

**LCHE014 2026 09 17**  
**Cherry Orchard Point Phase Three LVIA**

**LANDSCAPE AND VISUAL IMPACT ASSESSMENT**  
*Environmental Report - Addendum to Permitted Phase 1 Parent EIAR*

In respect of a proposed Part 10 application on lands in Cherry Orchard,  
adjacent to Park West Avenue, Dublin 10.

On behalf of Dublin City Council in partnership with The Land  
Development Agency.

September 2026

**Mitchell + Associates**

**Landscape Architects and Urban Designers**

5 Woodpark

The Rise

Glasnevin

Dublin 9

[www.mitchell.ie](http://www.mitchell.ie)

# 1 Landscape and Visual

## 1.1 Introduction

This Landscape and Visual Impact Assessment (LVIA) report assesses the potential effects of the proposed development on the receiving environment in respect of the landscape and key views/visual amenity.

Mitchell + Associates was engaged on behalf of The Land Development Agency, by Van Dijk Architects in February 2022, to prepare a Landscape and Visual Impact Assessment (LVIA) for the proposed Cherry Orchard Point residential scheme. The parent LVIA for Phase 1 was completed in October 2023. A subsequent addendum was completed in February 2025 for Phase 2. This LVIA deals with Phase 3.

This assessment relates to the Proposed Development Site, comprising Development Site 5 (Barnville) within the Park West Cherry Orchard Local Area Plan lands. Site 5 is located to the northeast of Cherry Orchard railway station and Park West, between Park West Avenue and Cherry Orchard Park.

This LVIA has been prepared with reference primarily to the 'Guidelines for Landscape and Visual Impact Assessment', prepared by the Landscape Institute and the Institute of Environmental Assessment, 3rd Edition 2013 (GLVIA) and with reference to the 'Guidelines on the information to be contained in Environmental Impact Assessment Reports' - Environmental Protection Agency (EPA), May 2022.

The assessment has been carried out by Feargus McGarvey BA(Hons) Dip LA Greenwich University, Associate Director with Mitchell + Associates, Landscape Architects. Feargus is a full member and former president of the Irish Landscape Institute, the professional body for landscape architects in Ireland. He has over 33 years' experience in working as a Landscape Architecture. He has written and collaborated on many LVIA and VIA in both an urban and rural context, including Dundrum Town Centre LVIA, Donaghcumper Cellbridge Town Centre LVIA, Wonderful Barn Leixlip LVIA, Hermitage Clinic, Liffey Valley VIA, , Merrion Road Office Development VIA, Marry's Pig Farm Boyne Valley LVIA, Rathgar (Rathdown Motors) Residential Development VIA, Chivers Coolock LVIA, Project Liver (Naas Rd) LVIA and Southwest Gate (also Naas Rd) LVIA.



Figure 1.1 View of the proposed Cherry Orchard Point Phase 3 scheme (courtesy vDA architects)

## 1.2 Methodology

This LVIA describes the impact of the proposed development on the landscape character and visual amenity of the site and on the contiguous landscape and its environs. It describes the landscape character of the subject site and its hinterland, together with the visibility of the site from key viewpoints in the locality. It includes descriptions of the receiving environment (baseline), an outline of the methodology utilised to assess the effects, descriptions of the potential impacts of the development and of the resultant potential effects. Mitigation measures introduced to ameliorate or offset impacts are outlined and the resultant predicted (residual) effects are assessed.

‘Landscape’ can be described broadly as the human, social and cultural experience of one’s surroundings. It is derived from the interplay between the physical, natural and cultural components of our surroundings, as experienced by people. The combination of these components elicits responses whose significance will be partially dependent on how people perceive a particular landscape and how much changes will matter in relation to other senses, as experienced and valued by those concerned. This assessment seeks to understand the potential effects of a development on the landscape as a ‘resource’, but also considers the aesthetic, perceptual and experiential aspects of landscape that make a place distinctive. Despite the extremely large part played by our visual experience in forming our views on landscape, one’s perception and indeed memory also play an important part, if the changes brought about in landscape character are to be fully understood. It is clear therefore that different people doing different things will experience the surrounding landscape in different ways. Such sensitivities and variations in response, including where and when they are likely to occur, are broadly taken into consideration in the assessment.

Visual amenity as expressed through views, refers to the interrelationship between people and the landscape. In accordance with the guidelines, the effects on views and visual amenity are assessed separately from the effects on landscape, though the two are inherently linked. Visual assessment is concerned with the 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. Generally, these are evidenced by the comparison of baseline (existing) images and photomontages illustrating the proposed development in context.

### 1.2.1 Use of the Term ‘Effect’ vs ‘Impact’

The Guidelines for Landscape and Visual Impact Assessment recognise the complex and potentially confusing nature of terminology used within LVIA as part of Environmental Impact Assessments, particularly the use of the words ‘impact’ and ‘effect.’ The Guidelines advise that these terms should be clearly distinguished and consistently used in the preparation of an LVIA and that these terms should clearly be defined at the outset to avoid any confusion or misinterpretation.

‘Impact’ is defined as the action being taken. In the case of the proposed works, the impact would include the construction of the proposed development.

‘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 report focuses on these effects.

### 1.2.2 Methodology for Landscape Assessment

The assessment of potential landscape effects involves (a) classifying the sensitivity of the receiving environment (i.e., the nature of receptors), and (b) identifying and classifying the magnitude of landscape change (i.e., the nature of the effect), which would result from the proposed development. These factors are combined to arrive at a classification of significance of the landscape effects. The degree of significance is succinctly described in the EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports 2022, described below. Effects noted as Imperceptible to Moderate are not considered significant, and Significant to Profound are considered significant in this assessment.

Table 1.1 Describing the significance of effects EPA Guidelines on EIA 2002

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

#### 1.2.2.1 Landscape Sensitivity

The sensitivity of the landscape is a function of its land use, patterns and scale, visual enclosure, the distribution of visual receptors, and the value placed on the landscape. The nature and scale of the development in question is also taken into account, as are any trends of change, and relevant policy. Five categories are used to classify sensitivity (refer to Table 1.2, below).

Table 1.2 Categories of Landscape Sensitivity

| Sensitivity | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Very High   | Areas where the landscape exhibits very strong, positive character with valued elements, features and characteristics that combine to give an experience of unity, richness and harmony. The landscape character is such that its capacity to accommodate change is very low. These attributes are recognised in 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 landscape character is such that it has limited/low capacity to accommodate change. These attributes are recognised in policy or designations as being of national, regional or county value and the principal management objective for the area is the conservation of 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, degradation or erosion of elements and characteristics. The landscape character is such that there is some capacity for change. These areas may be recognised in 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 is such that it has capacity for change; where development would make no notable change or would make a positive change. Such landscapes are generally unrecognised in policy and the principal management objective may be 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 is such that its capacity to accommodate change is high; where development would make no discernible change or would make a positive change. Such landscapes include derelict industrial lands, 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. |

#### 1.2.2.2 *Magnitude of Landscape Change*

The magnitude of change is a factor of the scale, extent and degree of change imposed on the landscape by the proposed development, with reference to its key elements, features and characteristics (also known as 'landscape receptors'). Landscape receptors include individual aspects of the landscape, e.g., landform/topography, vegetation, and the density, mix, pattern and scale of building typologies, which may be directly changed by the development. The surrounding landscape character areas are also receptors whose character may be altered by these changes. Five categories are used to classify magnitude of change (refer to Table 1.3, below).

*Table 1.3 Categories of Magnitude 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, and/or introduction of elements that are characteristic of the context. Such development results in no change to the landscape character. |

### 1.2.2.3 Landscape Effects

A conclusion on the relative importance of landscape effects (whether on the physical landscape elements or on the landscape character), can be arrived at by combining the landscape sensitivity and the magnitude of landscape change - this is indicated in Table 1.4 below.

Table 1.4 Classification of the relative importance of Landscape Effects

|                                      |            | Sensitivity of the Landscape |                 |                 |                 |                 |
|--------------------------------------|------------|------------------------------|-----------------|-----------------|-----------------|-----------------|
|                                      |            | Very High                    | High            | Medium          | Low             | Negligible      |
| Magnitude of Change to the Landscape | Very High  | Profound                     | Profound        | High            | High-Moderate   | Moderate-Slight |
|                                      | High       | Profound                     | High            | High-Moderate   | Moderate        | Moderate-Slight |
|                                      | Medium     | High                         | High-Moderate   | Moderate        | Moderate-Slight | Slight          |
|                                      | Low        | High-Moderate                | Moderate        | Moderate-Slight | Slight          | Imperceptible   |
|                                      | Negligible | Moderate-Slight              | Moderate-Slight | Slight          | Imperceptible   | Imperceptible   |

The classifications of the relative importance of landscape effects as set out in Table 1.4 above and as used throughout this LVIA, may be defined as follows:

Table 1.5 Description of the classifications of Landscape Effects

| Importance      | Description                                                                                                                                                      |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Imperceptible   | An effect which may be capable of measurement but is without important consequences.                                                                             |
| Slight          | An effect which causes few noticeable changes in the character of the environment but without important consequences.                                            |
| Moderate-Slight | An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.                                               |
| Moderate        | An effect that alters the character of the environment in a manner that is consistent with the landscape context and with existing and emerging baseline trends. |
| High-Moderate   | An effect which, by its character, magnitude, duration or intensity, alters a sensitive aspect of the environment.                                               |
| High            | An effect which, by its character, magnitude, duration or intensity, alters most of a sensitive aspect of the environment.                                       |
| Profound        | An effect which obliterates sensitive characteristics.                                                                                                           |

#### 1.2.2.4 Quality of effects

The quality of potential visual and landscape effects is assessed according to EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports Table 1.6 Descriptions of Effects as follows:

Table 1.6 Quality of Effects

| Quality          | Definition                                                                                                     |
|------------------|----------------------------------------------------------------------------------------------------------------|
| Positive Effects | Changes which affect the quality of the landscape/view.                                                        |
| Neutral Effects  | Changes which do not affect the quality of the landscape/view.                                                 |
| Negative Effects | Changes which reduce the quality of the visual environment or adversely affect the character of the landscape. |

### 1.2.3 Methodology for Visual Assessment

#### 1.2.3.1 Methodology for Assessment of Visual Effects

Assessment of visual effects, based on guidance in the GLVIA, involves identifying a number of key viewpoints in the site's receiving environment which overall, are representative of the existing visual environment, and for each viewpoint: (a) classifying the visual sensitivity of the viewpoint/visual receptor

(i.e., the nature of the receptor), and (b) classifying the magnitude of change imposed on the view by the proposed development (i.e., the nature of the effect). These factors are combined to arrive at a classification of relative importance of the effects on the visual amenity/views.

