

## **5.6 Landscape & Visual Impact Assessment**

### **5.6.1 Introduction**

ARC Architectural Consultants Ltd has been commissioned by the Applicant, Dublin City Council and PSQ Developments Limited (Joint Applicants), to carry out an analysis of the visual impact of the proposed development on lands at Parnell Square, Dublin 1 on the built environment.

### **5.6.2 Methodology**

This Section and assessment has been completed having regard to the guidance outlined in the Environmental Protection Agency documents Guidelines on the information to be contained in Environmental Impact Assessment Reports (Draft, August 2017) and Advice Notes for Preparing Environmental Impact Statements (Draft, September 2015) as discussed under Chapter 1: Introduction, of this EIAR.

A survey of the potential visibility of the proposed development was carried out in April 2018. In the first instance, mapping analysis was carried out to identify locations from which views of the proposed development were likely.

Mapping analysis identified some 18 no. representative locations where there was a potential for the proposed development to be visible. At each of representative locations, photographs were taken looking towards the proposed development. These photographs were taken in April 2018 at a time before trees in the views were in leaf, and when the potential visibility, and, therefore, the potential visual impact of the proposed development would be at its greatest

The 18 no. chosen views were taken using a high resolution digital camera with a horizontal field of coverage  $73.6^\circ$ , which would be considered a wide angle. A wide-angle lens was used to provide sufficient context in the view. Photographs with a narrow field of view may exclude relevant context. Wide-angle views, capable of providing sufficient context are particularly important when the viewpoint is close to proposed development. Photographs and photomontages based on wide angle photography are printed at A3 size, so that the angle of vision covered by the print, when held at reading distance, is approximately the same as would be covered by the same extent of the real scene, when viewed from the camera position.

The camera positions of the views were established using ordnance survey mapping and a topographical survey of the site and

surroundings. All survey data was related to Irish National Grid. The date and time when each photograph was taken was recorded. Photomontages were prepared for each of the 18 no. view locations and are provided in Volume 3, Appendix 5.6 of this EIAR. Models of the proposed development were constructed using 3D Studio Max. The models were based on survey information and on three dimensional models and design drawings provided by the design team.

The surveyed reference points on existing buildings were attached to the three-dimensional models. The model used for photomontages included appropriate detail of the proposed buildings as shown on design drawings. Renderings were made on computer from each camera position using the field of view of each photograph, and, in the case of photomontages, with the sun position correct for the date and time that each photograph was taken. The renders were inserted into the relevant view and were scaled and positioned using the field of vision of each photograph and the surveyed reference points in each view. Where the proposed development is not visible, the location of the building envelope is indicated with a red line. ARC would expect the dimensional accuracy of the scaling and positioning of the image of the proposed development within each view to be better than  $\pm 1\%$ .

### **5.6.3 Receiving Environment (Baseline Situation)**

The application site is located at Nos. 20 & 21 and Nos. 23-28 Parnell Square North, with public realm works extending to Parnell Square West and East, and additional site works occurring at the laneways to the rear of the site at Bethesda Place and Frederick Street North. Nos. 20 & 21 and Nos. 23-28 Parnell Square North are Protected Structures. Nos. 23-28 Parnell Square North were occupied by the former Coláiste Mhuire, and there are modern extensions to the rear associated with the former school.

Charlemont House, now occupied by the Hugh Lane Gallery, and which presents a three storey façade of similar height to its four storey over basement neighbours, is located between Nos. 21 & 23 Parnell Square North. Charlemont House has been extended very significantly to the rear and the side to accommodate gallery functions. The site is bounded to the northwest by a terrace of buildings ranging in height from one to six storeys at Granby Row; and, to the northeast, three storey residential development at Bethesda Place.

As set out by O'Brien and Guinness in Dublin: A Grand Tour:

“During the first half of the eighteenth century the rivalry between the Gardiners with their development schemes on the north side of the city and the Fitzwilliams on the south began in earnest and lasted for a hundred years.” Parnell Square (previously Rutland Square) formed part of the Gardiner Estate and, as O’Brien and Guinness go on to say, the Square is “one of Gardiner’s most distinguished and successful compositions, and if only the centre of the green had been left unencumbered by later buildings, it would still be one of the great sights of Dublin”.

