

ENVIRONMENTAL IMPACT ASSESSMENT REPORT

VOLUME III APPENDICES

Appendix 12-1 Verified Views



Cleeves Limerick

Verified Photomontages & Computer-generated imagery (CGIs)



NOTES AND METHODOLOGY

Cleeves Limerick

Prepared by Digital Dimensions

Issue Date	07/08/25	13/08/25	15/09/25	19/09/25	02/10/25	17/10/12
Revision	-	A	B	C	D	E

PROFILE

Digital Dimensions are specialists in computer generated visualisations for all forms of planning applications. The company was established in 2000 by John Healy and Jim Manning in Dublin, Ireland. Digital Dimensions is one of Ireland’s leading architectural visualisation companies with 20+ years of experience covering a wide range of solutions in the areas of architectural visualisation, environmental design and digital media.

Method Statement - Photomontage production using guidance in The Landscape Institute TGN-06-19 Visual Representation of Development Proposals.

1. Photographs are taken from locations as advised by the planning consultant with a full frame SLR digital camera and prime lens. Photographs are taken using the most appropriate combination of lens focal lengths to ensure that the field of view covers the proposed scheme environment or landscape context. The photographs are taken horizontally with a survey level attached to the camera. The photographic positions are marked (for later surveying), the height of the camera and the focal length of the image recorded.
2. In each photograph, a minimum of 3no. visible fixed points are marked for surveying. These are control points for model alignment within the photograph. All surveying is carried out by a qualified topographical surveyor using Total Station / GPS devices.
3. The photographic positions and the control points are geographically surveyed and this survey is tied in to the site topographical survey supplied by the Architect / client.
4. The buildings are accurately modelled in 3D cad software from cad drawings or BIM model supplied by the Architect. Material finishes are applied to the 3D model and scene element are place like trees and planting to represent the proposed landscaping.
5. Virtual 3D cameras are positioned according to the survey co-ordinates and the focal length is set to match the photograph. Pitch and rotation are adjusted using the survey control points to align the virtual camera to the photograph. Lighting is set to match the time of day the photograph is taken.
6. The proposed development is output from the 3D software using this camera and the image is then blended with the original photograph to give an accurate image of what the proposed development will look like in its proposed setting.
7. In the event of the permitted development not being visible, the massing of the proposed will be outlined in red. Where there are other developments in the proximity of the proposed development with permission and the cumulative effect needs to be considered, then an additional view will be included with the massing of the adjacent permitted developments shown. Where the adjacent developments are within the field of view but not visible, they will be outlined with a different colour and a legend provided with a reference for each development..
8. The document contains:
 - a. Site location map with view locations plotted.
 - b. Photomontage sheets with existing or proposed conditions.
 - c. Reference information including field of view/focal length, range to site / development, date of photograph.
 - d. The existing view with the date the photograph was taken.
 - e. The proposed photomontage (or scheme outline as appropriate)



