect trees, hedgerows or groups of trees which function as wildlife corridors or 'stepping stones' in accordance with Article 10 of the EU Habitats Directive.
Objective GIO43	Urban Tree Canopy Plan - To support the preparation of an Urban Tree Canopy Plan for the City Centre Area and Inner City in the lifetime of this plan. To increase the tree canopy cover to a minimum of 10% in all areas with an emphasis in increasing the tree canopy cover in areas where there is a deficit, and a minimum of 5% each year in the city centre (a minimum of 5% per year over 6 years = a minimum of 30% over the lifetime of the plan).

Objective GIO49	Dublin City Play Strategy ‘Pollinating Play’ 2021 - To support the implementation of the Dublin City Play Strategy ‘Pollinating Play’ 2021 – 2025 which aims to provide inclusive and accessible play opportunities for children and young people and the integration of play provision and child friendly neighbourhoods.
Objective GIO50	Play Friendly Communities To support and encourage the development of play-friendly communities that provide time and space and permission for ‘everyday street play’, opportunities and experiences and play in urban public space.

The relevant policies in relation to green infrastructure and the proposed development are laid out in **Chapter 10: Green Infrastructure and Recreation, Dublin City Development Plan 2022-2028.**

Policy GI1	Green Infrastructure Assets - To identify and protect the integrity of the city’s GI assets, as appropriate, and to enhance and expand the connectivity, multi-functionality, and accessibility of the city’s green infrastructure network, while addressing gaps in the network.
Policy GI2	Connectivity - To develop an interconnected green infrastructure network of strategic natural and semi-natural areas with other environmental features including green spaces, rivers, canals, the coastal and marine area and other physical features including streets and civic spaces that supports ecological, wildlife, and social connectivity.
Policy GI3	Multi-functionality (GI) - To ensure delivery of multifunctional green and civic spaces that meet community needs, support biodiversity, promote active and passive recreation, flood and surface water management and local habitat improvements. The multi-functionality of spaces will be balanced against the need to protect and enhance local habitat and the recreational and functional requirements of parks.
Policy GI4	Accessibility - To ensure universal design for access for all to the green infrastructure network. Priority of access is to be given to pedestrians over all other users. In line with the Parks Strategy, access to facilities and to public parks and open spaces will be provided equally to all citizens and inequalities of access shall be identified and addressed.
Policy GI5	Greening of Public Realm / Streets - To integrate urban greening features including nature-based solutions into the existing public realm where feasible and into the design of public realm projects for civic spaces and streets. The installation of living green walls will be encouraged to the fullest possible extent throughout the city of Dublin and tree pits with mixed planting will be preferred for the greening of streets in recognition of the co-benefits they offer for SuDs, biodiversity, amenity value and traffic calming.
Policy GI6	New Development / New Growth Areas - To integrate Green Infrastructure and an ecosystem services approach into new developments / new growth areas in

	the city that contributes to the city's green infrastructure network by its extension and enhancement and that provides for the environmental resilience of new development.
Policy GI7	Connecting Greening Elements in Site Design - To avoid the fragmentation of green spaces in site design and to link green spaces /greening elements to existing adjacent green infrastructure / the public realm where feasible and to provide for ecological functions.
Policy GI8	Metropolitan Greenways - To support the development of Metropolitan Greenways connecting Dublin Bay to regional and national greenway projects, subject to careful routing and design to ensure ecological functions are maintained and existing biodiversity and heritage is protected and enhanced. The delivery of Metropolitan Greenways is identified in the National Planning Framework as one of the key enablers for the growth of Dublin City.
Policy GI9	European Union Natura 2000 Sites - To conserve, manage, protect and restore the favourable conservation condition of all qualifying interest/special conservation interests of all European sites designated, or proposed to be designated, under the EU Birds and Habitats Directives, as Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) (European / Natura 2000 sites).
Policy GI10	Flora and Fauna Protected under National and European Legislation Located Outside Designated Areas - To adequately protect flora and fauna (under the EU Habitats and Birds Directives), the Wildlife Acts 1976 (as amended), the Fisheries Acts 1959 (as amended) and the Flora (Protection) Order 2022 S.I No. 235 of 2022, wherever they occur within Dublin City, or have been identified as supporting the favourable conservation condition of any European sites.
Policy GI11	Proposed Natural Heritage Areas - To protect and enhance the ecological functions and connectivity of habitats and species of proposed Natural Heritage Areas (pNHAs) to be designated by the National Parks and Wildlife Service (NPWS).
Policy GI12	National and International Sites for Nature Conservation - To protect sites for nature conservation as designated under the Ramsar Treaty for wetland sites, National Special Amenity Areas, National Nature Reserves, Important Bird Areas and Flora Protection Order Sites.
Policy GI13	Areas of Ecological Importance for Protected Species - To ensure the protection, conservation and enhancement of all areas of ecological importance for protected species, and especially those listed in the EU Birds and Habitats Directives, including those identified as supporting the favourable conservation condition of any European sites, in accordance with development standards set out in this plan.

Policy GI14	Ecological / Wildlife Corridors - To maintain and strengthen the integrity of the city's ecological corridors and stepping stones which enable species to move through the city, by increasing their connectivity [to be shown in the proposed Green Infrastructure Strategy] under Article 10 of the EU Habitats Directive. Development proposals should not compromise their ecological functions and should realise opportunities to contribute to enhancing the nature conservation value of them by landscaping that provides complementary habitats. An Ecological Impact Assessment will be required for any proposed development likely to have a significant impact on habitats and species of interest on or adjacent an ecological corridor.
Policy GI16	Habitat Creation and New Development - That new developments (as appropriate) will be required to support local biodiversity and incorporate biodiversity improvements through urban greening and the use of nature-based infrastructural solutions that are of particular relevance and benefit in an urban context. Opportunities should be taken as part of new development to provide a net gain in biodiversity and provide links to the wider Green Infrastructure network. All suitable new buildings will be required to incorporate swift nesting blocks into the building fabric.
Policy GI17	Habitat Restoration - To increase the percentage of restored and naturalised areas on public land in the city. That new development on private and public lands should provide opportunities for restoration of degraded habitats and soils where feasible and provide for their long-term maintenance to limit degradation.
Policy GI18	Minimise Impact – Light and Noise - To minimise the environmental impact of external lighting and noise at sensitive locations to achieve a sustainable balance between the needs of an area, the safety of walking and cycling routes and the protection of sensitive species such as bats (see also Section 9.5.9 Public & External Lighting).
Policy GI19	Protect and Enhance Landscapes - To continue to protect and enhance the city's landscape and seascape, the amenities of places and features of natural beauty and interest, through sustainable planning and design for both the existing community and for future generations in accordance with the National Landscape Strategy 2015 – 2025 and any updated strategy.
Policy GI20	Views and Prospects - To protect and enhance views and prospects which contribute to the appreciation of landscape and natural heritage.
Policy GI21	Promote City Landscape - To promote the city landscapes, including rivers, canals, Dublin Mountains and Dublin Bay, as a major resource for the city and forming core areas of the green infrastructure network.