### 1.2.3.2 Visual Sensitivity

Viewpoint/visual receptor sensitivity is a function of two main considerations:

Susceptibility of the visual receptor to change; this depends on the occupation or activity of the people experiencing the view, and the extent to which their attention is focussed on the views or visual amenity they experience at that location. Visual receptors most susceptible to change include for example, residents at home, people engaged in outdoor recreation focused on the landscape (e.g., trail users), and visitors to heritage or other attractions and places of community congregation where the setting contributes to the experience. Visual receptors less sensitive to change include for example, travellers on road, rail, and other transport routes (unless on recognised scenic routes), people engaged in outdoor recreation or sports where the surrounding landscape does not influence the experience, and people in their place of work or shopping where the setting does not influence their experience.

Value attached to the view; this depends to a large extent on the subjective opinion of the visual receptor but also on factors such as policy and designations (e.g., scenic routes, protected views), or the view or setting being associated with a heritage asset, visitor attraction or having some other cultural status.

Five categories are used to classify a viewpoint/visual receptor's sensitivity (refer to Table 1.7, below):

*Table 1.7 Categories of Viewpoint Sensitivity*

| Sensitivity | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Very High   | Iconic viewpoints (views towards or from a landscape feature or area) that are recognised in policy or otherwise designated as being of national or international value. The composition, character and quality of the view are such that its capacity for change is very low. The principal management objective for the view is its protection from change.                                                                                                                                      |
| High        | Viewpoints 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 change may or may not be low. The principal management objective for the view is its protection from change that reduces visual amenity. |
| Medium      | Views that may not have features or characteristics that are of particular value, but have no major detracting elements, and which thus provide some visual amenity. These views may have capacity for appropriate change and the principal management objective is to facilitate change to the composition that does not detract from visual amenity, or which enhances it.                                                                                                                       |
| Low         | Views that have no valued feature or characteristic, and where the composition and character are such that there is capacity for change. This category also includes views experienced by people involved in activities with no particular focus on the landscape. For such views an important management objective is to facilitate change that does not detract from visual amenity or enhances it.                                                                                              |

|            |                                                                                                                                                                                                                                                                |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Negligible | Views that have no valued feature or characteristic, or in which the composition may be unsightly (e.g., in derelict landscapes). For such views the principal management objective is to facilitate change that repair, restores, or enhances visual amenity. |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### 1.2.3.3 Magnitude of Change to the Visual Amenity/Views

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 view, or in glimpses). It also takes into account the geographical extent of the change, as well as the duration and reversibility of the visual effects.

Five categories are used to classify magnitude of change to visual amenity/views (refer to Table 1.8, below):

*Table 1.8 Categories of Magnitude 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 dominant in 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.                                                                                                                             |

#### 1.2.3.4 Visual Effects

As for landscape effects, to classify the relative importance of visual effects, the magnitude of change to visual amenity/views is measured against the sensitivity of the viewpoint and a conclusion on the relative importance of visual effects (whether on visual amenity or on the views), can be arrived at by combining the visual sensitivity and the magnitude of visual change - this is indicated in Table 1.9 below.

Table 1.9 Classification of the relative importance of Visual Effects

|                                                |            | Sensitivity of the Visual Amenity/View |                 |                 |                 |                 |
|------------------------------------------------|------------|----------------------------------------|-----------------|-----------------|-----------------|-----------------|
|                                                |            | Very High                              | High            | Medium          | Low             | Negligible      |
| Magnitude of Change to the Visual Amenity/View | Very High  | Profound                               | Profound        | High            | High-Moderate   | Moderate-Slight |
|                                                | High       | Profound                               | High            | High-Moderate   | Moderate        | Moderate-Slight |
|                                                | Medium     | High                                   | High-Moderate   | Moderate        | Moderate-Slight | Slight          |
|                                                | Low        | High-Moderate                          | Moderate        | Moderate-Slight | Slight          | Imperceptible   |
|                                                | Negligible | Moderate-Slight                        | Moderate-Slight | Slight          | Imperceptible   | Imperceptible   |

The classifications of the relative importance of visual effects as set out in Table 1.9 above and as used throughout this LVIA, may be defined as follows:

Table 1.10 Description of the classifications of Visual Effects

| Importance      | Description                                                                                                                                                   |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Imperceptible   | An effect which may be capable of measurement but is without important consequences.                                                                          |
| Slight          | An effect which causes few noticeable changes in the character of the environment but without important consequences.                                         |
| Moderate-Slight | An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.                                            |
| Moderate        | An effect that alters the character of the environment in a manner that is consistent with the visual context and with existing and emerging baseline trends. |

|               |                                                                                                                            |
|---------------|----------------------------------------------------------------------------------------------------------------------------|
| High-Moderate | An effect which, by its character, magnitude, duration or intensity, alters a sensitive aspect of the environment.         |
| High          | An effect which, by its character, magnitude, duration or intensity, alters most of a sensitive aspect of the environment. |
| Profound      | An effect which obliterates sensitive characteristics.                                                                     |

#### 1.2.3.5 *The Use of Photomontages and the Selection of Viewpoints*

The primary method adopted for the assessment of visual effects relies largely on a comparative visual technique, whereby accurate verified views (photomontages), incorporating the proposed development are compared to the existing corresponding baseline photograph so that an assessment of effects can be made. These 'before' and 'after' images are prepared for each of the selected viewpoints.

The selection of viewpoints has been carried out in accordance with the 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA), prepared by the Landscape Institute and the Institute of Environmental Assessment, published by Routledge, 3rd Edition 2013. The guidance on viewpoint selection and baseline photography requires that the proposed development is considered in context and that photomontages used to illustrate the proposed development include sufficient landscape context for proper assessment. In accordance with the GLVIA guidance, views are selected from the public realm, in this case, that is from public roads and public open spaces. The parent views were agreed with Dublin City Council. The potential for views was considered following desktop analysis and reconnaissance of the environs, resulting in views from a radius of approx. 1 km from site 5 being selected. Practical choices have to be made regarding the viewpoints which are most likely to illustrate the greatest maximum impact. This resulted in the selection of the original 16 views submitted in the parent LVIA (Oct 2023), which are representative of the landscape context and the Phase 1 proposed development site. A total of 11 views (numbered 1-9 & 12-13) have been selected for this Phase 3 LVIA, from the same viewpoints as the original except for views 6 and 12 which have been adjusted to focus more directly in Phase 3. The views that have been omitted (view no.s 10 & 11, and 14-16 are not considered relevant to this LVIA as they do not show the site in question or are at such a distance and screened as to be imperceptible. The views range from approx. 500m to 20m distant from the site. The photomontages are prepared by GNET3D Ltd, experienced specialists, to a specific detailed methodology to ensure accuracy. The adopted methodology for the preparation of photomontages is described by the photomontage specialist in the A3 document of photomontages (verified views) submitted with the planning application. The timescale of the project allowed for winter and summer views to be assessed as best practice and in the interest of thorough evaluation of the visual effects.

In recognition of the potential sensitivities of this location and to enable a full and detailed assessment of the development proposal, a total of 11 views were selected for photomontage preparation. Figure 1.14 below illustrates the location of viewpoints selected for assessment and for which photomontages are included in the separate A3 document prepared by GNET3D Ltd, submitted with the Phase 3 planning application.

### 1.2.4 Quality and Timescale

#### 1.2.4.1 *Quality of Effects (Landscape and Visual)*

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

#### *1.2.4.2 Duration of Effects (Landscape and Visual)*

The duration of effects is another aspect of assessment needing consideration. Effects may range from temporary to permanent. The temporary/short term effects during the construction of the proposed development are also considered in this assessment. The categorisation of effect duration outlined in the EPA 'Guidelines on the information to be contained in Environmental Impact Assessment Reports' 2022, (Section 3.7 Assessment of Effects), is used for this assessment, whereby effects arising from the proposed development may be considered in terms of duration as follows:

- Temporary: Effects lasting less than one year
- Short-term: Effects lasting one to seven years
- Medium-term: Effects lasting seven to fifteen years
- Long-term: Effects lasting fifteen to sixty years
- Permanent: Effects lasting over sixty years

### **1.3 Baseline Environment**

#### **1.3.1 Receiving Environment – Policy Context: Dublin City Development Plan**

##### *1.3.1.1 Planning context*

The Dublin City Development Plan 2022-2028 sets out policies and objectives for the city. Chapter 10 contains specific landscape-related policies and objectives under the heading of Green Infrastructure and Recreation. These include Policies specifically relevant to: Green Infrastructure including Ecosystem Services; Biodiversity; Landscape; Parks and Open Spaces; Rivers and Canals; the Coast and Dublin Bay; Urban Forest; and Sports, Recreation and Play.

Chapter 13 sets out Strategic Development Regeneration Areas (SDRA), with SDRA 4 Park West/Cherry Orchard identifying Sites 4 & 5 of the development plan for this project, noting the drive in development of the area which stalled at the time of the economic downturn, leaving many vacant sites, including the subject site. Site 5 is the location for Phase 3 of the Cherry Orchard Point Development.

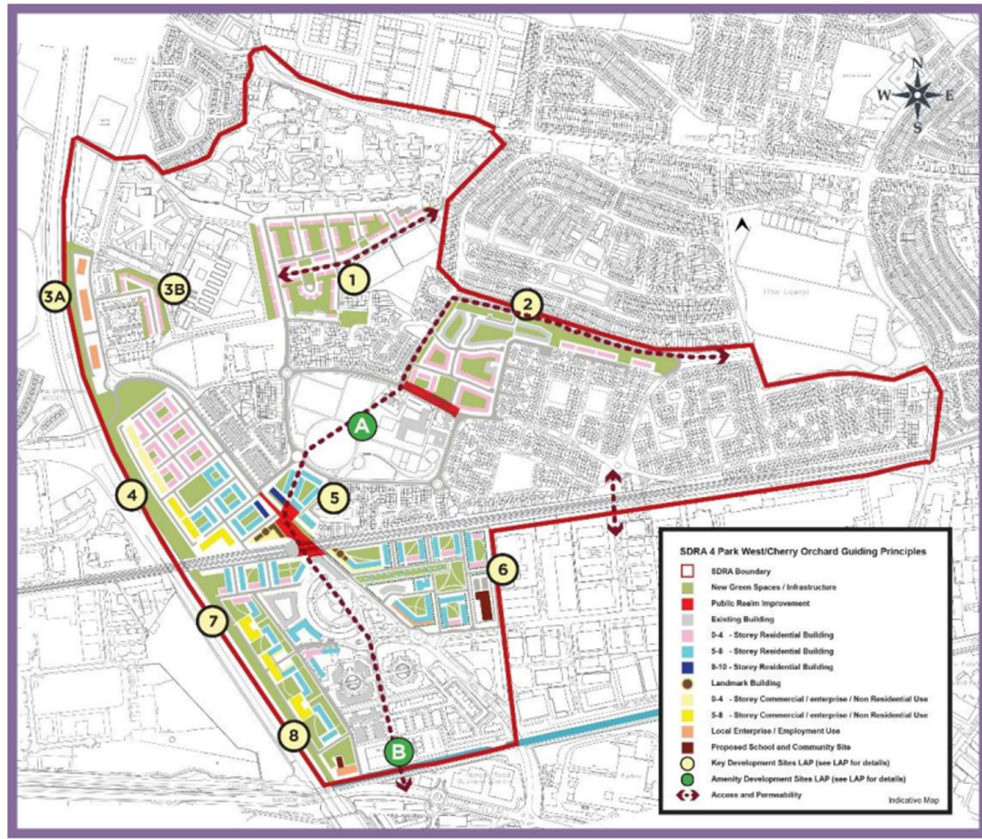


Figure 1.2 Extract of the SDRA4 Park West/Cherry Orchard 'Guiding Principles' map.

