ENVIRONMENTAL IMPACT ASSESSMENT REPORT

VOLUME 3:

APPENDICES 3.3

MIXED USE DEVELOPMENT

AT

CLAREMONT, HOWTH, COUNTY DUBLIN



JSA John Spain Associates
Planning & Development Consultants
Chartered Town Planners & Chartered Surveyors

In Association with:

HJL Architects | BMCE | Enviroguide Consulting | Golder Associates | AWN Consulting | B-Fluid Ltd. | J.V.Tierney & Co. |

Archaeological and Built Heritage Consultancy | Historic Building Consultants | The Paul Hogarth Company | Maurice Johnson Partners | ORS | Modelworks

November 2019

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PROJECT CLAREMONT



Appendix 10.1 - LVIA figures

Landscape & Visual Impact Assessment

Produced for Atlas GP Limited

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PROJECT CLAREMONT
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DART Rail Line
Howth Lodge Apartments
Howth Sailing and boating Club
East Pier
West Pier
Central Pier
Claremont Beach
Water Pumping Station
Howth Railway Station
Signal Box
Baltray Park
Howth Yacht Club
Claremont Strand
Harbour Road
Howth Road
St. Mary's Church
Balscadden Bay
Deer Park Golf Course
Howth Castle
Deer Park Golf Course