Policy GI22	Managed Access - To provide managed access to landscape and amenity areas of Dublin city while ensuring their long-term protection and maintenance to limit degradation.
Policy GI23	European Landscape Convention To continue to protect and enhance landscape, including existing green spaces through sustainable planning and design for both the existing community and for future generations in accordance with the principles of the European Landscape Convention.
Policy GI24	Multi-Functionality (GI) - To incorporate new open space into the green infrastructure network for the city and providing a multi-functional role including outdoor recreation, biodiversity, urban drainage, flood management, connection and carbon absorption without compromising public access to and the amenity function of open space (see Section 15.6: Green Infrastructure and Landscaping).
Policy GI25	Open Space Provision (sq. m.) per 1,000 Persons Benchmark - To ensure equality of access for all citizens to the public parks and open spaces in Dublin City and to promote more open space with increased accessibility and passive surveillance where feasible. In this regard, a city-wide range of 2.5ha to 3.6ha of parks per 1,000 population benchmark for green/recreational space as set out in the 2019 Parks Strategy (or as updated) shall be a policy goal and quality standard.
Policy GI26	Securing Acquisition of Additional Public Open Space - To give priority to acquiring new public open space on-site, particularly in areas identified in the Council's Parks Strategy 2019 as deficient in public open space. Where it is not feasible or realistic on site, the Council will require a financial contribution in lieu of provision to provide appropriate open space in the vicinity. The methodology for calculating this contribution shall be included in the City's Development Contribution Scheme.
Policy GI27	Addressing Public Open Space Deficits in Identified Areas - To seek the provision of additional public open spaces in areas of deficiency as identified in the Dublin City Council Parks Strategy 2019 (and any future update) and the forthcoming public open space audit for the city centre by: a) securing open space as part of new development / the redevelopment of brownfield lands; b) the upgrading of existing Flagship Parks and Community Grade 1 & 2 Parks to better serve their communities; c) investigating opportunities for access to local schools and colleges; and, d) the development of pocket parks/parklets.
Policy GI28	New Residential Development - To ensure that in new residential developments, public open space is provided which is sufficient in amenity, quantity and distribution to meet the requirements of the projected population, including

	play facilities for children and that it is accessible by safe secure walking and cycling routes.
Policy GI40	Tree Planting – General - To require appropriate and long-term tree and native hedgerow planting in the planning of new development, urban spaces, streets, roads and infrastructure projects. New development should seek to provide for additional tree planting using a diversity of species including native species as appropriate to the location of the development in the interests of natural heritage, amenity, environmental quality and climate resilience.
Policy GI41	Protect Existing Trees as Part of New Development - To protect existing trees as part of new development, particularly those that are of visual, biodiversity or amenity quality and significance. There will be a presumption in favour of retaining and safeguarding trees that make a valuable contribution to the environment.
Policy GI42	Tree Management - To adopt a pro-active and systematic good practice approach to tree management with the aim of promoting good tree health, condition, diversity, public amenity and a balanced age-profile and as per Dublin City Tree Strategy 2016.
Policy GI43	Hedgerows - To protect and enhance the City's hedgerow network, in particular, hedgerows that form townland, parish and barony boundaries. It is Council policy to increase hedgerow coverage and promote the planting of hedgerows in new developments using native species.
Policy GI44	Resilient Urban Forest - To deliver and manage a resilient urban forest for the city to help increase resilience to the effects of climate change to consist of native and exotic trees and to target and prioritise locations in the city with a low canopy cover for an increased level of tree cover.
Policy GI51	Children's Playing Facilities – General - To seek the provision of children's playing facilities that encompasses local and public places and spaces for play that are accessible and inclusive for children and young people of all ages, abilities and socio-economic backgrounds.
Policy GI52	Children's Playing facilities in New Residential and Mixed Developments - To seek the provision of children's playing facilities in new residential developments and mixed developments with a residential element. To provide playgrounds to an appropriate standard of amenity, safety, and accessibility and to create safe and accessible places for socialising and informal play.

The relevant policies in relation to protected structures and conservation areas and the proposed development and site are laid out in **Chapter 11: Built Heritage and Archaeology, Dublin City Development Plan 2022-2028.**

Policy BHA1	Record of Protected Structures (a) To include those structures that are considered to be of special architectural, historical, archaeological, artistic, cultural, scientific, technical or social interest in the Record of Protected Structures, and to remove those structures where protection is no longer warranted. (b) To maintain and review the RPS whilst having regard to recommendations for additions to the RPS made by the Minister under Section 53 of the Planning and Development Act, 2000 (as amended).
Policy BHA2	Development of Protected Structures - That development will conserve and enhance protected structures and their curtilage and will: (a) Ensure that any development proposals to protected structures, their curtilage and setting shall have regard to the Architectural Heritage Protection Guidelines for Planning Authorities (2011) published by the Department of Culture, Heritage and the Gaeltacht. (b) Protect structures included on the RPS from any works that would negatively impact their special character and appearance. (c) Ensure that works are carried out in line with best conservation practice as advised by a suitably qualified person with expertise in architectural conservation. (d) Ensure that any development, modification, alteration, or extension affecting a protected structure and/or its setting is sensitively sited and designed, and is appropriate in terms of the proposed scale, mass, height, density, layout and materials. (e) Ensure that the form and structural integrity of the protected structure is retained in any redevelopment and ensure that new development does not adversely impact the curtilage or the special character of the protected structure. (f) Respect the historic fabric and the special interest of the interior, including its plan form, hierarchy of spaces, structure and architectural detail, fixtures and fittings and materials. (g) Ensure that new and adapted uses are compatible with the architectural character and special interest(s) of the protected structure. (h) Protect and retain important elements of built heritage including historic gardens, stone walls, entrance gates and piers and any other associated curtilage features. (i) Ensure historic landscapes, gardens and trees (in good condition) associated with protected structures are protected from inappropriate development. (j) Have regard to ecological considerations for example, protection of species such as bats.
Policy BHA3	Loss of Protected Structures - That the City Council will resist the total or substantial loss of protected structures in all but exceptional circumstances.
Policy BHA4	Ministerial Recommendations - To have regard to the National Inventory of Architectural Heritage (NIAH) rating of a structure and any associated Ministerial Recommendation in the assessment of planning applications.
Policy BHA6	Buildings on Historic Maps - That there will be a presumption against the demolition or substantial loss of any building or other structure which appears on historic maps up to and including the Ordnance Survey of Dublin City, 1847. A conservation report shall be submitted with the application and there will be a presumption against the demolition or substantial loss of the building or structure, unless demonstrated in the submitted conservation report this it has