The SDRA4 identifies guiding principles of the area, including an adjacent landmark building to the south-east of the railway station. It also advocates a landmark building to the north of the railway station on the site, as well as varying heights for residential buildings from 0-4, 5-8 and 9-10 storeys on the site, as well commercial buildings to 8 storeys. It is based on the earlier Park West and Cherry Orchard Local Area plan dating from 2019 which also addresses urban planning, compact cities, climate change resilience, and green infrastructure issues. This in turn is underpinned by national and regional policies such as:

- National Planning Framework: First Revision, April 2025
- National Adaption Framework: Planning for a Climate Resilient Ireland 2018
- Climate Action Plan 2025
- National Sustainable Mobility Policy (2022)
- Regional Spatial and Economic Strategy (RSES) 2019-2031
- Greater Dublin Area Transport Strategy 2022–2042 Dublin City Development Plan 2016-2022 (superseded by CDP 2022-2028 and incl. SDRA4)
- Dublin City Biodiversity Action Plan 2021 – 2025
- National Biodiversity Action Plan 2023–2030
- Dublin City Local Economic and Community Plan (LECP)
- “Making Cherry Orchard Better” Area Action Plan 2017

#### 1.3.1.2 Zoning

The proposed development is located within the lands covered by the Park West and Cherry Orchard Local Area Plan 2019 and the CDP Land-Use Zoning refers back to the Strategic Development

Regeneration Areas (SDRA), with SDRA 4 Park West/Cherry Orchard identifying Sites 4 & 5 of the development plan for this project.

#### 1.3.1.3 Protected Spaces

There are no protected spaces in the vicinity of the site. However, the development objectives in the Park West and Cherry Orchard LAP 2019 indicate that the townland boundaries should be retained where feasible, along with the green buffer along the M50 corridor as follows:

- The residential quarter shall include provision of a new neighbourhood park linking into the overall Green Strategy for the LAP. Where feasible, retention of planting to old field boundaries will be encouraged.
- A green buffer zone shall be accommodated along the boundary with the M50 as part of a green corridor. Existing green infrastructure in the form of mature trees and hedgerows shall be retained and incorporated into landscape proposals for the central open space to be provided within the residential development area of the site, and the open space located at the northern end of the site.

Neither townland boundaries or buffer planting exists on Site 5 (Phase 3).

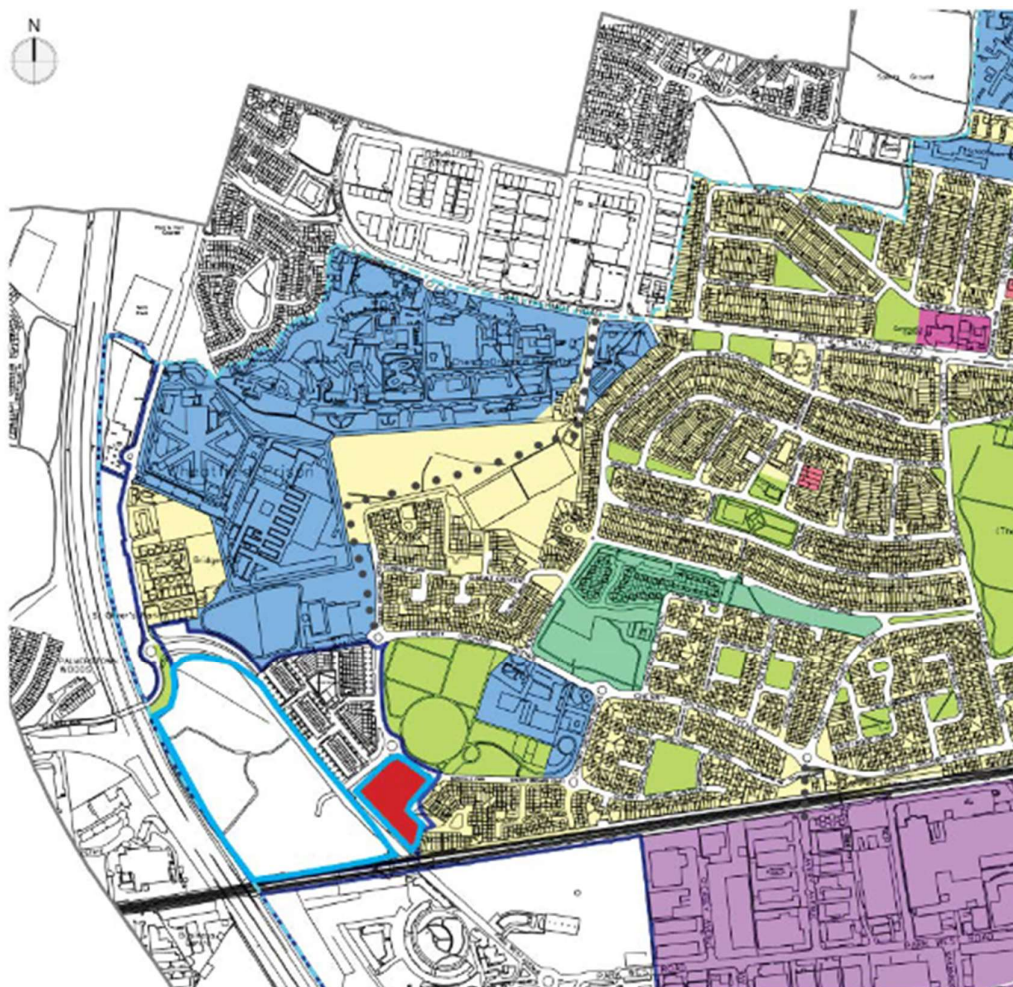


Figure 1.3 Extract from Dublin City Development Plan 2022-2028. Areas within the city boundary to the east of the M50 are part of the SDRA4. (Site mark-up in red courtesy of VDA and CCK architects)

#### 1.3.1.4 Views

There are no protected views in the vicinity of the site.

#### *1.3.1.5 Built Heritage*

There are no conservation areas or protected structures in the vicinity of the site.

### **1.3.2 Receiving Environment – Site Character**

#### *1.3.2.1 Introduction*

The site 5 parcel (Phase 3) is part of a development plan site within the Park West Cherry Orchard Local Area Plan. It is currently a brownfield site of approx. 1.72 ha within the broader parcels of land that form the development plan, of which Phases 1 & 2 to the southern end have a grants of permission (planning ref ABP-318607-23 and Part X (Section 175) Planning Application for a Proposed Residential Development at Cherry Orchard, Dublin 10 respectively) and are both under construction. Phase 3 is located to the northeast of Cherry Orchard railway station and to the southwest of Cherry Orchard Park. This park is currently subject of a DCC Part 8 consultation on upgrades to the amenities, including a running track facility, and perimeter streetscapes. The site is defined on its southwestern by Park West Avenue, to the northwest is a residential area, Cedar Brook Way, to the southeast Barnville Park residential area, and to the northeast Cherry Orchard Park open space. Phases 1 & 2 are under construction, including alterations to the road connection between Park West Avenue and Cherry Orchard Park.

#### *1.3.2.2 Physical context – land use, topography and vegetation*

The broader landscape setting is of the long-established Cherry Orchard residential area to the east, consisting of two-storey terraced housing forming a ring around Cherry Orchard Park. In between, Cedarbrook is a more recent residential development of 2-4 storey apartments. To the south, beyond the railway station, are the Academy, Crescent and Concert buildings which are residential and commercial. A vacant site sits between the Academy building, and another vacant site is on the eastern side of Park West Avenue to the south of the railway line. The site 5 in discussion therefore forms another development site in a series of sites to the west of Cherry Orchard.

Site 5 consists of rough ground and emerging vegetation on top of spoil, secured by a high palisade fence.

The land is rough and undulating given that it contains spoil heaps, however the base level of natural ground is relatively flat.

There are no water courses on the site.



*Figure 1.4 A view across Cherry Orchard Park, with a swale in the foreground, and horses grazing on pitches beyond. The view shows two storey housing to the right, punctuated by taller buildings with Wheatfield prison in the middle distance, and Cedarbrook to the*



*Figure 1.5 View of the southern boundary, railway cutting and Cherry Orchard railway station, with the Concert and Crescent buildings in the background.*



*Figure 1.6 view from Barnville looking northwards with Site 5 on the left and Cherry Orchard Park on the right. Phase 1 of the Cherry Orchard Point Development can be seen under construction in the middle distance.*



*Figure 1.7 This view is taken from close to the junction of Barnville and Cedarbrook Way looking southwards. Site 5 is on the right, and the railings of Cherry Orchard Park are on the left. The roadworks in the foreground are associated with Cherry Orchard Point Phase 1. The site under construction in the middle distance is the LDA scheme Park West Pointe.*



Figure 1.8 Dublin City Council Part 8 Consultation Image of upgrades to Cherry Orchard Park, including a running track. (Image courtesy of DCC)



Figure 1.9 Dublin City Council Part 8 Consultation Image of upgrades to Cherry Orchard Park, showing the upgraded streetscape proposal at Barnville (Image courtesy of DCC)

### 1.3.3 Views and Visual Amenity

The visual quality of the site is low, as it is a now a site of spoil heaps with rough vegetation surrounded by a security fence. However, the adjacent area of Cherry Orchard Park is maturing as a public green space and is subject of an upgrade scheme that is currently under Part 8 consultation. The Cedarbrook residential scheme presents an active residential edge with maturing tree planting and vegetation that is a positive visual amenity. The streetscape and public space around Barnville Park appear neglected and will be partially upgraded as part of the Cherry Orchard Park scheme.

### 1.3.4 Summary of Landscape Characteristics and Values

#### 1.3.4.1 Introduction

The design for the proposed development is outlined in the consultants' submitted planning drawings and reports. The Architectural Design Report, prepared by VDA Architects, contains a full description of the development, including the design rationale, and materials proposed.

The Landscape Design Report prepared by Mitchell + Associates describes the proposed landscape strategy and design for the scheme. These are all included separately with the submission. documents.