The Irish Historic Towns Atlas for Dublin<sup>1</sup> provides an overview of the sequence of development of O’Connell Street (formerly Sackville Street) and Parnell Square (formerly Rutland Square) area as follows:

“The best known name associated with the north side of early modern Dublin is that of Gardiner, the family that oversaw so much of the laying out and building of the area to the east of Capel Street. Theirs was not an uninterrupted holding on the north-eastern fringe of the city: the Gardiner estate was interspersed with those of lesser landlords such as Aldborough, Temple and Eccles. By dint of their determined entrepreneurship, however, starting with the career of the first Luke Gardiner, a portfolio of lands was accumulated from the 1720s for which the Gardiners and their planners had an urban vision. By purchasing the Moore estate from the earls of Drogheda and some of the remaining St Mary’s Abbey lands from the Reynells, as well as encroaching on the outskirts of the Jervis and Amory holdings, the Gardiners could adapt pre-existing streets and lanes to their brand new creations. Between the radials of the northern road (which became Dorset Street) and Great Britain Street (later Parnell Street), the Gardiners laid out Dominick Street and also opened Henrietta Street in the 1720s. The construction of the latter, which was the location of their townhouse, was accomplished by the leasing of plots to builders and developers at a peppercorn rent. The Gardiners ensuring the rapid erection of houses, but to a design stipulated by them as estate landlords. Thus a select enclave of substantial residences arose along the street, the occupants of which were of the first rank of civil, political and ecclesiastical society. South of Great Britain Street, the area to the east and west of Drogheda Street reaching to Marlborough Street was built up, the former being widened to

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<sup>1</sup> Irish Historic Towns Atlas (IHTA), no. 19, Dublin, Part II, 1610 to 1756

become Sackville or Gardiner's Mall. Further development took place with the opening up of the wide Dorset Street by the 1740s, and the planning and laying out of the network of thoroughfares, including Gardiner Street, Place and Row, that came to form the Rutland Square locale by the 1750s. The centrepiece of the Gardiner development was in place by 1756 with the completion of Sackville Mall at the heart of the new Sackville Street. The mall was originally planned as an elongated square for the enjoyment and use of residents of the fashionable houses along the street, who could promenade within its enclosed garden."

Christine Casey in *The Buildings of Ireland: Dublin* also notes the extent to which inappropriate modern development has obscured the character of Parnell Square:

"A leap of the imagination is necessary in order to envisage this C18 square as it once was. The central area is now a jumble of car parks, isolated grassy patches and C20 appendages to the Rotunda Hospital ... and Assembly Rooms which fill in its S edge facing Parnell Street. The three surrounding terraces (E, N, W) are to a large extent intact, with the exception of some dereliction near the SW angle, several chunks of Georgian pastiche on the E side, and the delightful Victorian silhouette of Findlater's Church ... at the NE corner. Remove from the mind's eye the ungainly cluster of C20 buildings and gardens that occupy its centre and replace them with a large central bowling green, lantern-lined walks, obelisks, a coffee room, and terracing rising towards a loggia and orchestra in the centre of the N side. The New Gardens were the brain-child of the young Dr Bartholomew Mosse, whose life's ambition was the construction of a lying-in hospital for the poor of Dublin. In 1748 Mosse leased a four-acre rectangle, its S end facing Great Britain Street (now Parnell Street), its S E angle adjoining the N W corner of Sackville Street (and bounded on the remaining three sides by the Gardiner Estate). A narrow strip of Luke Gardiner's land, no more than 100 ft (30.5 metres) wide, would have allowed the hospital an axial site at the N end of Sackville Street, the city's grandest urban set-piece of the period. Mosse and Gardiner were sophisticated men and enlightened patrons of the arts, and their failure to grasp this opportunity was doubtless a triumph of economy over ambition. The New Gardens, designed by Robert Stevenson, were first illuminated in 1749. Subscriptions and entrance fees were used to fund the construction of a large Palladian hospital building across the S edge of the site.

The success of the gardens resulted in the development of the surrounding lands. In 1753 Luke Gardiner began to set out plots on the E side, then known as Cavendish Street, later as Cavendish Row, Dr Mosse lived at No. 9. Leases on the W side were granted from 1758 by Gardiner's sons, and plot sizes here were generally narrower and more regular than those opposite. Though evidently planned by John Ensor as early as 1755, the N side was not development until the 1760s. The ground here belonged to Mosse, and the plots were leased by his widow Jane and their son Charles. Following the building of Charlemont House on two of the central plots in 1763, Palace Row, as it was known became one of the city's most fashionable addresses. In 1786 the original street nomenclature was abandoned in favour of Rutland Square, though the first nine houses at the S E corner retain the name Cavendish Row."