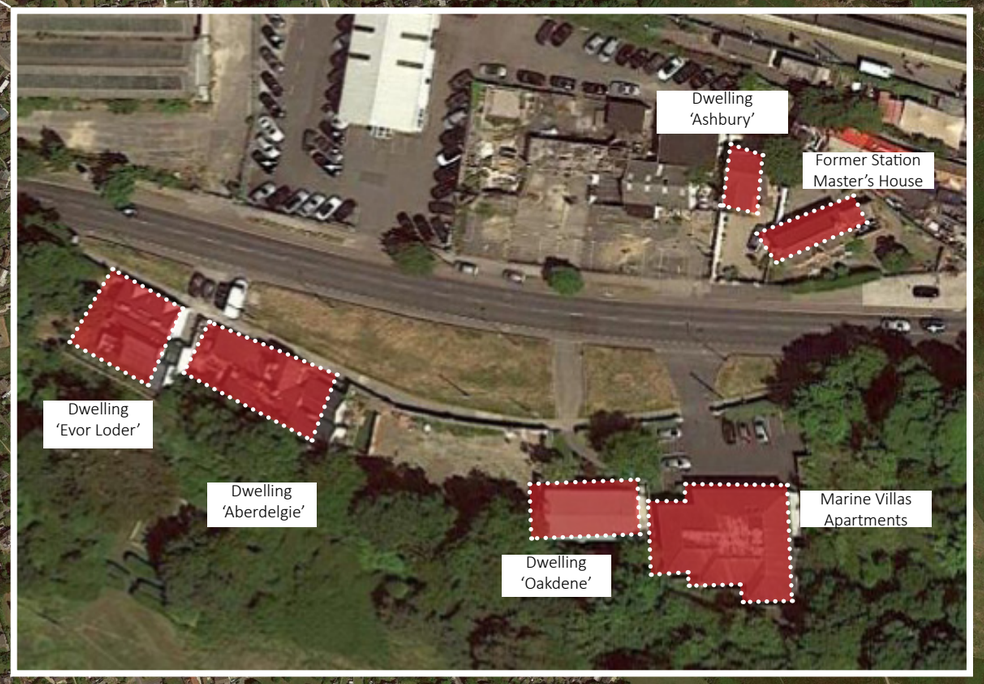


Figure 10.1 - Site Context Plan

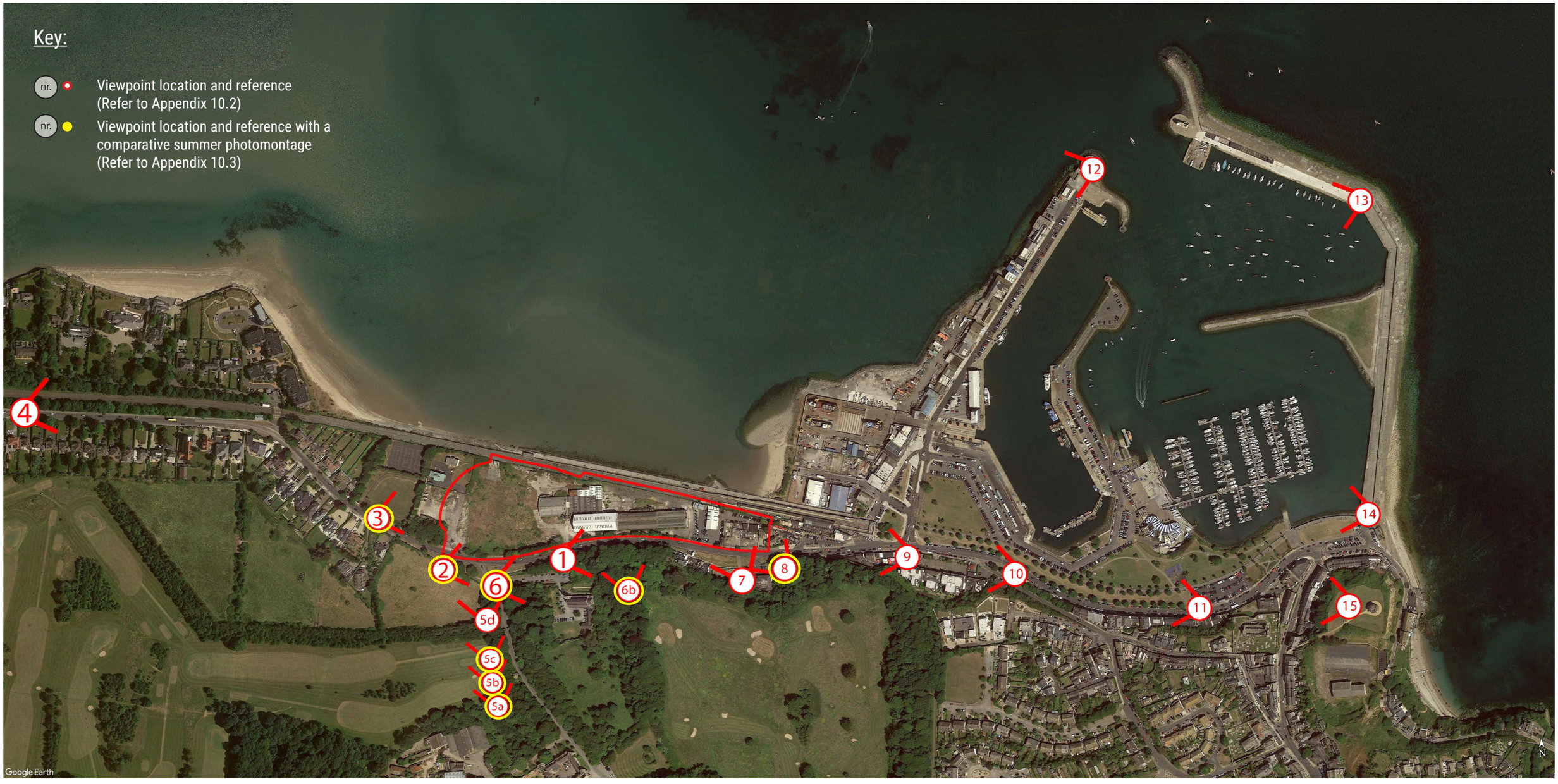
Key

- Site boundary
- A Harbour
- B Residential Howth Village
- C Howth Historic Core ACA
- D St. Nessan's Terrace ACA
- E Nashville Road & Park ACA
- F Agriculture and Natural Scrub
- G Coastal Headland
- H Heath Land
- I Agriculture and Natural Scrub
- J Amenity Grassland
- K Residential Sutton
- L Howth Castle ACA
- M Coastal Beach
- N Coastal Amenity
- O Coastal Amenity
- P Ireland's Eye
- Q Agriculture and Natural Scrub
- R Coastal waters and sand flats
- S Howth Waters