### 1.3.5 Project Description

#### 1.3.5.1 *Proposed Scheme Design*

The proposed development will consist of the construction of a residential led mixed-use scheme containing 312no. residential apartments comprising 244no. cost rental and 68no. social units, 8no. local retail and commercial units, landscaped public and communal open space. The proposed development includes a new principal access via Barnville Park to the south, providing entry to an internal undercroft parking court, upgraded pedestrian and cycle footpaths, Barnville link connecting the Park West Avenue and Cherry Orchard railway station and all associated site and development works. The proposed development represents Phase 3 of the overall planned development at Cherry Orchard Point scheme for Development Sites 4 and 5 of the LAP lands. Phase 1 of the overall planned development was granted permission in July 2024 (ACP Case Ref: 318607-23) and Phase 2 was granted in September 2025 (ACP Case Ref: 321931-25). The proposed development comprises the works to be undertaken on Site 5: Barnville, which forms the subject of this planning application.

The proposed development (Total GFA of c. 28413 sq.m) involves construction of 312no. residential apartments (c. 24556 sq.m), across 7 core blocks consisting of 4 to 10 floors, comprising 16no. studio units, 146no. one-bed units, 139no. two-bed units (15no. two-bed three-person and 124no. two-bed four person), 9 no. 3-bed units (9no. three-bed five-person) and 2no. 4-bed units (2no. four-bed seven-person) together with 8no. Local Retail and Commercial units (c. 1441 sq.m GFA), and all ancillary and sundry accommodation (c. 2,416sq.m total GFA). The proposed development also includes the provision of landscaped public open spaces of c.1691 sq.m. and Communal open space of c. 2390 sq.m. The communal open space has been designed to provide a high-quality amenity area, incorporating a community garden with seating, play and fitness facilities, and associated landscaping. The scheme also provides private open space for all residential units.

The proposed development will involve the provision of car parking (including accessible and EV car parking spaces), car sharing spaces, bicycle parking spaces, motorbike spaces and loading bays. The scheme includes a Barnville link to the south of the site connecting Barnville Park with Park West Avenue and providing direct pedestrian access to the railway station, along with overall 4no. pedestrian crossing points connecting Park West Avenue, Barnville Park and New Cherry Orchard Park.

The development will also provide for all associated ancillary site development infrastructure including site clearance, boundary treatment, associated public lighting, internal roads and pathways, substations, switch room, water tank rooms, storage room, meter room, sprinkler tank room, bin storage, bicycle stores, hard and soft landscaping, play equipment, boundary walls, attenuation area, green and blue roof systems, photovoltaic panels and all associated works and infrastructure to facilitate the development including connection to foul and surface water drainage and water supply.

Please refer to the statutory notices for full and complete description of the proposed development.

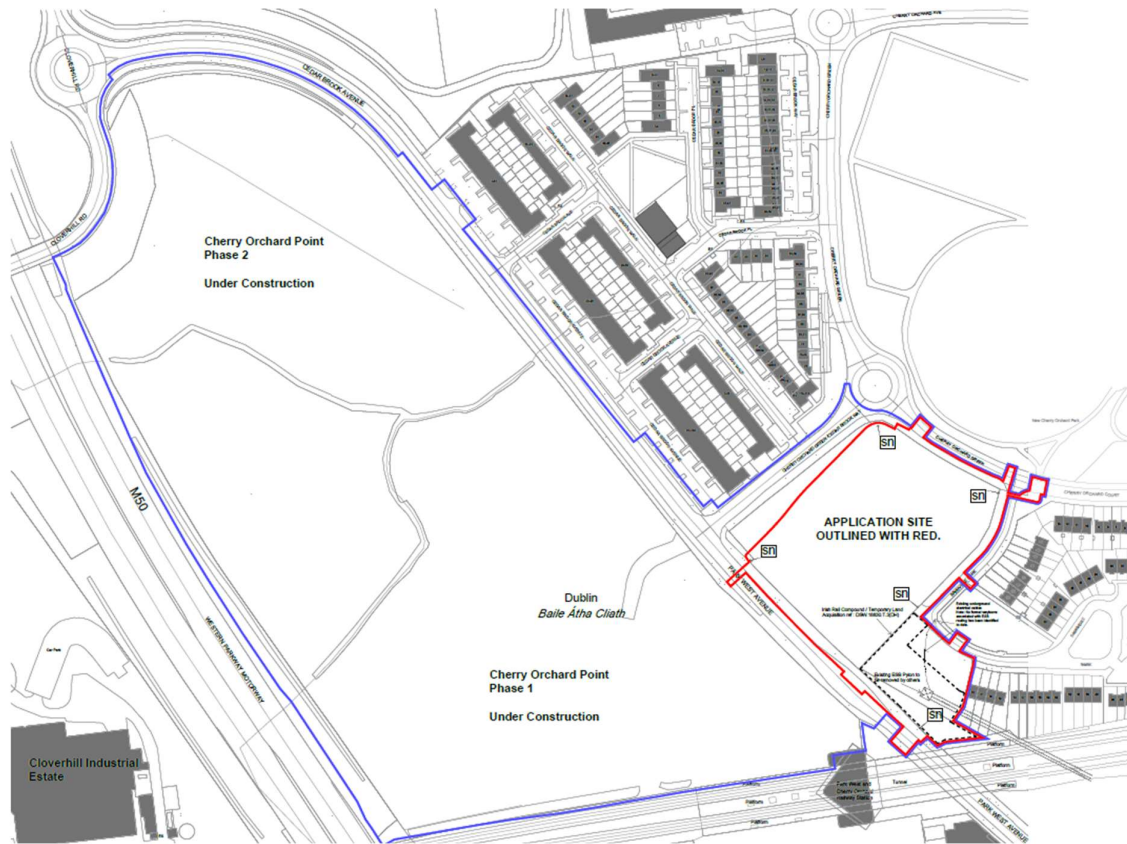


Figure 1.10 Extract of site location plan (courtesy of VDA)

The Phase 3 scheme concludes the eastern site development of Site 5.



Figure 1.11 Aerial diagram of the development plan for the site (courtesy vDA & CCK Architects)

The open space is structured in a way to have passive supervision over a series of amenities incidental and free play and linking to the linear open space of Phase 1 and on to Phase 2. This hierarchy of linked spaces responds to the ambitions of the Park West and Cherry Orchard Local Area Plan in relation to Green Infrastructure. It supports biodiversity and climate change resilience through its retention and creation of habitats and inclusion of nature-based drainage systems that ultimately link to groundwater or the river Camac. Phase 3 consists of public open space along Cedarbrook Way and Barnville Park, and a green link and ramped and stepped access from the railway station to Barnville Park. Its communal open space is within the courtyard.

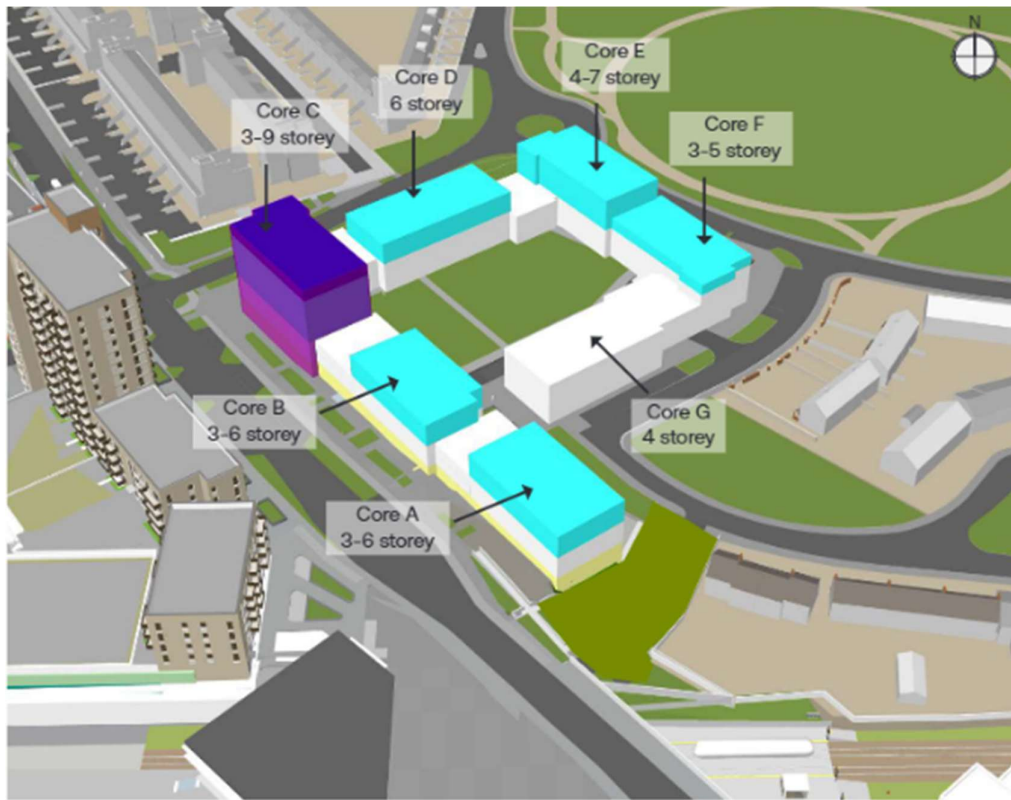


Figure 1.12 Site 5 proposed heights diagram (courtesy vDA & CCK)



Figure 1.13 View of the proposed scheme at the corner of Park West Avenue and Cedarbrook Way. (courtesy vDA & CCK Architects)

## 1.4 Predicted Impacts

### 1.4.1.1 Introduction

A proposed development such as this has the potential to impact upon the landscape and visual aspects of the existing environment in a number of ways, at both construction and operational stages. Effects can be short or long term; temporary or permanent. The purpose of this section of the report is to outline and describe the potential effects of such proposed development; upon the visual and landscape aspects of the immediate area, and further afield, where relevant.

### 1.4.1.2 Construction Phase

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

- Site preparation works and operations;
- Site excavations and earthworks;
- Site infrastructure and vehicular access;
- Materials storage, spoil heaps etc;
- Construction traffic, dust and other emissions;
- Temporary fencing/hoardings, site lighting and site buildings (including office accommodation);
- Cranes and scaffolding;

Where trees are to be felled, or hedgerows cleared, these impacts will be permanent, however any proposed new planting will offset such effects, increasingly so as the proposed development matures.