Unlike the stone-fronted Charlemont House, the four storey over basement buildings at Nos. 23-28 Parnell Square have "typically unadorned brick facades". Casey notes that: "Nos. 25 and 26 were built by T. McDermott, carpenter, and Nos. 27 and 28 were by 1764 in the possession of William Deane."

Every building on the north, east and west sides of Parnell Square (except for Parnell House on the eastern side) is listed as a protected structure in Dublin City Council's Record of Protected Structures. The application site is located in a Conservation Area under the Dublin City Development Plan 2016-2022. Figure 4 of the Dublin City Development Plan 2016-2022 does not indicate any key views or prospects in the vicinity of the application site.



**Figure 5.6.1:** Extract from a map in Volume 2 of Warburton, Whitelaw and Walsh's History of the City of Dublin (1818), showing Rutland Square (now Parnell Square). Charlemont House is marked on the map and the northern side of Rutland Square is shown as Palace Row.



**Figure 5.6.2** View of the Lying-In Hospital (now known as the Rotunda) from Warburton, Whitelaw and Walsh's History of the City of Dublin (1818)

#### 5.6.4 Characteristics of the Proposed Development

The development consists of the following:

- The adaptive re-use of Nos. 20-21 & Nos. 23-28 Parnell Square North (all Protected Structures).
- The construction of a new 5-storey over basement extension, with roof gardens, for library and cultural use, and associated demolition of existing 3-storey amharclann (theatre) building, single storey atrium and 2-storey return, to the rear of Nos. 23-28 Parnell Square North.
- Improvements to the public realm to facilitate a new public realm area, including reconfiguration of vehicular roadway (2-lane), parking and set down areas, street furniture, street art and public lighting, widening of footpaths, and relocation of Dublin Bikes Station, at Parnell Square North, in the area between Parnell Square West and East and the Garden of Remembrance.
- Modifications to Bethesda Place and Frederick Lane North to facilitate access by service and emergency vehicles to Frederick Lane North.

Further detailed information in relation to the proposed development is outlined under Chapter 3: Description of Proposed Development, of this EIAR.

#### 5.6.5 Definition of Visual Impacts on the Built Environment

The assessment of visual impacts on landscape and on the built environment had regard to the Guidelines on the Information to be Contained in Environmental Impact Statements prepared by the Environmental Protection Agency (2002)<sup>2</sup>, and to Directive 2011/92/EU (as amended by Directive 2014/52/EU) on the assessment of the effects of certain public and private projects on the environment.

The list of definitions given below is taken from Section 5: Glossary of Impacts contained in the Guidelines on the Information to be Contained in Environmental Impact Statements prepared by the Environmental Protection Agency. Some comment is also given below on what these definitions might imply in the case of visual impact or landscape and visual impact. The definitions from the EPA document are in italics.

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<sup>2</sup> ARC also notes the contents of the Draft Guidelines on the Information to be contained in Environmental Impact Assessment Reports (EPA, August 2017). Having regard to the draft status of these guidelines, Section 1.5 above refers to the Glossary of Impacts sets out in the 2002 Guidelines.

**Imperceptible Impact:** An impact capable of measurement but without noticeable consequences. The definition implies that the development would be visible, capable of detection by the eye, but not noticeable. If the development were not visible, there could be no impact.

**Slight Impact:** An impact which causes noticeable changes in the character of the environment without affecting its sensitivities. For this definition to apply, a development would be both visible and noticeable, and would also bring about a change in the visual character of the environment. However, apart from the development itself, the visual sensitivity of the surrounding environment should remain unchanged.

**Moderate Impact:** An impact that alters the character of the environment in a manner that is consistent with emerging trends. In this case, a development must bring about a change in the visual character of the environment; and this change must be consistent with a pattern of change that is already taking place.

**Significant Impact:** An impact which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment. The wording of the definition is clear. Difficulty in assessing whether an impact might or might not be significant lies in the word 'sensitive'. In visual terms, particularly when related to the appearance of landscape or the built environment, what one person might be sensitive to another might not. A conservative approach, classifying impacts as significant even though many observers might not regard them as significant, is taken here.