	little or no special interest or merit having regard to the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities (2011).
Policy BHA18	Historic Ground Surfaces, Street Furniture and Public Realm (a) To protect, conserve and retain in situ historic elements of significance in the public realm including milestones, jostle stones, city ward stones, bollards, coal hole covers, gratings, boot scrapers, cast iron basement lights, street skylights and prisms, water troughs, street furniture, post boxes, lampposts, railings and historic ground surfaces including stone kerbs, pavement flags and setts, and to promote conservation best practice and high standards for design, materials and workmanship in public realm improvements within areas of historic character, having regard to the national Advice Series on Paving: The Conservation of Historic Ground Surfaces (2015). (b) To maintain schedules of stone setts, historic kerbing and historic pavers/flags, and associated features in the public realm, to be protected, conserved or reintroduced (Appendix 6), and to update and review these schedules during the period of this development plan.

Landscape Character

In terms of Landscape Character, Dublin City Development Plan 2022-2028 does not contain a Landscape Character Assessment for its local authority area.

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

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

TABLE 6B: LANDSCAPE CAPACITY DEFINITION

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

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

Tables 6A and 6B: Landscape Character Assessment – Capacity Definition (South Downs National Park Petersfield Area capacity assessment)

The subject site lies within an area broadly defined as an inner-suburban residential landscape character. From review of historic mapping earlier in the chapter, the landscape was rural in character prior to its sub/urbanisation in the early 20th century.

The subject site, which is now a vacant and derelict landscape located within an urbanised character area with mixed land uses including established two storey residential housing to the east, west and south of the site, along with a new high density apartment development to the south.

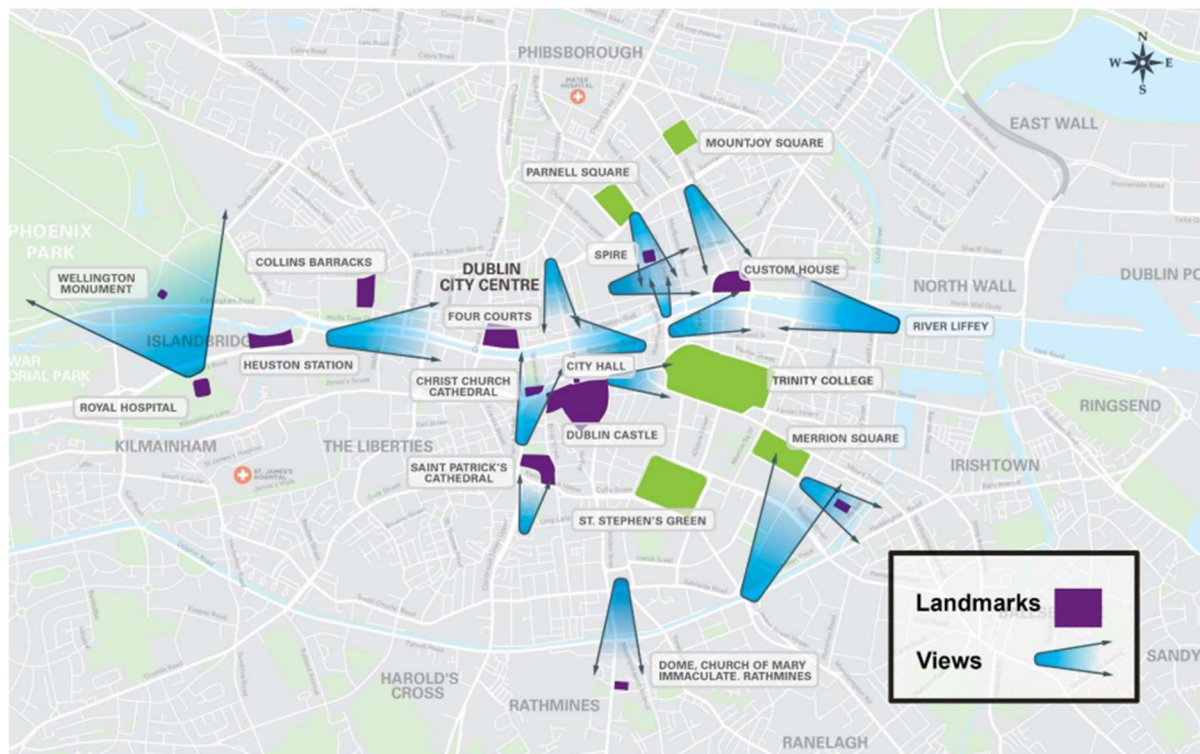
Given the subject site comprises of a derelict structure and the presence of a large mound with colonising vegetation, the landscape character sensitivity is considered low with a high capacity for change. However, the established hedgerow along the western railway boundary adds a degree of landscape value to the site.

General Landscape Character Assessment of Landscape Capacity and Sensitivity

Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
Low	Low	Low	Low to Medium	High

Protected Views and Prospects

Figure 4-1: Key Views and Prospects



Dublin City Development Plan 2022-2028 Chapter 4

There are a number of key views and landmarks outlined in the development plan. These include protected views to landmarks such as the Spire, Custom House, Christ Church Cathedral, Dublin Castle and Trinity College. However, since the subject site is located outside of this map, there are no obstructions to protected views.