### 1.4.1.3 Operational Phase

The designed scheme seeks to consolidate a key part of the urban plan and harmonise and integrate the development within the existing landscape and the broader urban environment, in line with the Dublin City Development Plan 2022-2028, the Park West and Cherry Orchard LAP, and associated policies and objectives. It must do this whilst adhering to national planning policy which seeks the densification and the provision of increased height on appropriate urban sites. The design rationale and detail employed seeks to mitigate potential negative effects on the landscape character and visual amenity of the area by:

- Establishing an integrated relationship between the proposed development and surrounding buildings, infrastructure, green infrastructure and permeability, and the broader urban landscape beyond, incorporating aspects of current and emerging trends in built-form, scale, texturing, colour and materials.
- The insertion, positioning and detailed modelling of the buildings, in order to assist in the appropriate visual assimilation of their mass.
- Appropriate architectural detailing to assist in the integration of the external building facades – including the modulation of openings and fenestration.
- Rationalisation of all services elements and any other potential visual clutter and its incorporation internally within building envelopes (as far as practically possible).
- Simplification and rationalisation of the proposed roof lines.
- Use of appropriate materials in the architectural expression of the buildings. In this instance, brick is used in the facades across the scheme, with variation in colour, pattern, texture and tone occurring in the individual character areas or emphasising specific parts of facades. This approach reinforces the articulation of the massing of the blocks, as well as lending importance and interest to specific areas.
- The provision of community uses within the development, including public open space.
- Sustainable approach to drainage and enhancement of biodiversity.

- Detailing in the architectural and landscape design to mitigate wind and shadow effects to create positive microclimates.
- Comprehensive planting of vegetation, particularly trees to ground the scheme in the landscape and provide amenity, habitat, shelter and screening.
- Implementation of maintenance and management of buildings, infrastructure and vegetation.

In terms of potential visual impacts, whilst the proposed scheme is not uncharacteristic within the broader context, there is a clear change of scale between the existing brownfield site, the adjacent existing housing and what is proposed. Sensitivities may well be somewhat mitigated by the degraded nature of the site and the anticipation of new homes and infrastructure. The quality of the proposed buildings and their setting offer a coherent and vibrant completion of this quarter. The potential for a measure of visual impact, experienced by people visiting, living in, or using these areas, is therefore reasonably high. The selected viewpoints for the preparation of photomontages takes this into account by taking views from corresponding locations.

The design rationale adopted and the architectural and landscape architectural approach to the design of the proposed scheme and the details employed, seek to respond to such issues and to mitigate negative effects on both the broader landscape character and visual amenity of the area.

## 1.5 Predicted Landscape Effects

### 1.5.1.1 Introduction

In assessing landscape and visual effects, there are two main inter-related aspects to be addressed in considering the impact of the development proposals:

- The landscape as a resource and landscape character – these relate primarily to the landscape's physical components, which may include topography; vegetation; built elements etc, and how they translate into the perceived character of the existing landscape of the site in its context. This will include assessment of the effects of the proposed development on the social and cultural amenity aspects of landscape. The predicted landscape effects are outlined below.
- The visual amenity and the proposed views of the development, relative to the existing site and the associated impact on the visual environment and on visual amenity. These are outlined in below.

The effects of each are assessed for the Operational Phase of the proposed development, in accordance with the methodology for each, as set out below, and a qualitative value is included. The duration of effects is also assessed below, and the Construction Phase effects are considered and assessed below. The cumulative effects caused by the proposed development when considered in conjunction with other proposed developments of the same or different types, are assessed in below.

### 1.5.1.2 Duration of effects

The duration of effects is determined by the life of the proposed development, as tempered by any mitigating effect of the maturing designed landscape which is proposed as an integral part of the development. In this case the development may have an expected/design life of up to 60 years or beyond. Effects on both landscape character and visual amenity during the Operational Phase of the proposed development are therefore deemed to be of **long-term or permanent** duration in this instance. Construction Phase effects are of much shorter duration and are considered below.

### 1.5.1.3 Construction Phase Effects

Initially the erection of site hoarding and hedgerow/ tree protection measures will be completed, site access points established, and site accommodation units placed. Early in the construction period, demolitions, surface/topsoil stripping, vegetation removal and the required excavations for the construction of building foundations will commence. The erection of cranes and/or scaffolding as

appropriate will take place and temporary site lighting will be established. Removal and/or storage of excavated materials from site and the delivery of construction materials will generate increased traffic within, to and from the site. As construction progresses over the construction period, impacts will vary with the on-going business of construction, delivery and storage of materials, the erection of the buildings, etc. Mitigation measures have been proposed to minimise the impact of the construction works on the site environs and generally where this occurs, they are effective in limiting construction phase effects.

The landscape and visual effects of these changes are most likely to be experienced as adverse or negative effects by adjacent residents and users of Park West Avenue, Barnville Park and Cedarbrook Way.

Generally, landscape and visual effects during the Construction Phase are likely to vary from **slight and neutral** to **moderate and negative**, depending on the stage of construction, and the intensity of site activity. The construction impacts will be of **short-term** duration.

#### *1.5.1.4 Operational Phase - Landscape Effects*

The landscape of the site currently has a rather degraded nature and appearance. The poor quality across the site represents a neglect through lack of impetus in developing the site dating since the most recent economic downturn. The proposed new buildings, infrastructure and its associated landscape provide an appropriate contemporary and designed solution for the area which fits with the longer-term aspiration as expressed in its development plan and the Local Area Plan. The resultant proposed scheme is not uncharacteristic within the context of this and similar parts of the city close to transport hubs. The design for the proposed development is a well-considered, high-quality scheme which is appropriate to the area and includes both design and specific mitigation measures that successfully address localised potential adverse landscape impacts. It also creates a number of landscape, and public realm improvements with positive attributes and which, with the appropriate future maintenance and management will further improve as the scheme and its community mature over time.

#### *1.5.1.5 Landscape Sensitivity*

The existing site is a degraded brownfield site of spoil heaps. It has no landscape designations or policies which protect its status. In light of its current condition and the contrast this represents with its surroundings, it is not considered sensitive to change. Overall, the sensitivity of the landscape subject to change, is assessed to be **low**.

#### *1.5.1.6 Magnitude of change*

The scale of change proposed may be considered substantial in terms of the quantum of development and building height proposed. The proposed changes are from a degraded brownfield site to a new residential quarter, and associated improvements in scale and character to the adjacent streetscapes. The magnitude of change is assessed as **high**.

#### *1.5.1.7 Landscape effects*

It is important to note that the proposed development is located on lands on the urban periphery which are zoned for the proposed type of residential and mixed-use development. The regeneration of degraded lands for higher density residential and mixed use is an ongoing trend in this landscape context. The poor quality of the site and environs is assessed as a low landscape sensitivity.

The proposed development has been designed to introduce a consolidated urban quarter and greater connectivity to and through the site by way of the integration with the existing and proposed network of routes in the area, taking into account Phase 1 of the development plan, and in respect of the Local Area Plan. The magnitude of change in this context is assessed as high. Landscape effects created by such new development on this compartmentalised site are relatively localised and will not be notably evident in the wider landscape.

The assessment is based on the methodology including corresponding tables contained earlier in the report under 2.2. The landscape effect resulting from a low landscape sensitivity, and a high magnitude

of change, is **moderate**; the predicted effects are not significant. Qualitatively the landscape effect is **positive**.

## 1.5.2 Visual Effects

### 1.5.2.1 Operational Phase - Visual Effects

The assessment of visual effects, using comparative 'before' and 'after' photomontages assists in identifying the nature and magnitude of the proposed change on the visual environment. The value placed on these is inevitably influenced by the perceptions of the receptor and what they are engaged in at the time. The visual effects of the proposed development will primarily be felt by residents who live nearby, in this case, to the east of the site. In these cases, the effects of the development are experienced by people near to the site, where the effect is potentially greater and is frequently recurring. Views from a distance tend to occupy smaller portions of the field of view and there are many more competing elements within the view – this creates a diluting effect. It should also be remembered that the visual qualities of a place contribute significantly to its character and these create a large proportion of one's memory of a place – this is particularly so for say, visitors whose experience is often fleeting.

The photomontages are important in illustrating the effects of the proposed scheme from the more sensitive viewpoints. In this instance, they also serve to support and illustrate an aspect of the assessment of effects on landscape character. It is important to remember that whilst photomontages are a useful tool in illustrating comparative visual impact, they are recognised as having their limitations. The guidelines for their use in assessment clearly advocate their use in the context of a site visit to the viewpoint locations and point out that photomontages alone should not be expected to capture or reflect the complexity underlying the full visual experience (refer to the GLVIA, 3rd Edition).

In general, the changes to the visual environment created by this proposed development will produce noticeable visual effects upon a range of receptors that are considered **moderate**, where visible, in the context of the LAP and the local developments that it is driving. The predicted effects therefore are not significant. The definition of moderate in the EPA Guidelines is *An effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends*. The illustrated views are a representative selection of views from around Site 5, which are considered potentially the most sensitive, taken from public streets and open space where local residents, workers and visitors are most likely to encounter the scheme on a regular basis. In accordance with the guidelines they are also selected in order to provide sufficient landscape context to be able to properly assess the nature and scale of the effect.

Because the expected life of the proposed development is up to 60 years or beyond, the duration of predicted visual effects for all views is assessed as **long term or permanent** - as is the case for predicted landscape effects.

### 1.5.2.2 Assessment of views

A total of 11 viewpoints has been selected for which photomontages (verified views) have been prepared - these are included in the submission documents, within a separate A3 report prepared by GNET3D Ltd. The locations are illustrated in Figure 1.14 below. They illustrate the visual effect of the proposed development on the selected views taken from the surrounding landscape. The adjacent sites of Phase 1 & 2 are under construction, and are therefore rapidly changing. The baseline summer and winter views were taken originally for the parent LVIA. The amended view locations 6 & 12 were taken in March and August 2026.



Figure 1.14 Map showing view locations (courtesy GNET)

The assessment of the visual effects of the proposed development from these viewpoints is provided as follows:

#### 1.5.2.2.1 View 1

##### 1.5.2.2.1.1 Existing View 1

This is a view from the Cloverhill Road bridge over the M50. It is close to the northern end of the development plan site looking south eastwards in the direction of Park West Cherry Orchard railway station. It is looking through the protective mesh fence on the bridge. The foreground consists of the degraded greenfield site and scrub vegetation (which is now the Phase 2 construction site), and tree screening and acoustic barrier to the M50 motorway. In the distance to the left is the Cedarbrook development, and to the right are the apartment buildings of the development to the south of the railway station at Park West. The sensitivity is low.

##### 1.5.2.2.1.2 Proposed View

The proposed view shows the Phase 3 scheme in the distance partially behind the Cedarbrook Way development, and rising to the centre of the view with the tallest block. The arrangement of the massing of the blocks, with the central higher corner building is distinct, as is the variation of colour in the brick facades. The pale brick facades change to a deeper coloured brick, emphasising the tallest building of the scheme. At this distance the fenestration and balconies are visible, giving scale to the buildings. It is notable that no plant is visible at roof level, creating a clean stepped roofline. There is a sense of the merging of scale of the proposed buildings with the scale of the existing apartment developments to the south of the railway line. The magnitude of change is high.