**Profound Impact:** An impact which obliterates sensitive characteristics. In visual terms, profound impacts are only likely to occur on a development site only where all previous visually sensitive characteristics at the site would be obliterated by the proposed development. Outside the site, some visual characteristic of the original environment is likely to remain.

The range of possible impacts listed above deal largely with the extent of impact; and the extent of the impact of a development is usually proportional to the extent to which that development is visible. The extent of impact will also, in part, depend on the sensitivity of the spaces from which the development is seen. This proportionality may be modified by the extent to which a development is regarded as culturally or socially acceptable. It is also the case that a building thought startling when first built, in time becomes part of the background, and what at first might have been regarded by the public as a significant impact, fades to slight.



Though buildings are intended to be permanent, and will be permanently visible, the extent of visual impact associated with a building often diminishes with time.

## **5.6.6 Potential Visual Impact of the Proposed Development on the Built Environment**

### **5.6.6.1 Demolition and Construction Phase**

The proposed development has three main elements:

1. The demolition of existing modern structures and the construction of a large new structure on lands behind the houses at Nos. 23-28 Parnell Square;
2. Comprehensive public realm works at Parnell Square North extending to Parnell Square West and East; and
3. Repair and reinstatement works to Nos. 20-21 and Nos. 23-28 Parnell Square North, as well as local alterations to their facades and to steps and railings.

Each of these elements will give rise to visual impacts during the construction phase. The demolition and construction works to the rear will give rise to the usual visual impacts to be expected from a large urban construction project, including the normal visual impacts associated with tower cranes and construction traffic. The public realm works will involve works to the entire surface of Parnell Square North, including the creation of temporary construction compounds.

The public realm works will by their nature be very visible and result in substantial, though temporary, visual impacts. It is expected that works to the exterior of the existing Georgian buildings will take place behind scaffolding and protective netting, and so the result of the works will not become apparent until scaffolding is removed. The concealing of the existing in buildings behind scaffolding and netting, taken together with the fact that a major new public institution is being created, is likely to give rise to a positive sense of public anticipation.

Having regard to the general nature of the construction works as described above and as more fully described in Chapter 3: Description of Proposed Development, of this EIAR and having regard to statutory planning policy for the development of a new City Library at this location and to precedent for the major extension of a protected structure to facilitate use as a public building for cultural purposes (i.e. at Charlemont House), it is considered that the potential impact of the proposed development during the construction phase will be "moderate" in extent. While the visual impact of construction phase of the works is likely to be regarded as

negative for a time, the anticipation of the completion of a major new public institution is likely to result in a positive public response.

#### **5.6.6.2 Operational Phase**

The potential visual impacts of the proposal on the built environment during the operational phase are set out under Table 5.6.1 below. The view locations discussed below are representative of locations from which it was suggested by mapping analysis that development might be visible.

It is noted that, despite the large scale of the proposed new structure behind Nos. 23-28 Parnell Square North, the visibility of this proposed structure has been found to be very limited. The only obvious indication along the north side of Parnell Square of the existence of the large new structure behind Nos 23 to 28 is the proposed new doorway to No 27 Parnell Square North, which will provide access through the historic houses into the new structure at the rear. The surround of the new doorway is proposed as a simple undecorated modern granite door case. The new modern doorway suggests that there is something new to be discovered within, but the simple modesty of the doorway gives no hint of the grand scale of the proposed new structure beyond. This is a case where a greater visual presence for a proposed intervention might be warranted; and Georgian Dublin is no stranger to grand doorways.

The final appearance of works to the exterior of the existing Georgian buildings at to Nos. 20-21 and Nos. 23-28 Parnell Square North cannot be fully determined at this time. The full nature and extent of remedial and replacement works will only become apparent during the works, as the condition of each element of the existing fabric is established upon opening up. Given this, the photomontages prepared as part of the visual impact assessment are intended to give an impression of improved appearance of the existing Georgian Buildings subsequent to the works, but should not be taken as definitive in this respect.