Relevant planning applications that have been reviewed as part of this assessment

‘O'Devaney Gardens Redevelopment’

An Bord Pleanála Case reference: TA29N.310327

Former O'Devaney Gardens Site and lands previously part of St. Bricin's Military Hospital, Dublin 7. (www.odg-shd.com)

A Strategic Housing Development application consisting of 1,047 no. residential units (23 no. houses and 1,024 no. apartments), creche and associated site works.

Granted permission with conditions on 13/09/2021.

Previous Granted Planning Application on Subject Site

An Bord Pleanála Case reference: TA29N.300666

Former "Matts of Cabra" public house and lands to the rear, Fassaugh Avenue, Cabra, Dublin 7.

A Strategic Housing Development application consisting of the demolition of the former "Matts of Cabra" public house and associated structures. Construction of a mixed-use development comprising student accommodation consisting of 208 no. bedspaces, vehicular access onto Fassaugh Avenue and all other site development works.

Granted permission with conditions on 12/04/2018.

Completed Scheme:

‘Hamilton Gardens’

An Bord Pleanála Case reference: TA29N.300492

Former CIE lands, 2-4 Carnlough Road, Cabra, Dublin 7.

A Strategic Housing Development application consisting of 420 no. residential units (419 no. apartments/ 1 no. house), a neighbourhood centre comprising 4 no. retail units, office, community centre, creche, associated car and bicycle parking spaces, open space and all associated site works.

Granted permission with conditions on 20/03/2018.

Planning Appeals

An Bord Pleanála Case reference: PL29N.314269

Planning Authority Case Reference: 3903/21

The existing LIDL foodstore, 130 Slaney Road, Dublin Industrial Estate, Dublin 11, D11 H397 and the former petrol station on, Finglas Road, Dublin 11, D11 P29R

Demolition of foodstore, offices, retail unit, ESB substation, former petrol station, car wash and structures. Construction of mixed use development and associated site works.

Case type: Planning Appeal

Appeal withdrawn on 22/08/2022.

Refused Permission

An Bord Pleanála Case reference: TA29N.313255

Site at the former Royal Oak Public House, Finglas Road and Old Finglas Road, Glasnevin, Dublin 11. (www.royaloakshd.ie)

A Strategic Housing Development application consisting of 103 no. Build to Rent apartments and associated site works.

Refused Permission on 14/05/2024.

An Bord Pleanála Case reference: PL29N.315286

Planning Authority Case Reference: 4865/22

Lands at Broombridge Industrial Estate and Dublin Industrial Estate bounded by Broombridge Road, Royal Canal and Royal Canal Way, Dublin 11.

Demolition of warehouse / factory / office buildings and removal of vehicular entrance. Construction of mixed use development comprising of 14 retail units, hotel, creche, office, 304 residential units, restaurant, bar, recreational areas and associated site works.

Case type: Planning Appeal

Refused Permission on 09/01/2024

The Proposed Development

CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

The proposed development provides for a Large-Scale Residential Development, which in summary, shall consist of:

- a) Demolition of the former 'Matts of Cabra' public house and associated structures (approx. 376.55 sqm)
- b) Construction of a purpose-built student accommodation scheme consisting of 249 no. student bedspaces arranged in 32 no. clusters of 4, 7, 8, 9 and 10-bedroom units (including 13 no. accessible units and 10 no. studio units) each with associated shared kitchen/living/dining areas in 2 no. blocks ranging in height from 4-6 storeys
- c) Internal amenity spaces (approx. 347.1 sqm) including a student lounge area, laundry room, postal room and a reception / office / kitchen / tearoom across the ground floor and first floor levels
- d) External amenity areas (approx. 2,971.4 sqm) including 1 no. outdoor terrace at fourth floor level of Block A (193.1 sqm)
- e) Approx. 405.5 sqm of public open space in the form of a public plaza fronting Fassaugh Avenue
- f) Switch room, ESB substation, sprinkler room and bin storage all in a single storey services building along the eastern site boundary
- g) A total of 308 no. bicycle parking spaces at surface level (258 no. long term, covered bicycle parking spaces including 12 no. cargo bicycle parking spaces and 50 no. visitor bicycle parking spaces)
- h) Vehicular access to be provided from Fassaugh Avenue
- i) 1 no. accessible car parking space proposed within the site
- j) It is proposed that the development will be used for short term tourist or visitor accommodation outside of academic term times, in accordance with the definition of student accommodation.

The development will also provide for all associated service connections, public lighting, cold water storage and thermal storeroom, hard and soft landscaping, planting, formal activity equipment, removable bollards, tactile paving, boundary treatments, nature-based SuDS features, green and blue roofs, and all associated site clearance, excavation and development works above and below ground.

The materiality en façade will include the following materials:

- Select earth tone brick finish with return detail
- Brick- Protruding Bay Windows
- Glazed curtain walling with select aluminium windows and doors

(Please refer to the Architectural Plans, Sections and Design Report by Reddy Architecture + Urbanism for further details).



Landscape Strategy and Landscape Masterplan



The landscape strategy and design is guided by the longitudinal character of the site and informed by the functional, aesthetic and experiential needs of future residents.

The design vision aims to create a vibrant high quality living environment for future student residents while also catering for the short-term summer rental community.

The landscape strategy is shaped by the following key elements :

- Public Realm Access (to the south of the scheme)
- Mobility and Transport (sheltered and visitor bicycle parking spaces, cargo bicycle spaces)
- Communal Open Spaces (Arrival Zone, Sports and Activity Zone, Tranquil Garden Zone)
- Landscape and Biodiversity Planting

Given the absence of trees on site, biodiversity enhancement will increase the site's ecological value. This will be achieved through the following planting strategy:

- Native hedgerows along the western and parts of the eastern boundaries
- Light-canopy native trees, such as birch, to provide screening along residential and railway boundaries
- Multi-stem flowering trees and ornamental shrubs in buffer planting zones adjacent to the apartment buildings
- Feature specimen trees and flowering species in central planted areas for visual impact
- A woodland sanctuary in the northern activity zone to strengthen biodiversity and provide a natural refuge

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

Potential Impacts of the Proposed Development

Construction Stage

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

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

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

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

There is the potential for a moderate and negative short term visual impact on views into the site. The main stages of the construction phasing will include the following:

- Site preparation works.
- Demolition of existing structures
- Removal of debris from the site
- Site establishment and erection of temporary structures

Operational Stage

The potential impacts from the proposed development, once it is operational and construction is complete, will arise from the presence of a new student residential development within a part 1 to 6 storey complex of buildings, within internal and external amenities and facilities.