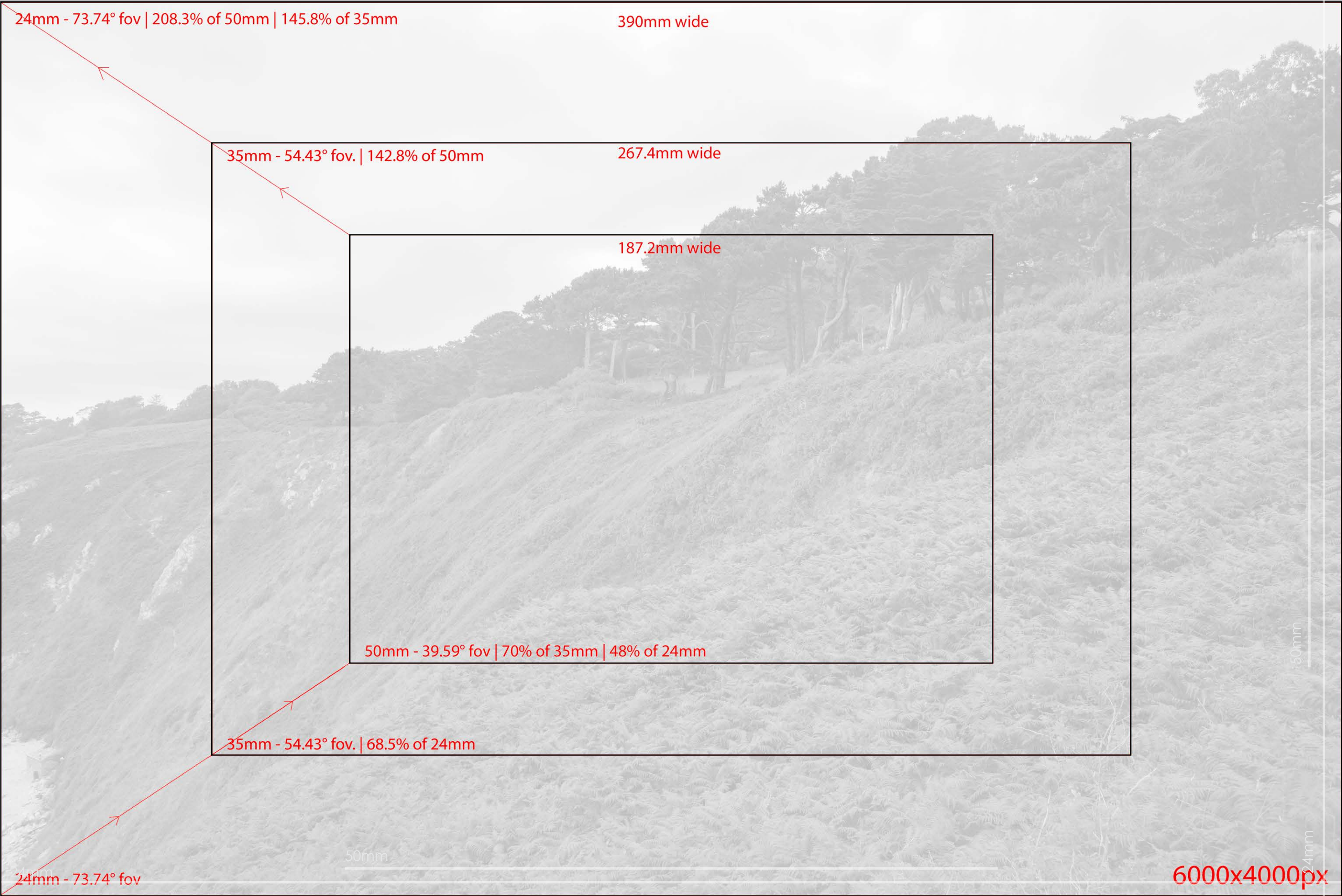
[View Location Map](#)

This map is for view location purposes only. Please refer to Architects drawings for site layout and redline boundary.



[View Location Map](#)

This map is for view location purposes only. Please refer to Architects drawings for site layout and redline boundary.



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
						Canon EOS 5DS	



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 1 Existing		24/03/25	73.7°	24mm	251.4m	Canon EOS 5DS	3059



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 1 Proposed		24/03/25	73.7°	24mm	251.4m	Canon EOS 5DS	3059



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 2 Existing		24/03/25	73.7°	24mm	196.9m	Canon EOS 5DS	3209



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 2 Proposed		24/03/25	73.7°	24mm	196.9m	Canon EOS 5DS	3209



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 3 Existing		24/03/25	73.7°	24mm	221.7m	Canon EOS 5DS	3213



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 3 Proposed		24/03/25	73.7°	24mm	221.7m	Canon EOS 5DS	3213



< 24mm / 73.7° | < 35mm / 54.4° | < 50mm / 39.6° | Lens Information: Focal Length / Field of View | 50mm / 39.6° > | 35mm / 54.4° > | 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 4 Existing		24/03/25	39.6°	50mm	513.4m	Canon EOS 5DS	3078



< 24mm / 73.7° | < 35mm / 54.4° | < 50mm / 39.6° | Lens Information: Focal Length / Field of View | 50mm / 39.6° > | 35mm / 54.4° > | 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 4 Proposed		24/03/25	39.6°	50mm	513.4m	Canon EOS 5DS	3078



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 5 Existing		24/03/25	73.7°	24mm	175.5m	Canon EOS 5DS	3229



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 5 Proposed		24/03/25	73.7°	24mm	175.5m	Canon EOS 5DS	3229



< 24mm / 73.7° | < 35mm / 54.4° | < 50mm / 39.6° | Lens Information: Focal Length / Field of View | 50mm / 39.6° > | 35mm / 54.4° > | 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 6 Existing		24/03/25	73.7°	24mm	250.6m	Canon EOS 5DS	3235



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 6 Proposed		24/03/25	73.7°	24mm	250.6m	Canon EOS 5DS	3235



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 7 Existing		24/03/25	73.7°	24mm	348.7m	Canon EOS 5DS	3254