**Table 5.6.1:** Potential visual impacts of the proposal on the built environment (Operational Phase)

<b>View No.</b>	<b>Location</b>	<b>Extent of Visual Impact</b>
1	View from the junction of Parnell Square East with Parnell Square North looking west	Moderate
2	View from the northern entrance to the Garden of Remembrance looking northwest	Slight to Moderate
3	View from Parnell Square West at the Rotunda Hospital looking north	Moderate
4	View from Parnell Square West looking north	Moderate
5	Panoramic view from Parnell Square West looking east	Moderate
6	View from Granby Row looking south	None to Moderate
7	View from the junction of Mountjoy Street and Western Way looking east	None
8	View from Hardwicke Street looking southwest	None
9	View from Mountjoy Square North looking southwest	None
10	View from Berkeley Road looking southeast	None
11	View from Blessington Basin looking southeast	None
12	View from St Audeon's Park looking northeast	None
13	View from Burgh Quay at O'Connell Bridge looking north	None
14	View from City Quay at Sean O'Casey Bridge looking northwest	None
15	View from Dame Street at Fownes Street Upper looking north	None
16	View from South Great Georges Street looking north	None
17	View from Upper Dorset Street looking south into Bethesda Place	Moderate
18	View from the former Broadstone Station looking south east	None

The character of the impact: positive, negative or neutral, will depend on how well a development is received by the public, and on the general contribution of the development to the built environment. The character of a visual impact, and even the duration of a visual impact, is very dependent on the attitude of the viewer. If a viewer is opposed to a new building for reasons other than visual, that viewer is likely to see the building in a negative light, no matter how beautiful the building might be.

**5.6.7 Do Nothing Scenario**

In the do-nothing scenario, no development will take place, and the present character of the site will remain unchanged.

**5.6.8 Mitigation Measure**

The subject application proposes creation of a new national cultural institution by the major re-development of a backland site situated in an inner-city location characterised by high density development, and the refurbishment and alteration of 8 former Georgian houses. Extensive public realm improvement works are also proposed. In the context of Landscape and Visual Impact Assessment, there are no proposed mitigation measures.

## **5.6.9 Predicted Visual Impacts of the Proposed Development on the Built Environment**

### **5.6.9.1 Demolition and Construction Phase**

In the context of Landscape and Visual Impact Assessment, there are no remedial reductive or mitigation measures appropriate to a development of the nature proposed, the predicted visual impact during the construction phase will be as described under Potential Visual Impacts at 5.6.6, above.

### **5.6.9.2 Operational Phase**

The likely visual impacts from each location assessed are described below. In addition to assessment of the impacts from the 18 representative photomontage locations, some discussion is provided below of the likely visibility and visual impacts from within the Garden of Remembrance. It is, however, the case that most of the public areas of the Garden of Remembrance are cut into the ground, and so views out from the Garden are quite restricted.

#### **View 1: View from the junction of Parnell Square East with Parnell Square North looking west**

This photomontage view location is near the main eastern entrance to the Garden of Remembrance. This photomontage view is, therefore, representative of what might be visible on entering the Garden of Remembrance before descending into the main areas of the Garden.

Views of the proposed new structure at the rear of the development will be obscured by intervening planting and development from most locations at street level along Parnell Square East. Elements of the proposed new structure will be just visible through gaps in the chimneys along the rooftops of the protected structures at Parnell Square North in views from the junction of Parnell Square East with Parnell Square North.

The proposed new structure will result in such a small change to the visual environment in views from this location that the visual impact of this structure is likely to be considered "imperceptible" in extent. The uppermost elements of the proposed new structure are likely to be just visible through gaps in existing intervening trees at the Garden of Remembrance from some front-facing rooms (particularly those on upper floors) in protected structures at Parnell Square East.

The proposed public realm changes will be openly visible in views from this location and are likely to result in a “moderate” change to the visual environment, but a change that is likely to be considered to be positive in character by most.

Repair and reinstatement works to the facades of Nos. 20-21 and Nos. 23-28 Parnell Square North, as well as local alterations to these facades and to steps and railings, and to the proposed main entrance to the new Library at No 27, will be partly visible in these views (Views 1-5), and are likely to result in “slight” to “moderate” changes in the visual character of the existing buildings, which, taken overall, are likely to be regarded as positive.

### **Views 2: View from the northern entrance to the Garden of Remembrance**

Views of the proposed new structure at the rear of the development will be obstructed by the scale of the existing buildings at Nos. 23-28 Parnell Square. From certain locations glimpses of the new structure are predicted to be visible in gaps between Charlemont House and No. 23; and above the roofs of the existing buildings on the application site (particularly where the pitched roofs of Nos. 25 and 26 were replaced with flat roofs at some time in the past).