The new student residential development, and the presence of the new inhabitants in this building will alter the patterns of use from day to day, as will the presence and movement of pedestrian and cyclist activity along Faussagh Avenue as well as in the adjacent streets and roads approaching the development.

Mitigation Measures

Construction Phase

The following mitigation measures will be implemented:

Height of temporary stockpiles to be restricted to a practicable minimum to avoid impact on local sensitive receptors (if applicable)

Hoarding will be erected around site boundaries to reduce visual impact of construction works.

Plant will be held in designated compounds.

Visual impacts during the construction phase will be mitigated somewhat by appropriate site management measures and work practices to ensure the site is kept tidy, dust is kept to a minimum, and that public areas are kept free from building material and site rubbish.

Appropriate site hoardings will be put in place around the perimeter of the site where required to minimise the landscape and visual impact.

Operational Phase

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

Through the positioning of various elements of the development on site to enhance the appearance of the development as a whole, through the design of the site layout and built form.

The refinement of the overall design with step down of heights (one to six storeys), and modulation of elevations as a response to the proximity of the proposals to adjoining properties.

The architectural treatments on the façade of the proposed development which include high quality materials are proposed throughout.

Design of green roof and Suds based solutions for public and private external spaces.

- Landscape proposals based on Biodiversity Enhancement.
- The creation of a quality public realm and private accessible communal amenity spaces for users of the development.
- Provision of secured bike storage

Residual Impacts

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

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

Visual Impact Assessment

Photomontages

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

Key Views and Prospects as outlined in the Dublin City Development Plan 2022-2028 were reviewed as part of the desktop assessment. It is not anticipated that any of these key views will be impacted upon by the proposed development. The views were identified, which form part of this assessment are a combination of short, medium and long-distance views and are considered as a representative sample of views for the purposes of this assessment.

Baseline photography and the preparation of digital photomontages has been undertaken by 3D Design Bureau. Their methodology for undertaking the photomontage production is contained within the photomontage document which accompanies this report.

The A3 photomontages should be viewed in A3 Landscape format, in conjunction with the following visual analysis.



Viewpoint location Map

Viewpoint 1

Existing Viewpoint 1



This viewpoint is taken from the Royal Canal Greenway, looking southwest towards the Royal Canal, and train line. In the foreground of view, riparian vegetation and the watercourse of the canal is visible. In the middleground of view, there is scrub vegetation between the canal and paladin fence to the railway line. Overhead electricity lines associated with the railway line are visible. To the rear of view, there is a glimpse of the roofline of the two-storey housing. Given the importance of the Royal Canal as a blue and green ecological corridor, allowing a continuous habitat for water and land-borne species, there is a medium landscape value associated with this viewpoint. The presence of overheard power lines along the train line and a paladin fence boundary lowers the visual sensitivity to a low to medium rating. Overall, the landscape capacity is considered medium.

General Landscape Character Assessment of Landscape Capacity and Sensitivity

Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
Medium	Low to Medium	Medium	Medium	Medium

Proposed Viewpoint 1



The proposed development will not be visible from this location. The outline of the proposed development is indicated by a red line. There will be no visual impacts from this location.

View No. 1	Quality of Impacts	Significance of Impacts	Duration Of Impact
	None	None	None

Viewpoint 2

Existing Viewpoint 2



This view is taken from a public footpath along St Attracta Road looking southwest. The view depicts a residential street with single bay two-storey terraced housing, with rendered facades and hipped roofs. The street consists of in-situ concrete footpaths in poor condition, with cracking in the concrete, a two-way tarmacadam carriageway with cars parked on street, front gardens with driveways and low boundary walls. Telegraph poles with power lines add visual clutter. There is an absence of street trees and vegetation in the street, with the exception of a number of shrub plantings within some of the gardens. Therefore, the landscape value is considered low and the landscape capacity is considered high.

General Landscape Character Assessment of Landscape Capacity and Sensitivity

Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
Low	Low	Low	Low	High

Proposed Viewpoint 2



The taller elements of the proposed development will be visible over the roofscape of the two storey terraced houses on St Attracta Road. The staggered design, stepped roofline and architectural materiality will assist in ameliorating the massing of the proposed development in the background of view.

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

Viewpoint 3

Existing Viewpoint 3



This view is taken from a public footpath at the corner junction of St Eithne Road and St Attracta Road looking west. The view depicts a residential street with single bay two-storey terraced housing, with rendered facades and hipped roofs. The street consists of in-situ concrete footpaths in poor condition, with cracking in the concrete, a two-way tarmac road with cars parked on street, front gardens with driveways and low boundary walls. Telegraph poles with power lines add visual clutter. There is an absence of street trees and vegetation in the street, with the exception of a number of shrub planting within some of the gardens. Therefore, the landscape value is considered low and the landscape capacity is considered high.

General Landscape Character Assessment of Landscape Capacity and Sensitivity

Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
Low	Low	Low	Low	High

Proposed Viewpoint 3



The taller elements of the proposed development will be visible over the roofscape of the two storey terraced houses on St Attracta Road. The staggered design, stepped roofline, and architectural materiality will assist in ameliorating the massing of the proposed development in the background of view.

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

Viewpoint 4

Existing Viewpoint 4



This view is taken from a public footpath on St Eithne Road looking west towards the site. The view depicts a residential street with single bay two-storey terraced housing, with rendered facades and hipped roofs. The street consists of in-situ concrete footpaths in poor condition, with cracking in the concrete, a two-way tarmac road with cars parked on street, front gardens with driveways and low boundary walls. Telegraph poles with power lines add visual clutter. There is an absence of street trees and vegetation in the street, with the exception of a number of shrub planting within some of the gardens. Therefore, the landscape value is considered low and the landscape capacity is considered high.

General Landscape Character Assessment of Landscape Capacity and Sensitivity

Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
Low	Low	Low	Low	High

Proposed Viewpoint 4



The taller elements of the proposed development will be visible over the roofscape of the two storey terraced houses on St Attracta Road in the background of view.

The staggered architectural design, stepped roofline, and architectural materiality will assist in ameliorating the massing of the proposed development in the background of view.