Figure 10.2 - Landscape Character Area Plan

Figure 10.3a - Viewpoint Location Plan

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project:	Claremont/Techcrete Site.	*photography:*		*location:*	
viewpoint:	**View Location Map**				
issued:	10-10-2019				

MODEL WORKS

Figure 10.3b - Viewpoint Location Plan

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project: Claremont/Techcrete Site.

photography:

location:

viewpoint: **View Location Map**

issued: 10-10-2019

MODEL WORKS

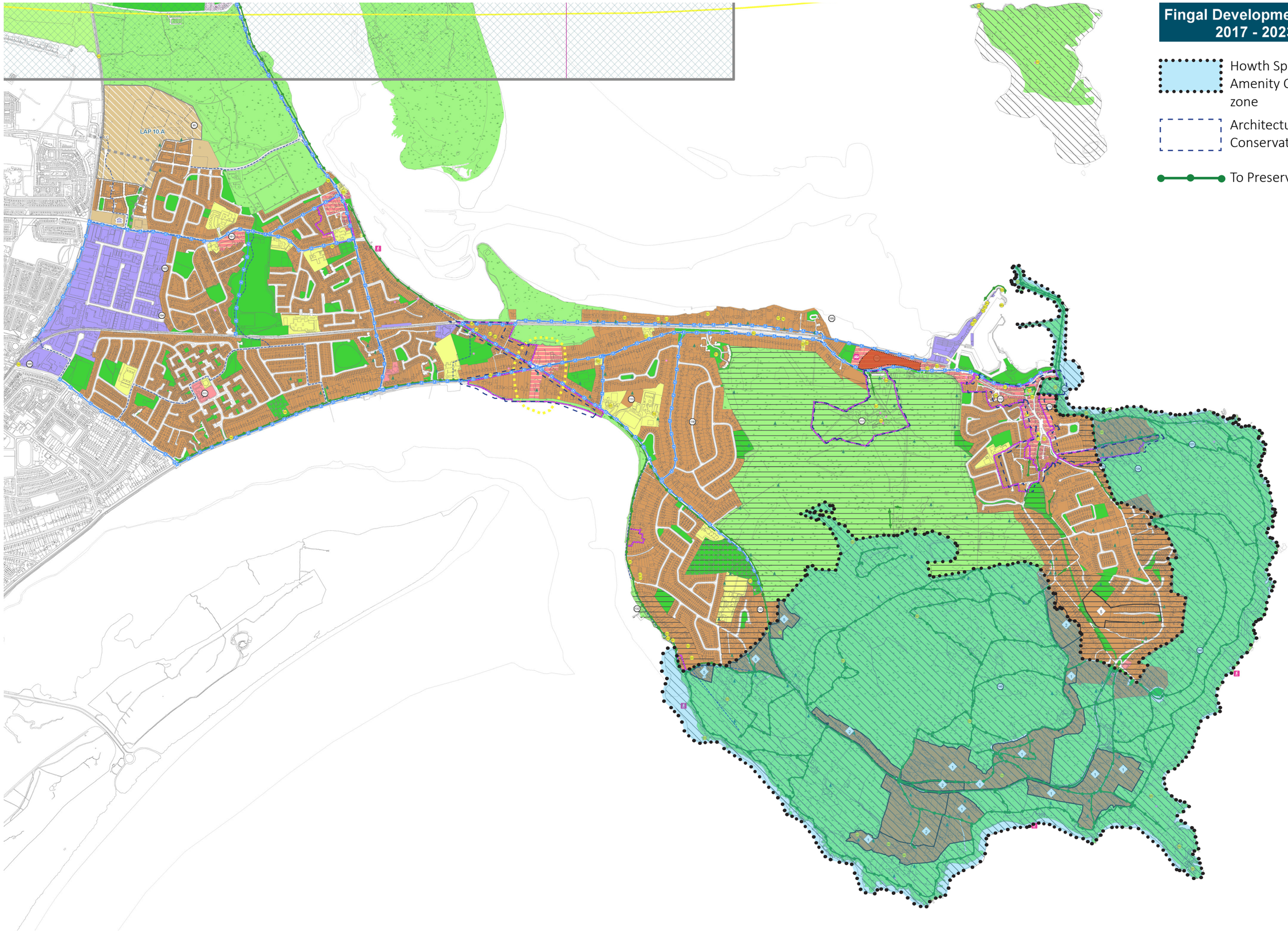


Figure 10.4 - Designations and Zoning Objectives

Existing site context



Selection of photographs that illustrate the existing condition of the site and the features within it. Existing trees whilst contributing to general visual amenity are in sub-optimal growing conditions with questionable long term viability.

Views from uplands









(A) View from Muck Rock with extensive panoramic views to the west over Dublin Bay towards Dublin (B) View from the Bog of Frogs Loop Walk on the approach to Muck Rock (C) View from the approach to Muck Rock (D) Upland heathland character and prominent landform influence.

Variety of architectural styles



Selection of photographs that illustrate the terraced village frontage facing onto the central area of open space along Harbour Road and the range of architectural characteristics and influences present.

Sylvan character of Howth Road



Avenue Character along the village frontage



Views that illustrate the sylvan character of Howth Road and the avenue character present along the village frontage.

View from West Pier



Selection of photographs that illustrate the views available from the western pier and the relative importance of views towards the village and Ireland's Eye.

Arrival experience



Photographs illustrating the Howth Railway Station from Howth Road at what is considered to be the current threshold to the village.

Figure 10.5 - Context Photos

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PROJECT CLAREMONT



Appendix 10.2 - Baseline viewpoint photographs and Photomontages

Landscape & Visual Impact Assessment

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MODEL WORKS

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PROJECT CLAREMONT
Verified photomontages

Each viewpoint includes:

- Existing view (winter conditions)
- Permitted scheme (winter conditions)
- Proposed scheme at 15 years (winter conditions)