Where visible, the proposed new structure will form a minor element in the view and will be visible in the context of the modern extension to Charlemont House. The visual impact of the proposed new structure on views from the Garden of Remembrance will, therefore, range from none to “moderate”.

From the northern entrance to the Garden of Remembrance, the proposed public realm changes will be openly visible and are likely to result in a “moderate” change to the visual environment, but a change that is likely to be considered to be positive in character by most. Limited elements of the proposed public realm works may be visible from other locations in the Garden of Remembrance. Repair and reinstatement works to the facades of Nos. 20-21 and Nos. 23-28 Parnell Square North, as well as local alterations to these facades and to steps and railings, and to the proposed main entrance to the new Library at No 27, will be partly visible in these views (Views 1-5), and are likely to result in “slight” to “moderate” changes in the visual character of the existing buildings, which, taken overall, are likely to be regarded as positive.

### **View 3-5: Views from Parnell Square West**

From the southern end of Parnell Square West (i.e. at the Rotunda Hospital), from buildings within the Rotunda campus and from a number the front-facing windows of buildings on Parnell Square West (particularly on upper floors), the proposed new structure at

the rear of the development will be glimpsed above the roofs of the existing buildings, at Nos 23-28 Parnell Square North, although views will be obscured by existing trees within the Garden of Remembrance. Moving north along Parnell Square West from the Rotunda Hospital, visibility of the proposed new structure from the public road will diminish as, due to the angle of view, the proposed new structure will be obscured by the existing buildings on the application site. At the northernmost end of Parnell Square West, the western façade of the proposed new structure will be visible to the rear of No. 28 Parnell Square North. Having regard to statutory planning policy for the development of a new City Library at this location and to precedent for the major extension of a protected structure to facilitate use as a public building for cultural purposes (i.e. at Charlemont House), the impact of the proposed new structure, where visible, on views from Parnell Square West is considered to be consistent with emerging trends for development and, therefore, "moderate" in extent.

The visibility of the proposed public realm changes in views from Parnell Square West will increase moving north along the western side of the square and are likely to result in an "imperceptible" to "moderate" change to the visual environment, but a change that is likely to be considered to be positive in character by most.

Repair and reinstatement works to the facades of Nos. 20-21 and Nos. 23-28 Parnell Square North, as well as local alterations to these facades and to steps and railings, and to the proposed main entrance to the new Library at No 27, will be partly visible in these views (Views 1-5), and are likely to result in "slight" to "moderate" changes in the visual character of the existing buildings in the streetscape, which, taken overall, are likely to be regarded as positive.

Further details in relation to Architectural Heritage are outlined under Chapter 5.3: Cultural Heritage - Architectural Heritage, of this EIAR.

#### **View 6: View from Granby Row looking south**

From locations on the public road along most of Granby Row, views of the proposed new structure will be blocked by existing buildings on the eastern side of Granby Row. The proposed development is, therefore, predicted to have no impact on views from these locations.

The proposed development is predicted to result in a "moderate" change on views from parts of the south end of Granby Row, from rear-facing windows within the protected structures at Nos. 1-5 Granby Row (RPS Refs. 3268-3272) and from rear windows within

the Maldron Hotel at the corner of Granby Row and Dorset Street Upper. Lands to the rear of terraces at the east side of Granby Row, Parnell Square North and Dorset Street Upper are characterised by modern development, including residential developments at Bethesda Place and to the rear of Frederick Street North and also large civic development such as the major extension to Charlemont House, now known as the Hugh Lane Municipal Gallery of Modern Art (DCC Reg. Ref. 1429/02). Given this and having regard to Objective CHC032 for the development of a new City Library at the Parnell Square Cultural Quarter, it is predicted that the impact of the proposed development on views from rear-facing windows at Granby Row will be consistent with emerging trends for development in the area and, therefore, "moderate" in extent.

The visibility of the proposed public realm changes in views from Granby Row will be very limited, increasing moving south, and the visual impact of these changes is predicted to range from none to "slight" for the most part, increasing to "moderate" where Granby Row meets Parnell Square. Repair and reinstatement works to the western facades of No 28 Parnell Square North will be partly visible from Granby Row, and are likely to result in "slight" to "moderate" changes in the visual character of the existing buildings, which is likely to be regarded as positive.