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

Viewpoint 5

Existing Viewpoint 5



This view is taken from a small residential cul-de-sac, just off St Attracta Road, looking west. The foreground of view depicts a tarmac road surface, with concrete footpath, and low rendered boundary wall to a side garden. To the background of view are the two-storey terraced houses along St Attracta Road. There is a notable absence of trees and vegetation in this view, with a boundary garden hedge visible to the left of view in the middleground, and a single tree to the background, right of view being the only vegetation in view. Overall, the landscape value is considered low and the landscape capacity is considered high.

General Landscape Character Assessment of Landscape Capacity and Sensitivity

Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
Low	Low	Low	Low	High

Proposed Viewpoint 5



The taller elements of the proposed development will be visible over the roofscape of the two storey terraced houses on St Attracta Road. The set back of the proposed development, the staggered and stepped nature of the built mass along with the architectural materiality of the proposed will assist in integrating the proposed development into the existing environment. The landscape character will alter from a low-density suburban setting to a more urbanised setting.

View No. 5	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Neutral	Moderate	Long term

Viewpoint 6

Existing Viewpoint 6



This view is taken from Faussagh Avenue at the corner of St Attracta Road, looking northwest towards the subject site. The view depicts a low-lying inner suburban context with residential streets. The public realm in this view is relatively poor. The foreground of view solely consists of hard surfaces with tarmacadam road surfaces and concrete footpaths. There is an absence of a pedestrian crossing at the corner. Additionally, due to the wide corner radii at this junction, the crossing distance is longer than the quiet residential street would necessitate. A number of traffic signs and lighting posts add some visual clutter. A small parking area with a turning circle occupies the open space between the corner houses and the road. There is limited vegetation in this view, with the exception of a number of trees within rear private gardens. Overall, the landscape value is considered low and the landscape capacity is considered high.

General Landscape Character Assessment of Landscape Capacity and Sensitivity

Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
Low	Low	Low	Low	High

Proposed Viewpoint 6



The taller elements of the proposed development will be visible over the roofscape of the two storey terraced houses on St Attracta Road. The derelict and open 'Old Cabra' Public House site and structures will be removed and replaced with a contemporary development. The set back of the proposed development, the staggered and stepped nature of the built mass along with the architectural materiality of the proposed will assist in integrating the proposed development into the existing environment.

View No. 6	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Positive	Moderate	Long term

Viewpoint 7

Existing Viewpoint 7



This view is taken from Faussagh Avenue looking north-northeast towards the subject site. The public realm in this view is of poor quality, with limited vegetation and poor-quality surface materials. To the foreground of view is the carriageway of Faussagh Avenue, a local primary route. To the middleground of view is a tarmacadam parking area associated with Lanigans Funeral Directors, which forms the southeastern boundary of the site. To the left is the subject site itself, which is currently enclosed by a hoarding. The derelict former public house is visible, adding visual degradation to this view. There is an absence of street trees and vegetation in this view, despite there being a number of trees visible in the rear gardens to the right of view. Therefore, the landscape value is considered low and the landscape capacity is considered high.

General Landscape Character Assessment of Landscape Capacity and Sensitivity

Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
Low	Low	Low	Low	High

Proposed Viewpoint 7



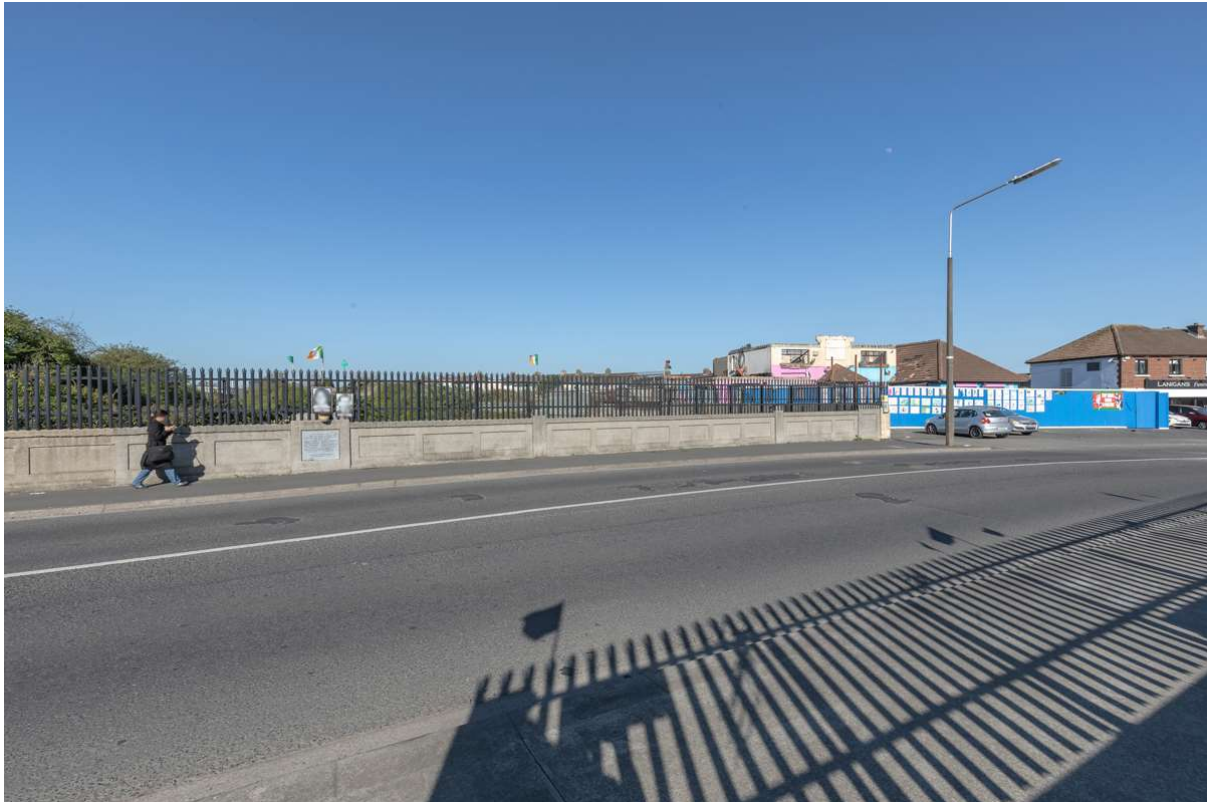
The proposed development will be visible from this location. The site hoarding and derelict structures of the 'Old Cabra' public house and vacant derelict lands be removed and be replaced by the proposed development. A new urban edge will be created with a public plaza to Faussagh Avenue.