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 1 - EXISTING VIEW

photography: 27-01-2019 12:56 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 1 - PERMITTED

photography: 27-01-2019 12:56 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 1 - PROPOSED

photography: 27-01-2019 12:56 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Project Claremont

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 2 - EXISTING VIEW

photography: 08-02-2019 12:57 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 2 - PERMITTED

photography: 08-02-2019 12:57 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 2 - PROPOSED (AT 15 YEARS)

photography: 08-02-2019 12:57 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 3 - EXISTING VIEW

photography: 08-02-2019 13:13 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 3 - PERMITTED

photography: 08-02-2019 13:13 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 3 - PROPOSED (AT 15 YEARS)

photography: 08-02-2019 13:13 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 4 - EXISTING VIEW

photography: 27-01-2019 13:24 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 4 - PERMITTED

photography: 27-01-2019 13:24 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 4 - PROPOSED (AT 15 YEARS)

photography: 27-01-2019 13:24 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 5A - EXISTING VIEW

photography: 13-03-2019 11:14 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Project Claremont



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 5A - PERMITTED

photography: 13-03-2019 11:14 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 5A - PROPOSED (AT 15 YEARS)

photography: 13-03-2019 11:14 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 5B - EXISTING VIEW

photography: 13-03-2019 11:11 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 5B - PERMITTED

photography: 13-03-2019 11:11 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 5B - PROPOSED (AT 15 YEARS)

photography: 13-03-2019 11:11 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 5C - EXISTING VIEW

photography: 27-01-2019 11:40 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 5C - PERMITTED

photography: 27-01-2019 11:40 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 5C - PROPOSED (AT 15 YEARS)

photography: 27-01-2019 11:40 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 5D - EXISTING VIEW

photography: 08-02-2019 12:51 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73^{O} Horizontal (24 mm Lens)