#### **View 7: View from the junction of Mountjoy Street and Western Way looking east**

Intervening development at Dorset Street Upper is likely to obstruct views of the proposed development in views from this location. Given this, it is predicted that the proposed development will have no visual impact on views from Mountjoy Street. The proposed development is, therefore, predicted to have no impact on the setting of the former St Mary's Chapel-of-ease (The Black Church), a protected structure (RPS Ref. 5456).

#### **View 8: View from Hardwicke Street looking southwest**

The proposed development will be obscured by intervening development at Frederick Street North and to the rear of buildings at Parnell Square North in views looking southwest along the axis of Hardwicke Street towards the application site. The proposed development is, therefore, predicted to have no impact on views from this location.



**View 9: View from Mountjoy Square North looking southwest**

Mountjoy Square is an Architectural Conservation Area and most structures on the Square are protected structures (RPS Refs. 5412-5454). From Mountjoy Square North, views looking southwest along the alignment of Mountjoy Square North across Gardiner Place, Denmark Street Great and Gardiner Row terminate at Parnell Square. From Mountjoy Square North, it is possible to see a portion of the terrace of protected structures at Parnell Square West and Abbey Presbyterian Church (RPS Ref. 6379). However, due to the extent of intervening development between the application site and Mountjoy Square North, the proposed development is not predicted to result in visual impacts on views from this location. The proposed development is, therefore, predicted to have no impact on the Architectural Conservation Area or on the setting of the protected structures at Mountjoy Square. Indeed, having regard to the relatively modest height of the proposed development and the extent of intervening development between the Square and the application site, it is predicted that the proposed development will not be visible from any structure at Mountjoy Square.

**View 10: View from Berkeley Road looking southeast**

Due to the distance between Berkeley Road and the application site and the considerable quantum and scale of city centre development intervening in between these locations, it is unlikely that the proposed development will be visible in views from Berkeley Road looking southeast. It is, therefore, predicted that the proposed development will have no visual impact on views from any point along Berkeley Road. The proposed development is, therefore, predicted to have no impact on views to or from or on the setting of any protected structure on Berkeley Road or Berkeley Street (e.g., such as St Joseph's Church, RPS Ref. 736).

**View 11: View from Blessington Basin looking southeast**

Significant intervening development is likely to obstruct views of the proposed development from this location. Given this, it is predicted that the proposed development will have no visual impact on views from the Blessington Basin, a conservation area.

**View 12: View from St Audeon's Park looking northeast**

Due to the significant distance between St Audeon's Park and the application site and the very considerable quantum and scale of city centre development intervening in between these locations, it is unlikely that the proposed development will be visible in views from St Audeon's Park looking northeast. It is, therefore, predicted that the proposed development will have no visual impact on views from St Audeon's Park.

**View 13: View from Burgh Quay at O'Connell Bridge looking north**

The proposed development will not be visible in views looking north along the axis of O'Connell Street (an Architectural Conservation Area) due to the extent of intervening development. The proposed development is, therefore, predicted to have no visual impact on any views from street level looking north along the axis of O'Connell Street, including from Burgh Quay or O'Connell Bridge. The proposed development is, therefore, predicted to have no impact on the setting of any protected structure on O'Connell Street or on the character of the Architectural Conservation Area.

**View 14: View from City Quay at Sean O'Casey Bridge looking northwest**

Due to the significant distance between City Quay and the application site and the very considerable quantum and scale of city centre development intervening in between these locations, it is unlikely that the proposed development will be visible in views from this location looking northeast. It is, therefore, predicted that the proposed development will have no visual impact on views from City Quay.

**View 15: View from Dame Street at Fownes Street Upper looking north**

Due to the significant distance between Dame Street and the application site and the very considerable quantum and scale of city centre development intervening in between these locations, it is unlikely that the proposed development will be visible in views from Dame Street looking north. It is, therefore, predicted that the proposed development will have no visual impact on views from the Dame Street.

**View 16: View from South Great Georges Street looking north**

Due to the significant distance between South Great Georges Street and the application site and the very considerable quantum and scale of city centre development intervening in between these locations, it is unlikely that the proposed development will be visible in views from South Great Georges Street looking north. It is, therefore, predicted that the proposed development will have no visual impact on views from the Dame Street.

**View 17: View from Upper Dorset Street looking south into Bethesda Place**

From this location part of the proposed new structure to be constructed at the rear of Nos 23 to 28 Parnell Square North will be visible looking south down Bethesda Place, seen between and behind modern local authority flats and the east end of the Maldron

Hotel. Given the context of modern development in which the proposed new structure is seen and having regard to Objective CHC032 for the development of a new City Library at the Parnell Square Cultural Quarter, it is predicted that the impact of the proposed development in this view will be "moderate".