The set back of the proposed development, the staggered and stepped nature of the built mass along with the architectural materiality of the proposed will assist in integrating the proposed development into the existing environment.

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

Viewpoint 8

Existing Viewpoint 8



This view is taken from Faussagh Avenue, on a bridge over the railway line, looking northwest towards the subject site. To the foreground of view is a concrete footpath and carriageway. To the middleground is the safeguarding of the bridge, with a concrete wall, with inset panels, and steel fence. There is a memorial at the centre of the bridge in memory of the Hunger Strike. To the right of view, middleground, is the derelict public house situated at the south of the subject site, behind the temporary hoarding. Visible to the background of view, behind the steel fencing is the scrub vegetation in the form of trees and hedgerow along the embankments of the train line, offering some vegetation in the local context. Overall, the landscape value is considered to be low and the landscape capacity is considered to be high.

General Landscape Character Assessment of Landscape Capacity and Sensitivity

Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
Low	Low	Low	Low	High

Proposed Viewpoint 8



The proposed development will be visible on Faussagh Avenue adjacent to the two storey red brick terraced building (Lanigan's Funeral home) to the right of view.

The derelict space at the 'Old Cabra' public house will be removed and replaced by the proposed development that will range from 1 to six stories, with stepped roofline and staggered footprint that will assist in ameliorate the overall massing of the proposals from this viewpoint. (Views of the western and southern facades of the proposed development on Faussagh Avenue from this location).

The architectural design approach coupled with the architectural materiality of the scheme, will assist in integrating the proposed development into the existing environment. It will be viewed as development of a cohesive urban edge in the middle distance of view.

View No. 8	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Positive	Moderate	Long term

Viewpoint 9

Existing Viewpoint 9



This view is taken from Faussagh Avenue, looking east. The view depicts an inner suburban residential street with tarmac road surfaces, double-yellow lines, speed bumps and concrete footpaths. A bus stop is visible to the background of view, indicating that this is a primary route locally and receives a higher volume of traffic compared to the quieter residential streets in the area. The houses in this view are single bay two-storey, semi-detached houses with hipped roofs, brown-red brick. Low walls form the front garden boundaries, with some houses having driveways. There are no street trees or vegetation in this view, with the exception of a number of shrubs in private gardens. Overall, the landscape value is considered to be low and the landscape capacity is high.

General Landscape Character Assessment of Landscape Capacity and Sensitivity

Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
Low	Low	Low	Low	High

Proposed Viewpoint 9



A large portion of the proposed development will be visible to the right of view on Faussagh Avenue. The existing built environment in the form of two-story houses in the middle distance will screen a substantial portion of the proposals from view. The derelict space at the ‘Old Cabra’ public house will be removed and replaced by the proposed development that will range from 1 to six stories, with stepped roofline and staggered footprint that will assist in ameliorate the overall massing of the proposals from this viewpoint, and will not break the roofline of the existing two storey houses.

The architectural design approach coupled with the architectural materiality of the scheme, will assist in integrating the proposed development into the existing environment. It will be viewed as development of a cohesive urban edge in the background of view.

View No. 9	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Positive	Moderate	Long term

Viewpoint 10

Existing Viewpoint 10



This view is taken from Bannow Road, looking east. The view depicts a residential street with tarmacadam road surface, concrete footpath, and low rendered boundary wall front gardens, some with driveways. To the middleground of view are the single bay two-storey terraced houses along the east side of Bannow Road. There is a notable absence of trees and vegetation in this view, with a boundary garden hedge visible to the left of view in the middleground, and a single tree to the background, right of view being the only vegetation in view. Therefore, the landscape value is considered low and the landscape capacity is considered high.

General Landscape Character Assessment of Landscape Capacity and Sensitivity

Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
Low	Low	Low	Low	High

Proposed Viewpoint 10



A small portion of the proposed development will be visible through the gaps in the terraces of two storey houses on Barrow Road. The majority of the scheme will be screened from view by the existing built environment of the two-story houses in the middle distance, on Bannow Road.

View No. 10	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Neutral	Imperceptible to Slight	Long term

Viewpoint 11

Existing Viewpoint 11



This view is taken along Kilkieran Road, looking southeast towards the junction with Bannow Road. The view depicts an inner suburban residential street with tarmacadam road surfaces, double-yellow lines, speed bumps and newly resurfaced concrete footpaths. The houses in this view are single bay two-storey, terraced and semi-detached houses with hipped roofs, brown-red brick. Low walls form the front garden boundaries, with some houses having driveways. There are a number of street trees in this view, offering some vegetation to this residential setting. Therefore, the landscape value is considered low, and the landscape capacity is considered high.

General Landscape Character Assessment of Landscape Capacity and Sensitivity

Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
Low	Low	Low	Low	High

Proposed Viewpoint 11



A small portion of the built fabric of the upper levels of the proposed development will be visible over the roofscapes of the existing terraced houses on Bannow Road. The majority of the scheme will be screened from view by the existing built environment of the two-story houses in the middle distance, on Bannow Road.

View No. 11	Quality of Impacts	Significance of Impacts	Duration Of Impact
	Neutral	Imperceptible to Slight	Long term