##### 1.5.2.2.1.3 Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **neutral**.

#### 1.5.2.2.2 View 2

##### 1.5.2.2.2.1 Existing View 2

This is a view looking southwards towards the site from close to the junction of Park West Avenue and Cloverhill Road. The view is directly of the galvanised palisade security fence to the site. There is a similar fence on the left-hand side of Park West Avenue as it sweeps around the corner towards the Cedarbrook residential blocks. The scale Cedarbrook gives a welcome definition to the alignment of Park West Avenue in an otherwise poor-quality setting defined by road infrastructure and palisade fencing. The sensitivity is low.

##### 1.5.2.2.2.2 Proposed view 2

The proposed view shows the Phase 3 scheme in the distance, partially behind the Cedarbrook development. The massing of the blocks is visible at this distance. The corner block is distinctive in this view as the tallest building, emphasised by its darker brick tone. The magnitude of change is high.

##### 1.5.2.2.2.3 Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **neutral**.

#### 1.5.2.2.3 View 3

This is a view looking south-westwards across Cherry Orchard Park. The foreground is a raised grass plain. The railway station can be seen to the far left of the image, and Cedarbrook is visible through winter trees on the right. Between them lies the site, with some glimpses of road infrastructure and the high voltage pylon that is to the south west of the site. Site 5 is in the middle distance, and can be discerned by the security fence and rough ground. The sensitivity is low.

##### 1.5.2.2.3.1 Proposed View

The proposed view shows the proposed development addressing Cherry Orchard Park, stepping down from 7 storeys to 3 storeys to the left side of the image. The view is truncated to the left, as the focus is on the gap of Cedarbrook Way. The 10 storey block is also visible as it addresses Cedarbrook Way and Parkwest Avenue. The change in scale of the proposed development in this context, without the rest of the development plan for Cherry Orchard Point is noticeable, especially in relation to the Cedarbrook Way apartments. However, the lower middle block opposite the Cedarbrook Way apartments is of note. The magnitude of change is high.

##### 1.5.2.2.3.2 Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **neutral**.

#### 1.5.2.2.4 View 4

##### 1.5.2.2.4.1 Existing View 4

This is a view from Cherry Orchard Court, which is adjacent to the Cherry Orchard Park, looking westwards towards the site. This view along the street shows two storey red brick and render terraced houses to the left, looking across to Cherry Orchard Park on the right. The park is defined by a green fence on a plinth wall. Cedarbrook Way is seen in the distance. The street has no tree planting, but maturing trees are within the park boundary. The sensitivity is low.

##### 1.5.2.2.4.2 Proposed view 4

The proposed view shows the Phase 3 scheme terminating the end of the view along the street. The massing of the blocks is clear, stepping up from the existing two storey residences of Barnville Park to address Cherry Orchard Park. The taller block which addresses Parkwest Avenue can also be seen rising above the rest of the scheme. Variation in height, and stepping back of blocks as well as the façade treatment of brick tones are employed to break up the massing. The magnitude of change is high.

##### 1.5.2.2.4.3 Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **neutral**.

#### 1.5.2.2.5 View 5

##### 1.5.2.2.5.1 Existing View 5

This is a view along the same street as View 4, now called Barnville Park, but some 150m closer to the site. The existing two storey housing of Barnville Park are visible on the left. Site 5, which forms part of the overall development plan is more visible with its security fence and spoil heaps with rough grass. The Cedarbrook development is also more visible to the right. The two-storey red brick and render houses are to the left. The sensitivity is low.

##### 1.5.2.2.5.2 Proposed view 5

The proposed view shows the scheme addressing Cherry Orchard Park with the apartments of Cedarbrook Way in the background to the right. The massing of the proposed blocks steps up from the left, where they address the existing two storey houses of Barnville Park. Similar to other views, the stepping back and the changes in block height assist with the massing of the scheme, supported by the simple language of tones of brick giving emphasis to different blocks. The magnitude of change is high.

##### 1.5.2.2.5.3 Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **neutral**.

#### 1.5.2.2.6 View 6

##### 1.5.2.2.6.1 Existing View 6

This is a view from the front of the Park West Cherry Orchard railway station looking northwards towards the site. The open and unfinished streetscape lacks a civic quality and demonstrates the stall in the development in the area. There is unregulated parking on the edge of the station's plaza. The cranes to the left are associated with the Phase 1 development which begins to suggest the context for Phase 3. The sensitivity is low.

##### 1.5.2.2.6.2 Proposed view 6

The proposed view shows the Phase 3 scheme forming a well-defined streetscape on Park West Avenue formed by three blocks (with set-backs). The fenestration and balconies to the southern façade emphasise the sense of the Barnville Link pedestrian route to the right. As the scheme slopes down from the railway bridge, the end block rises, forming the corner with Cedarbrook Way and Park West Avenue. The summer view shows the most recent context of the Phase 1 development being built on the left-hand side of Park West Avenue. The magnitude of change is high.

##### 1.5.2.2.6.3 Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **positive**.

#### 1.5.2.2.7 View 7

##### 1.5.2.2.7.1 Existing View 7

This is a view from south of Park West Cherry Orchard railway station along Park West Avenue close to the roundabout junction with Park West Road. The view is looking northwards towards the site. The Park West area is typical of many mixed-use business zones in that there are large swathes of grass that represent constraints in infrastructure (note the pylon for high voltage cables to the left); signage and artwork that are needed to generate a sense of place and reinforce wayfinding; and buildings of individual styles. There is a sense of the road corridors not being fully developed, as sites have yet to be completed, but the maturing tree planting assists in giving character and structure. The sensitivity is medium.

##### 1.5.2.2.7.2 Proposed View 7

The proposed view in winter illustrates the Phase 3 scheme at the end of the vista along Park West Avenue. Of note the visibility of the gable of the southern block lends definition and the anticipation of a destination to the scene. In summer, the trees in this specific view is obscure much of the view towards the site. The magnitude of change is medium.

#### 1.5.2.2.7.3 Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **positive**.

#### 1.5.2.2.8 View 8

This is a view taken from the bridge over the Grand Canal on Park West Avenue looking towards the site. The view illustrates the green infrastructure corridor links of the Grand Canal joining and the planted road corridor of Park West Avenue. The tall office block in the view signals the Park West office campus, and its massing is emphasised by the use of brick and glass on the façade which reduces its visual bulk and make it appear slender. That is a similar design technique to buildings in the proposed development. The sensitivity is medium.

##### 1.5.2.2.8.1 Proposed view

The proposed scheme is outlined in red – it is not visible from this location. The magnitude of change is imperceptible. This demonstrates the limits of visibility of the proposed scheme.

##### 1.5.2.2.8.2 Visual Effect;

The visual effect of the proposed development in this view is assessed as **imperceptible**.

#### 1.5.2.2.9 View 9

##### 1.5.2.2.9.1 Existing View 9

This is a view taken from the bridge over the railway on Cloverhill Road, to the west of the site looking eastwards. The view looks towards a commercial warehouse which is part of the Clover Hill Industrial Estate. The railway corridor leading to Cherry Orchard Railway station can be seen to the right. High voltage overhead cables cross between two pylons in the view. The scene is of large infrastructure and light industry. The sensitivity is low.

##### 1.5.2.2.9.2 Proposed view 9

The proposed view shows the Phase 3 scheme as a red line outline as it cannot be seen through the buildings in the foreground. The magnitude of change is imperceptible. This demonstrates the limits of visibility of the proposed scheme.

##### 1.5.2.2.9.3 Visual Effect;

The visual effect of the proposed development in this view is assessed as **imperceptible**.

(Views 10 & 11 of the parent scheme are omitted as they are taken further to the north of site 5 with less likelihood of visibility than views 8 & 9 above.)

#### 1.5.2.2.10 View 12

##### 1.5.2.2.10.1 Existing View 12

This is a view adjacent to the site looking southwards towards the railway station along Park West Avenue. In the winter view, an imposing galvanised palisade fence runs the length of the site on the left with the Phase 1 cranes rising to the right. The summer view shows the construction of the Phase 1 scheme more advanced as it was taken more recently than the winter view. The residential scheme of Cedarbrook is partially visible beyond trees on the left in winter and even less visible in summer. In the distance, the buildings of the Academy can be seen behind the railway station. The street appears as an uncomfortable place for cyclists and pedestrians, despite the cycle track, given the width of the road and the scale of the space and with little visible passive supervision. The sensitivity is low.

##### 1.5.2.2.10.2 Proposed View 12

The proposed view shows the norther gable of the corner block to Cedarbrook Way and Park West Avenue. The taller section is emphasised by the darker tone of brick suggesting a more slender tower. The summer view gives an indication of the context with Phase 1 as the adjacent site is under construction. The magnitude of change is high.

##### 1.5.2.2.10.3 Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **positive**.

#### 1.5.2.2.11 View 13

##### 1.5.2.2.11.1 Existing View 13

This is a view from Blackditch Road which is orientated south-westwards towards the site. The street appears as part of a busy residential area of two storey terraced houses with front gardens, off street parking and pocket park open space and public transport. At the end of the street the Church of the Holy Sacrament, which sits adjacent to Cherry Orchard Park, can be seen with a group of mature trees behind it. The sensitivity is medium.

##### 1.5.2.2.11.2 Proposed view 13

The proposed view shows the upper part of Phase 3 building appearing over the roofs of the houses, locating the environs of Park West Avenue and the railway station. In the summer view, the building is partially obscured by vegetation. The magnitude of change is medium.

##### 1.5.2.2.11.3 Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **neutral**.

### 1.5.3 Cumulative Effects

#### 1.5.3.1 Introduction

Current guidelines suggest that a determination should be made as to whether cumulative effects are likely to occur – these are outlined in the current GLVIA guidelines (3rd edition) as ‘*additional effects caused by the proposed development when considered in conjunction with other proposed developments of the same or different types*’. Such determination needs to be made in respect of any permitted development of a similar nature which will have a bearing on the assessment of the proposed development - this is subject to the assessor’s judgement in the matter. The predicted cumulative effects currently related to the proposed development are discussed below.

A comprehensive list of permitted schemes in the area is contained in the EIAR at Chapter 13 Population and Human Health, Section 13.5.5 Planning and Development Pipeline. This list sets out the project locations in relation to Site 5, planning reference numbers, and status from this list, there are three residential schemes and two commercial schemes within the LAP area. There is a total of four residential planning applications, of which the three noted above are within the Dublin City administrative boundary and one within the South Dublin administrative boundary. The residential planning pipeline includes a total of 1,052 units.

The DART + South West is the second of the infrastructural projects of the DART+ Programme expected to be delivered and is authorised under Railway Order (ABP Ref. 316119)

It is expected that once this project is delivered, it will increase the train capacity to double the current (12) trains per hour per direction and increase passenger capacity from the current peak capacity of approximately 5,000 passengers per hour to around 20,000 passengers per hour per direction.