### **View 18: View from the former Broadstone Station looking south east**

Due to the significant distance between the Broadstone and the application site and the very considerable quantum and scale of city centre development intervening in between these locations, it is unlikely that the proposed development will be visible in views from the Broadstone. It is, therefore, predicted that the proposed development will have no visual impact on views from the Broadstone.

### **Views from within the Garden of Remembrance**

Photomontage Views 1 and 2 are from outside the eastern and northern entrances to the Garden of Remembrance, and the likely visibility and visual impact of the proposed development as seen from these locations is discussed above.

Views from within the Garden of Remembrance towards the proposed development are restricted, and from many parts of the Garden of Remembrance there are no views at all in that direction. Therefore, in relation to views of the proposed development from the direction of the Garden of Remembrance, Views 1 and 2 must represent a worst case.

The Garden of Remembrance was opened in 1966 by President Eamon de Valera on the fiftieth anniversary of the 1916 Easter Rising, and was dedicated to 'those who gave their lives in the cause of Irish Freedom'. The principal space of the Garden takes the form of a sunken area in the shape of a cross within which there is a pool, also in the shape of a cross. The Garden of Remembrance is placed somewhat awkwardly within the former garden of the Square with its main entrance near, but not at, the north east corner of Parnell Square.

Due to it being cut into the ground, views out of the Garden of Remembrance are restricted. In fact, it would seem clear that a sunken, almost sepulchral, space of an heroic character was not intended to be a space from which to view the surroundings. Views from the ground level area at the west end of the Garden are restricted by the high wall forming a semi-circle that surrounds that area. Views out of the Garden are also very restricted by trees and hedges within the Garden and the Square. In summer there is almost no view out towards the site of the proposed development,

while in winter views northwards are mediated by a network of branches.

Photographs from two locations within the Garden of Remembrance, in both summer and winter, are provided below under Figure 5.6.3 and Figure 5.6.4. Both views are from elevated locations. One view is from just inside the eastern entrance to the Garden, before descending into the cut. The other is from a grassed area above the end of the southern arm of the cross. This is an area not accessible to the public. These are probably the two locations within the Garden with the greatest potential to have views out. None of the grassed areas within the Garden are publicly accessible.

It will be noted that, in summer, there is almost no visibility of the north side of Parnell Square from these two locations. It is noted that the Garden of Remembrance is much more likely to be frequented by visitors in summer than in the winter. In the case of the photographs showing winter conditions a small insert is provided showing the likely extent of the visibility of the new structure to be constructed at the rear of Nos. 23-28 Parnell Square North.



**Figure 5.6.3:** View of the Garden of Remembrance from just inside the eastern entrance, showing the view in summer (top) and in winter (bottom). The insert in the winter view gives an impression of the likely extent of visibility of the new structure behind Nos 23 to 28 from this location.



**Figure 5.6.4:** View of the Garden of Remembrance from above the south arm of the cross, showing the view in summer (top) and in winter (bottom). The insert in the winter view gives an impression of the likely extent of visibility of the new structure behind Nos 23 to 28 from this location. This view location is not publicly accessible.

**5.6.10 Monitoring**

Monitoring of avoidance, remedial and mitigation measures is not relevant to the assessment of visual impacts on the built environment during demolition and construction or operational phase in the case of the subject application.

**5.6.11 Reinstatement**

Reinstatement is not relevant to the assessment of visual impacts on the built environment during demolition construction or operational phase in the case of the subject application. It is intended that the proposed development will be permanent.

**5.6.12 Interactions**

As is always the case where a development will result in a change to the visual environment of an area, the visual impacts of the development on the built environment will result in interactions with human beings and material assets. In the case of the subject application, having regard to the heritage character of the surrounding area and the location of the proposed development within the historic core of Dublin City, there is also likely to be interactions between the visual impact of the proposed development on the built environment and the impact of the proposal on cultural heritage.

**5.6.13 Difficulties Encountered in Compiling**

As is the case in any urban area, it was neither possible nor practical to gain unfettered access to every parcel of private property within the study area surrounding the application site in order to carry out visibility analysis and take photography for the purposes of preparing photomontages.

### 5.6.14 Bibliography

ARC referenced the following documents or sources above:

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