Viewpoint 12

Existing Viewpoint 12

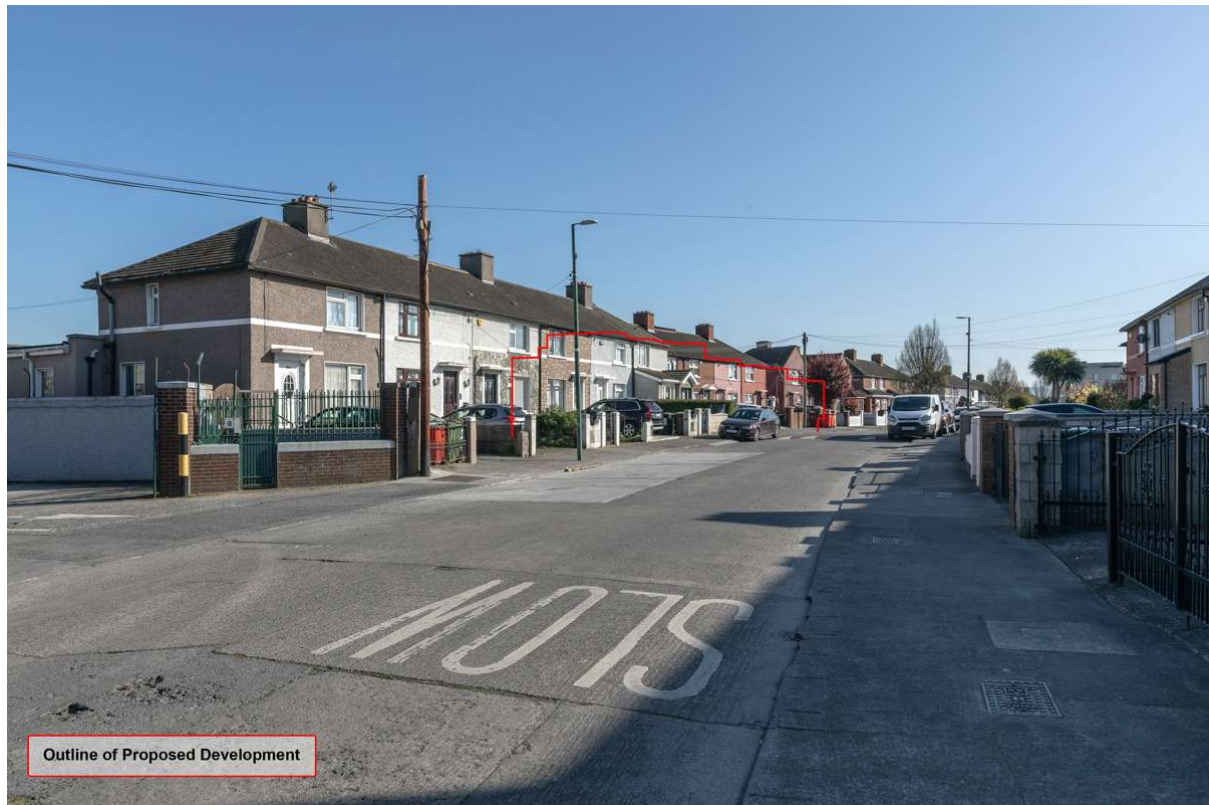


This view is taken from Bannow Road, looking southeast. The view depicts a residential street with tarmac road surface, concrete footpath, and low rendered boundary wall front gardens, most with driveways. To the middleground of view are the single bay two-storey terraced houses. There are a number of street trees in the background of view, offering some vegetation to this residential setting. Therefore, the landscape value is considered low and the landscape capacity is considered high.

General Landscape Character Assessment of Landscape Capacity and Sensitivity

Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
Low	Low	Low	Low	High

Proposed Viewpoint 12



The proposed development will not be visible from this location. The outline of the massing of proposed built environment is indicated by a red line.

View No. 12	Quality of Impacts	Significance of Impacts	Duration Of Impact
	None	None	None

Conclusion

The subject site is located within a suburban setting with a mix of contiguous land uses and a strong residential suburban character. Although the site is 'backlands' in nature, it is accessible by foot and car. It lies in close proximity to a number of Dublin Bus services routes, with Broombridge Rail Station within 1.2km from the site, providing access to both rail and luas tram services. The Grand Canal Greenway is also in close proximity for future cycling and pedestrian permeability.

The site presents as a derelict, overgrown and neglected space, all of which contribute to the visual degradation locally. There are no protected views or prospects highlighted in the Dublin City Council Development Plan 2022-2028 that require assessment s part of this LVIA.

The majority of the site is zoned *Z1 Sustainable Residential Neighbourhoods* with a portion at the southern boundary to Faussagh Avenue zoned *Z3 Neighbourhood Centres* in the Dublin City Council Development Plan 2022-2028. Permissible uses that are '*Open of Consideration*' include student accommodation.

The proposed development which ranges from one to six stories in height has been designed in response to the elongated nature of the site itself. The built footprint proposals are stepped back from the rear of the two storey residential houses and gardens on St Attracta Road to respect private residential amenity and reduce potential overshadowing.

The architectural proposals at the southern portion of the site will form a bookend to the scheme. This will see the removal of the derelict 'Old Cabra' public house. It will be replaced by a proposed four storey high quality, built environment forming a new urban edge, set back from Faussagh Avenue with the creating of an entrance plaza 'arrival space'. The architectural design strategy and materiality aims to create a new urban edge to the derelict and visual degradation on Faussagh Road and the overgrown backlands to the north of the site.

The landscape masterplan is guided by the longitudinal character of the site and informed by the functional, aesthetic and experiential needs of future residents and includes the following key areas:

Public Realm Access (to the south of the scheme)

- Mobility and Transport (sheltered and visitor bicycle parking spaces, cargo bicycle spaces)
- Communal Open Spaces (Arrival Zone, Sports and Activity Zone, Tranquil Garden Zone)
- Landscape and Biodiversity Planting

Twelve photomontages were undertaken to assess the impact of the proposed development on the existing landscape. In terms of landscape character is predominantly suburban, with low landscape value and high capacity for change.

There are a number of views (Views 6,7,8,9) where the visual impact is anticipated to be positive and moderate in the long term where the proposed development will be seen as a positive addition of a new urban edge and the removal of derelict structures and backlands, particularly from public views along Faussagh Avenue. The proposed development will not be visible from the royal Canal Greenway or from Bannow Road (Views 1, 12). It is anticipated that the greatest impacts will be experienced from within the contiguous residential housing estates, where the significance of impact will range from imperceptible, slight and moderate. There will be a varying degree of impacts from private garden amenity spaces to the rear of St Attracta and Bannow Road.

View No.	Location	Quality of Impact	Significance of Impact	Duration of Impact
1	Royal Canal Greenway	None	None	None
2	St Attracta Road	Neutral	Moderate	Long term
3	St Eithne Road/St Attracta Road	Neutral	Moderate	Long term
4	St Eithne Road	Neutral	Moderate	Long term
5	St Attracta Road (Cul de Sac)	Neutral	Moderate	Long term
6	Faussagh Avenue/St Attracta Road	Positive	Moderate	Long Term
7	Faussagh Avenue	Positive	Moderate	Long term
8	Faussagh Avenue	Positive	Moderate	Long Term
9	Faussagh Avenue	Positive	Moderate	Long Term
10	Bannow Road	Neutral	Imperceptible to Slight	Long Term
11	Kilkieran Road/Banow Road	Neutral	Imperceptible to Slight	Long Term
12	Bannow Road	None	None	None