Angle of View 39^{O} Horizontal (50 mm Lens)

VIEWPOINT 5D - PERMITTED

photography: 08-02-2019 12:51 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 5D - PROPOSED (AT 15 YEARS)

photography: 08-02-2019 12:51 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 6A - EXISTING VIEW

photography: 13-03-2019 11:20 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 6A - PERMITTED

photography: 13-03-2019 11:20 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 6A - PROPOSED (AT 15 YEARS)

photography: 13-03-2019 11:20 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 6B - EXISTING VIEW

photography: 13-03-2019 11:25 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 6B - PERMITTED

photography: 13-03-2019 11:25 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 6B - PROPOSED (AT 15 YEARS)

photography: 13-03-2019 11:25 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 7 - EXISTING VIEW

photography: 27-01-2019 11:17 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 7 - PERMITTED

photography: 27-01-2019 11:17 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 7 - PROPOSED (AT 15 YEARS)

photography: 27-01-2019 11:17 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 8 - EXISTING VIEW

photography: 22-01-2019 13:07 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 8 - PERMITTED

photography: 22-01-2019 13:07 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 8 - PROPOSED (AT 15 YEARS)

photography: 22-01-2019 13:07 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 9 - EXISTING VIEW

photography: 22-01-2019 13:01 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 9 - PERMITTED

photography: 22-01-2019 13:01 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 9 - PROPOSED (AT 15 YEARS)

photography: 22-01-2019 13:01 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 10 - EXISTING VIEW

photography: 22-01-2019 12:48 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 10 - PERMITTED

photography: 22-01-2019 12:48 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 10 - PROPOSED (AT 15 YEARS)

photography: 22-01-2019 12:48 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 11 - EXISTING VIEW

photography: 22-01-2019 12:27 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 11 - PERMITTED

photography: 22-01-2019 12:27 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 11 - PROPOSED (AT 15 YEARS)

photography: 22-01-2019 12:27 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73^{O} Horizontal (24 mm Lens)

Angle of View 39^{O} Horizontal (50 mm Lens)

VIEWPOINT 12 - EXISTING VIEW

photography: 27-01-2019 10:31 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73^{O} Horizontal (24 mm Lens)

Angle of View 39^{O} Horizontal (50 mm Lens)

VIEWPOINT 12 - PERMITTED

photography: 27-01-2019 10:31 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73^{O} Horizontal (24 mm Lens)

Angle of View 39^{O} Horizontal (50 mm Lens)

VIEWPOINT 12 - PROPOSED (AT 15 YEARS)

photography: 27-01-2019 10:31 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 13 - EXISTING VIEW

photography: 17-01-2019 10:48 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73^{O} Horizontal (24 mm Lens)

Angle of View 39^{O} Horizontal (50 mm Lens)

VIEWPOINT 13 - PERMITTED

photography: 17-01-2019 10:48 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 13 - PROPOSED (AT 15 YEARS)

photography: 17-01-2019 10:48 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 14 - EXISTING VIEW

photography: 17-01-2019 10:30 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 14 - PERMITTED

photography: 17-01-2019 10:30 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 14 - PROPOSED (AT 15 YEARS)

photography: 17-01-2019 10:30 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 15 - EXISTING VIEW

photography: 17-01-2019 11:11 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 15 - PERMITTED

photography: 17-01-2019 11:11 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 15 - PROPOSED (AT 15 YEARS)

photography: 17-01-2019 11:11 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 16A - EXISTING VIEW

photography: 10-04-2019 10:52 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 16A - PERMITTED

photography: 10-04-2019 10:52 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 16A - PROPOSED (AT 15 YEARS)

photography: 10-04-2019 10:52 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 16B - EXISTING VIEW

photography: 18-01-2019 14:25 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 16B - PERMITTED