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 7 Proposed		24/03/25	73.7°	24mm	348.7m	Canon EOS 5DS	3254



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 8 Existing		24/03/25	39.6°	50mm	764.2m	Canon EOS 5DS	3259



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 8 Proposed		24/03/25	39.6°	50mm	764.2m	Canon EOS 5DS	3259



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 9 Existing		24/03/25	39.6°	50mm	865.1m	Canon EOS 5DS	3264



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 9 Proposed		24/03/25	39.6°	50mm	865.1m	Canon EOS 5DS	3264



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 10 Existing		24/03/25	39.6°	50mm	867.3m	Canon EOS 5DS	3275



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 10 Proposed		24/03/25	39.6°	50mm	867.3m	Canon EOS 5DS	3275



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 11 Existing		24/03/25	73.7°	24mm	185.7m	Canon EOS 5DS	3105



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 11 Proposed		24/03/25	73.7°	24mm	185.7m	Canon EOS 5DS	3105



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 12 Existing		24/03/25	73.7°	24mm	86.5m	Canon EOS 5DS	3180



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 12 Proposed		24/03/25	73.7°	24mm	86.5m	Canon EOS 5DS	3180



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 13 Existing		24/03/25	73.7°	24mm	57.1m	Canon EOS 5DS	3164



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 13 Proposed		24/03/25	73.7°	24mm	57.1m	Canon EOS 5DS	3164



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 14 Existing		24/03/25	73.7°	24mm	113.6m	Canon EOS 5DS	3161



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 14 Proposed		24/03/25	73.7°	24mm	113.6m	Canon EOS 5DS	3161



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 15 Existing		24/03/25	73.7°	24mm	51.6m	Canon EOS 5DS	3183



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 15 Proposed		24/03/25	73.7°	24mm	51.6m	Canon EOS 5DS	3183



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 16 Existing		24/03/25	39.6°	50mm	304.5m	Canon EOS 5DS	3148



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 16 Propsed		24/03/25	39.6°	50mm	304.5m	Canon EOS 5DS	3148



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 17 Existing		24/03/25	73.7°	24mm	26.1m	Canon EOS 5DS	3085



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 17 Proposed		24/03/25	73.7°	24mm	26.1m	Canon EOS 5DS	3085



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 18 Existing		24/03/25	73.7°	24mm	23.75m	Canon EOS 5DS	3108



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 18 Proposed		24/03/25	73.7°	24mm	23.75m	Canon EOS 5DS	3108



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 19 Existing		24/03/25	39.6°	50mm	233.7m	Canon EOS 5DS	3201



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 19 Proposed		24/03/25	39.6°	50mm	233.7m	Canon EOS 5DS	3201



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 20 Existing		24/03/25	39.6°	50mm	243.7m	Canon EOS 5DS	3120



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 20 Proposed		24/03/25	39.6°	50mm	243.7m	Canon EOS 5DS	3120



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 21 Existing		24/03/25	39.6°	50mm	520.7m	Canon EOS 5DS	3135



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 21 Proposed		24/03/25	39.6°	50mm	520.7m	Canon EOS 5DS	3135



< 24mm / 73.7° | < 35mm / 54.4° | < 50mm / 39.6° | Lens Information: Focal Length / Field of View | 50mm / 39.6° > | 35mm / 54.4° > | 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 22 Existing		24/03/25	39.6°	50mm	520.7m	Canon EOS 5DS	3138



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 22 Proposed		24/03/25	39.6°	50mm	520.7m	Canon EOS 5DS	3138



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 23 Existing		24/03/25	39.6°	50mm	1212.2m	Canon EOS 5DS	3279



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 23 Proposed		24/03/25	39.6°	50mm	1212.2m	Canon EOS 5DS	3279



< 24mm / 73.7° < 35mm / 54.4° < 50mm / 39.6° Lens Information: Focal Length / Field of View 50mm / 39.6° > 35mm / 54.4° > 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 24 Existing		24/03/25	73.7°	24mm	934.4m	Canon EOS 5DS	3308



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 24 Propsed		24/03/25	73.7°	24mm	934.4m	Canon EOS 5DS	3308



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 25 Existing		24/03/25	39.6°	50mm	4098.4m	Canon EOS 5DS	3329



< 24mm / 73.7° | < 35mm / 54.4° | < 50mm / 39.6° | Lens Information: Focal Length / Field of View | 50mm / 39.6° > | 35mm / 54.4° > | 24mm / 73.7° > |

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 25 Proposed		24/03/25	39.6°	50mm	4098.4m	Canon EOS 5DS	3329