The Rail Order will authorise CIÉ to carry out all associated railway works necessary to enable construction, operation, maintenance, and improvements to the railway line between Hazelhatch and Celbridge Station, County Kildare to Heuston Station County Dublin (extending c. 16km) on the Cork Mainline, and Heuston Station to Glasnevin via the Phoenix Park Tunnel Branch line.

The Dart + South West is proposing to use the Phase 4 site of the Cherry Orchard Point development as a site compound for the implementation of the works. As such the duration for this aspect of the work is considered short term. In the long term, the effect of greater capacity on the line noted above will result in greater footfall and civic vibrancy in the vicinity of the station. This supports the LAP and ongoing trends in active travel, and the intention to consolidate the urban centre around the railway station. The assessment is therefore moderate and positive from both a landscape and visual perspective. There is no significant effect.

Of the schemes noted above, Park West Pointe, the permitted scheme with the planning reference 312290 for 750 no. apartments, creche and associated site works. is most relevant, being adjacent to the southern side of the railway line, and some 75m from Site 5. Along with Phase 1 of Cherry Orchard Point, it too proposes a landmark building. It will consolidate the residential aspects of the LAP at the area adjacent to Park West Avenue and the railway station. The Park West Pointe scheme supports the LAP and will help to consolidate the urban centre around the railway station. The assessment is therefore moderate and positive from both a landscape and visual perspective. There is no significant effect.

Cherry Orchard Point has two phases currently under construction. Phase 1 includes the higher and medium density units, including the landmark tower. Phase 2 includes lower density units located to the north, at the far end of the Cherry Orchard Point development site from the railway station. Both phases have been evaluated in earlier assessments and are in alignment with the LAP. The assessment is therefore moderate and positive from both a landscape and visual perspective. There is no significant effect.

The Cherry Orchard Park upgrade scheme has been the subject of Part 8 consultation and will likely lead to the scheme being implemented should the Part 8 be successful and when funding is secured. Its upgrade will be supported by the new communities in Cherry Orchard Point development plan. Dublin City Council Parks Department has demonstrated successful upgrades to public open spaces across the city. As part of this ongoing trend, the upgrades to Cherry Orchard Park are assessed as moderate and positive. There is no significant effect.



*Figure 1.15 Park West Pointe – currently under construction (image courtesy of Darmody Architecture & LDA)*

### 1.5.3.2 Cumulative Landscape effects

The cumulative effects are generated by schemes noted above and in the context of the Park West Cherry Orchard Local Area Plan. It is clear from the assessment that the gap sites are causing urban dereliction and antisocial behaviour, with a notable effect on the quality of the public realm. This results in an assessment of low sensitivity. The granting of schemes and the completion of permitted development will further consolidate the ambitions of the LAP and SDRA4 of the Dublin City Development Plan. Such ambitions represent a high magnitude of change. As schemes are permitted following national, regional and local guidance, it is fair to assume that the quality of design will be required to adhere to those standards. In that regard, the generation of public realm with a good sense of place, innate wayfinding and definition in the streetscape is seen in a positive light. Increasing the population and amenity in proximity to public transport and connecting it through green infrastructure to the local area, should be a positive way to make new, integrated communities. The cumulative effects are therefore seen as **moderate** and **positive**.

### 1.5.3.3 Cumulative Visual Effects

The cumulative views have been selected to best illustrate the likely effects of adjacent developments, focussing on the proposed overall Cherry Orchard Point development plan, of which Phases 1 and 2 are under construction. The selected views therefore illustrate the detail of Phases 1 and 2, and less detail for Phase 4 which has yet to be designed and is based on the requirements of the LAP. Views 8, 9 & 13 have been omitted as they are more distant or imperceptible as already assessed. Each of the 8 no verified views 1,2,3,4,5,6,7 & 12 have been assessed for the visual cumulative effects. Apart from view 7, assessed as medium sensitivity due to much of the urban structure is already formed, the other views have a low sensitivity as already assessed earlier, given their poor visual quality. The magnitude of change high, given the scale of the developments. The selected views represent key aspects of the scheme, noting the proposed phasing of the Cherry Orchard Point development. The basic block forms of buildings are generally shown to demonstrate mass and scale only where detail is not available – in these images it represents Phase 4. The selected views best demonstrate the potential for cumulative effects.

#### Cumulative View 1

#### Existing View 1

The Baseline view described above is assessed as low sensitivity.

#### Cumulative Proposed View 1

The proposed Phase 3 is partially visible as it is obscured by the later commercial phase of the development shown in white block form, and the Cherry Orchard Point Phase 1 (currently under construction). They have the effect of completing the scheme by filling in the area of scrub beyond the M50. The blocks obscure the lower parts of the medium density area of Phases 1 & 3, with part of the taller block of Phase 3 visible, but the landmark building can still be seen. The landmark building associated with the grant of permission 312290 (Park West Pointe, also under construction) appears to be behind the proposed scheme and is not visible in this view. These effects show urban consolidation and generation of a sense of place. The magnitude of change is high.

#### Visual Effect;

The cumulative visual effect of cumulative development in this view is assessed as **moderate** and **positive**.

#### Cumulative View 2

#### Existing View 2

The Baseline view described above is assessed as low sensitivity.

#### Cumulative Proposed View 2

This is a view is looking southwards towards the site from close to the junction of Park West Avenue and Cloverhill Road. The view shows the proposed Phase 2 in detail (currently under construction) , with a small portion of the upper floors of the landmark tall building for Phase 1 above the rooftop in the middle of the image. Phase 3 cannot be seen and is outlined in red. The magnitude of change is high.

#### Visual Effect;

The cumulative visual effect of cumulative development in this view is assessed as **moderate** and **positive**.

#### Cumulative View 3

#### Existing View 3

The Baseline view described above is assessed as low sensitivity.

#### Cumulative Proposed View 3

The proposed view shows the upper floors of the tall landmark building of Phase 1 in the distance to the left, rising above the Phase 3 scheme. The medium density part of the Phase 1 scheme is shown to the right of the image. The gap between them is the Cedarbrook Way road and green infrastructure corridor that continues in to Phase 1. Phase 4 shown as a block form in the distance. The effect is to consolidate this part of the LAP plan and starts to convey the idea of a permeable urban centre. The magnitude of change is high.

#### Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **neutral/positive**.

#### Cumulative View 4

#### Existing View 4

The Baseline view described above is assessed as low sensitivity.

#### Cumulative Proposed View 4

The proposed view shows the upper floors of the tall landmark building of Phase 1 in the distance to the left, rising above the Phase 3 scheme. The stepping of the building heights, rising from Phase 3 towards Phase1, is particularly clear in this image. The effect is to consolidate this part of the LAP plan and starts to convey the idea of an urban centre. The magnitude of change is high.

#### Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **neutral**.

#### Cumulative View 5

#### Existing View 5

The Baseline view described above is assessed as low sensitivity.

#### Cumulative Proposed View 5

The proposed view is similar to View 4 above, but some 150m closer to site 5. It also shows the upper floors of the tall landmark building of Phase 1 in the distance to the left, rising above the Phase 3 scheme. The stepping of the building heights, rising from Phase 3 towards Phase1, is clear in this

image. The effect is to consolidate this part of the LAP plan and starts to convey the idea of an urban centre. The magnitude of change is high.

Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **neutral**.

Cumulative View 6

Existing View 6

The Baseline view described above is assessed as low sensitivity.

Cumulative Proposed View 6

This is a view from the Cherry Orchard and Park West railway station looking northwards along Park West Avenue. Phase 3 is visible to the right, and Phase 1 creates a new street edge to the left, with Phase 2 seen in the distance at the end of the street. The image gives a sense of the Local Area Plan's vision for consolidating urban form around the railway station, and a sense of place. The magnitude of change is high.

Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **positive**.

Cumulative View 7

Existing View 7

The Baseline view described above is assessed as medium sensitivity.

Cumulative Proposed View 7

This is a view from the southern end of Park West Avenue looking northwards towards the railway station and Cherry Orchard Point. Phase 3 is visible at the end of the road, through trees in winter, with less visibility in summer. Parts of Phase 1 – particularly the landmark building is also visible through the trees. The image gives a sense of the Local Area Plan's vision for consolidating urban form around the railway station, and a sense of place. The magnitude of change is medium.

Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **positive**.

Cumulative View 12

Existing View 12

The Baseline view described above is assessed as low sensitivity.

Cumulative Proposed View 12

This is a view from Park West Avenue looking southwards towards the railway station. The left side of the street is defined by the mature tree planting of the Cedarbrook development which is visible in this winter view. Phase 3 is visible in the middle distance. Phase 1 creates a built edge and streetscape to the righthand side of Park West Avenue, with Phase 2 seen in the distance at the end of the street. The image gives a sense of the Local Area Plan's vision for consolidating urban form around the railway station, and a sense of place. The magnitude of change is high.

Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **positive**.

The visual effects are summarised in the following table:

Table 1.11 Summary of views

| Views      |                                |             |                     |               |                      |
|------------|--------------------------------|-------------|---------------------|---------------|----------------------|
| View       | Location                       | Sensitivity | Magnitude of Change | Effect        | Quality              |
| 1          | Cloverhill Road M50 Bridge     | Low         | High                | Moderate      | Neutral              |
| 2          | Park West Avenue               | Low         | High                | Moderate      | Neutral              |
| 3          | Cherry Orchard Park            | Low         | High                | Moderate      | Neutral              |
| 4          | Cherry Orchard Court           | Low         | High                | Moderate      | Neutral              |
| 5          | Barnville Park                 | Low         | High                | Moderate      | Neutral              |
| 6          | Cherry Orchard Railway Station | Low         | High                | Moderate      | Positive             |
| 7          | Park West Avenue               | Medium      | Medium              | Moderate      | Positive             |
| 8          | Park West Avenue               | Medium      | Imperceptible       | Imperceptible | -                    |
| 9          | Cloverhill Road Railway Bridge | Low         | Imperceptible       | Imperceptible | -                    |
| 12         | Park West Avenue               | Low         | High                | Moderate      | Positive             |
| 13         | Blackditch Rd                  | Medium      | Medium              | Moderate      | Neutral              |
| Cumulative |                                |             |                     |               |                      |
| View       | Location                       | Sensitivity | Magnitude of Change | Effect        | Quality              |
| 1          | Cloverhill Road M50 Bridge     | Low         | High                | Moderate      | Positive             |
| 2          | Park West Avenue               | Low         | High                | Moderate      | Positive             |
| 3          | Cherry Orchard Park            | Low         | High                | Moderate      | Neutral/<br>Positive |
| 4          | Cherry Orchard Court           | Low         | High                | Moderate      | Neutral              |
| 5          | Barnville Park                 | Low         | High                | Moderate      | Neutral              |
| 6          | Cherry Orchard Railway Station | Low         | High                | Moderate      | Positive             |
| 7          | Park West Avenue               | Medium      | Medium              | Moderate      | Positive             |
| 12         | Park West Avenue               | Low         | High                | Moderate      | Positive             |

In summary, the assessment from a low baseline of a poor-quality environment, combined with a strong urban design plan that follows the guidance of the Park West and Cherry Orchard Local Area Plan and the SDRA4, as well as thoughtful detailing leads to generally **moderate** and **neutral** to **positive** effects when the scheme is visible. There are no significant effects.

#### 1.5.4 Construction Phase mitigation measures – landscape and visual

##### 1.5.4.1 Construction Phase

The building site including a site compound with site offices, site security fencing, scaffolding and temporary works will be visible during the Construction Phase, from a range of viewpoints around the site. The activities will generate disturbance in the local landscape, particularly related to noise, dust, lighting as well as visual effects. Such elements are generally viewed as temporary and unavoidable features of construction in any setting. The perimeter site hoarding will screen from view much of the construction activity and materials at ground level. Other mitigation measures proposed during this delivery stage of the development, revolve primarily around the implementation of appropriate site management procedures during the construction works – such as the control of lighting, storage of materials, placement of site offices and compounds, control of vehicular access, and effective dust and dirt control measures, etc. Such mitigation will be set out in the Construction Management Plan prepared for the scheme. This will be a working document which will be continually reviewed and amended through the Construction Phase to ensure effective mitigation throughout.

The Construction Management Plan to be prepared by the appointed contractor, and agreed with the Local Authority prior to the commencement of any construction works, will deal with all issues related to the construction, delivery and management of the scheme during the construction stage and will ultimately include details on the following:

Daily and weekly working hours;

- Agreed haul routes for incoming materials;
- Licensed hauliers to be used;
- Disposal sites;
- Travel arrangements for construction personnel;
- Appropriate on-site parking arrangements for construction personnel to prevent overspill parking on the local road network;
- Temporary construction entrances to be provided;
- Wheel wash facilities if required;
- Road cleaning and sweeping measures to be put in place if required;
- Temporary construction signage to be put in place and maintained.

The planning application includes an Outline Construction Management Plan, prepared by Waterman Moylan Consulting Engineers, which outlines a range of Construction Phase mitigation measures. Many of these measures are relevant to the reduction of the temporary impacts on the landscape and visual environment during the Construction Phase as they reduce or control noise, dust, lighting and regulate an orderly running of the site including the visual quality of orderly placement of parking, storage and cabins within a defined and screened perimeter. This Outline Construction Management Plan forms the basis for the required measures to be included in the appointed Contractor's Construction Management Plan. As such it references Construction Phase mitigation measures which are relevant to the assessment of Landscape and Visual Impact.

#### 1.5.5 Operational Phase mitigation measures – landscape and visual

##### 1.5.5.1 Operational Phase

The design rationale and detail employed seeks to mitigate potential negative effects on the landscape character and visual amenity of the area by:

- Establishing an integrated relationship between the proposed development and surrounding buildings, infrastructure, green infrastructure and permeability, and the broader urban landscape beyond, incorporating aspects of current and emerging trends in built-form, scale, texturing, colour and materials;
- The insertion, positioning and detailed modelling of the buildings, in order to assist in the appropriate visual assimilation of their mass
- Appropriate architectural detailing to assist in the integration of the external building facades – including the modulation of openings and fenestration;
- Rationalisation of all services elements and any other potential visual clutter and its incorporation internally within building envelopes (as far as practically possible);
- Simplification and rationalisation of the proposed roof lines, including green roofs
- Use of appropriate materials in the architectural expression of the buildings. In this instance, brick is used in the facades across the scheme, with variation in colour, pattern, texture and tone occurring in the individual character areas or emphasising specific parts of facades. This approach reinforces the articulation of the massing of the blocks, as well as lending importance and interest to specific areas.
- The provision of community uses within the development, including public open space and associated amenities, in turn combining with internal cultural spaces.
- The provision of secure communal space.
- Sustainable approach to nature-based drainage and to enhance biodiversity
- Detailing in the architectural and landscape design to mitigate wind and shadow effects to create good microclimates.
- Comprehensive planting of vegetation, particularly trees to ground the scheme in the landscape and provide amenity, habitat, shelter and screening.
- Implementation of maintenance and management of buildings, infrastructure and vegetation.

## 1.6 Residual Impacts

The proposed development will impact on the urban landscape to varying degrees in terms of its perceived nature and scale. These effects are tempered and conditioned by sensitivities associated with the receptor. The duration of such impacts is determined by the design life of the proposed development. In this case the building development has a design life of up to 60 years, giving a long-term duration. In that time, with the implementation of maintenance and management regimes, the built fabric will remain in good repair and the landscape, particularly tree planting, will mature.

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

- The perceived character of the area, how it is affected by the proposal and how well it integrates, particularly in the context of a changing environment.
- Effects of the proposed development on social and cultural amenity
- The proposed views of the development, relative to the existing site and context and the associated impact on visual amenity.

*Table 1.12 Table of residual effects.*

| Receptor  | Sensitivity | Magnitude of Change | Mitigation measures                                                                                                                                                            | Effect and quality           |
|-----------|-------------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Landscape | Low         | High                | As detailed in mitigation measures above. Summarised as follows: <ul style="list-style-type: none"> <li>• Masterplanning quality</li> <li>• Building design quality</li> </ul> | Moderate<br>Neutral/Positive |

|        |     |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                              |
|--------|-----|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
|        |     |      | <ul style="list-style-type: none"> <li>• Rationalisation of services, roof lines and visual clutter.</li> <li>• Materials quality</li> <li>• Landscape design quality</li> <li>• Maintenance and management quality</li> </ul> <p>In addition, the long term maturing of tree planting will be of benefit.</p>                                                                                                                                             |                              |
| Visual | Low | High | <p>As detailed in mitigation measures above. Summarised as follows:</p> <ul style="list-style-type: none"> <li>• Masterplanning quality</li> <li>• Building design quality</li> <li>• Rationalisation of services, roof lines and visual clutter.</li> <li>• Materials quality</li> <li>• Landscape design quality</li> <li>• Maintenance and management quality</li> </ul> <p>In addition, the long term maturing of tree planting will be of benefit</p> | Moderate<br>Neutral/Positive |

The assessment of the landscape and visual characteristics show a low sensitivity and proposed high magnitude of change. The implementation of the mitigation measures, summarised in table 1.12 above, result in a moderate effect of neutral/positive quality. There are no significant effects.

## 1.7 Difficulties Encountered

There were no difficulties encountered in the assessment.

## 1.8 Interactions

The landscape and visual aspects of the development invariably intertwine in relation to the social qualities of passive and active amenities and civic qualities in the public realm, transport, natural heritage particularly relating to enhancing biodiversity and creating resilience to climate change.

## 1.9 Summary of Mitigation Measures and Residual Impacts

### 1.9.1 Introduction

The assessment for Cherry Orchard Point identifies mitigation measures for minimising the impacts and effects of the scheme which are summarised below.

### 1.9.2 Mitigation Measures

The design rationale and detail employed seeks to mitigate potential negative effects on the landscape character and visual amenity of the area. The mitigation measures are described in the body of the main report, in section 2, and summarised as follows:

- Masterplanning quality
- Building design quality
- Rationalisation of services, roof lines and visual clutter.
- Materials quality
- Landscape design quality
- Maintenance and management quality

### 1.9.3 Landscape and Visual

#### 1.9.3.1 *Construction Phase mitigation measures – landscape and visual*

The Construction Management Plan to be prepared by the appointed contractor, and agreed with the Local Authority prior to the commencement of any construction works, will deal with all issues related to the construction, delivery and management of the scheme during the construction stage, detailed in the main body of the report, in section 2. The duration will be short-term and there will be no significant effects.

## 1.10 Residual Impacts

The assessment of the landscape and visual characteristics show a low sensitivity and proposed high magnitude of change. The implementation of the mitigation measures, summarised in table 1.12 above, result in a moderate effect of neutral/positive quality. There are no significant effects.

### 1.10.1 Landscape and Visual

The degree of impact is seen as **moderate** in the context of a baseline of a brown and greenfield site with appropriate zoning and a landscape character that is not particularly sensitive in this locality.

The design of the scheme produces a **neutral to positive** quality in this context. There will be no significant effects.

### 1.10.2 Construction Stage

No residual Impacts; the conclusion of the construction stage will be the completion of the scheme, and the short-term nature of the effects will no longer exist.

### 1.10.3 Operational Stage

In demonstrating the trend for increased density for housing as a national policy the scheme is demonstrating an intensification of the current suburban and derelict landscape. The effect is described as **moderate** in that it follows the principles and trends currently extant in the neighbourhood, and **positive** in that it asserts these new spatial definitions in a considered way and brings with it the vibrancy of a consolidated urban plan.

Moderate effects occur closer to the subject site, and the massing and treatment of the facades where there is sufficient detailing tends to lead towards a mitigated **neutral to positive** effect. There will be no significant effects.

### 1.11 Cumulative Effects

The cumulative effects are generated by schemes noted above and in the context of the Park West Cherry Orchard Local Area Plan. It is clear from the assessment that the gap sites are causing urban dereliction and antisocial behaviour, with a notable effect on the quality of the public realm. This results in an assessment of low sensitivity. The granting of schemes and the completion of permitted development will further consolidate the ambitions of the LAP and SDRA4 of the Dublin City Development Plan. Such ambitions represent a high magnitude of change. As schemes are permitted following national, regional and local guidance, it is fair to assume that the quality of design will be required to adhere to those standards. In that regard, the generation of public realm with a good sense of place, innate wayfinding and definition in the streetscape is seen in a positive light. Increasing the population and amenity in proximity to public transport and connecting it through green infrastructure to the local area, should be a positive way to make new, integrated communities. The cumulative effects are therefore seen as **moderate** and **positive**.

There will be no significant effects.

### 1.12 Summary

In summary, the landscape effects resulting from a **low** landscape sensitivity, and a **high** magnitude of change, is **moderate**. Qualitatively the landscape effect is **neutral to positive**. There will be no significant effects.

### 1.13 References

Guidelines for Landscape and Visual Impact Assessment, prepared by the Landscape Institute and the Institute of Environmental Assessment, published by Routledge, 3rd Edition 2013.

'Guidelines on the information to be contained in Environmental Impact Assessment Reports' - Environmental Protection Agency (EPA), May 2022.

Visual Representation of Development Proposals: Technical Guidance Note 06/19, Landscape Institute UK (LI) September 2019.

Urban Development and Building Heights Guidelines (2018)

Sustainable Residential Development and Compact Settlements Guidelines (2024)

The Dublin City Development Plan 2022-2028.

Park West and Cherry Orchard Local Area Plan 2019