photography: 18-01-2019 14:25 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 16B - PROPOSED (AT 15 YEARS)

photography: 18-01-2019 14:25 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 16C - EXISTING VIEW

photography: 10-04-2019 10:43 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 16C - PERMITTED

photography: 10-04-2019 10:43 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 16C - PROPOSED (AT 15 YEARS)

photography: 10-04-2019 10:43 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 16D - EXISTING VIEW

photography: 27-01-2019 11:55 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 16D - PERMITTED

photography: 27-01-2019 11:55 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 16D - PROPOSED (AT 15 YEARS)

photography: 27-01-2019 11:55 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 17 - EXISTING VIEW

photography: 10-04-2019 11:41 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 17 - PERMITTED

photography: 10-04-2019 11:41 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 17 - PROPOSED (AT 15 YEARS)

photography: 10-04-2019 11:41 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 18 - EXISTING VIEW

photography: 17-01-2019 12:13 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 18 - PERMITTED

photography: 17-01-2019 12:13 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 18 - PROPOSED (AT 15 YEARS)

photography: 17-01-2019 12:13 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 19 - EXISTING VIEW

photography: 17-01-2019 11:48 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 19 - PERMITTED

photography: 17-01-2019 11:48 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Project Claremont



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 19 - PROPOSED (AT 15 YEARS)

photography: 17-01-2019 11:48 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Permitted residential development at Balscadden Road & Former Baily Court Hotel (granted under ABP-301722-18) has been modelled as a block mass only (without facade and built detailing). Its visual presence should be considered in this regard and would in reality be more subdued than shown.



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 19 - CUMULATIVE (AT 15 YEARS)

photography: 17-01-2019 11:48 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73^{O} Horizontal (24 mm Lens)

Angle of View 39^{O} Horizontal (50 mm Lens)

VIEWPOINT 20A - EXISTING VIEW

photography: 20-02-2019 10:36 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73^{O} Horizontal (24 mm Lens)

Angle of View 39^{O} Horizontal (50 mm Lens)

VIEWPOINT 20A- PERMITTED

photography: 20-02-2019 10:36 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73^{O} Horizontal (24 mm Lens)

Angle of View 39^{O} Horizontal (50 mm Lens)

VIEWPOINT 20A - PROPOSED (AT 15 YEARS)

photography: 20-02-2019 10:36 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 20B - EXISTING VIEW

photography: 20-02-2019 10:46 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 20B - PERMITTED

photography: 20-02-2019 10:46 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 20B - PROPOSED (AT 15 YEARS)

photography: 20-02-2019 10:46 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 21 - EXISTING VIEW

photography: 27-01-2019 14:45 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 21 - PERMITTED

photography: 27-01-2019 14:45 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 21 - PROPOSED (AT 15 YEARS)

photography: 27-01-2019 14:45 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 22 - EXISTING VIEW

photography: 27-01-2019 15:26 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 22 - PERMITTED

photography: 27-01-2019 15:26 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 22 - PROPOSED (AT 15 YEARS)

photography: 27-01-2019 15:26 am
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

thepaulhogarthcompany

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PROJECT CLAREMONT



Appendix 10.3 - Comparative summer viewpoint photographs and Photomontages

Landscape & Visual Impact Assessment

Produced for Atlas GP Limited

MODEL WORKS

thepaulhogarthcompany

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PROJECT CLAREMONT
Verified photomontages

Each viewpoint includes:

- Existing view (summer conditions)
- Proposed scheme at 15 years (summer conditions)

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 2 - EXISTING VIEW

photography: 14-05-2019 15:08 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Project Claremont

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 2 - PROPOSED (AT 15 YEARS)

photography: 14-05-2019 15:08 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Project Claremont

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 3 - EXISTING VIEW

photography: 15-05-2019 15:15 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Project Claremont

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 3 - PROPOSED (AT 15 YEARS)

photography: 15-05-2019 15:15 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Project Claremont

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 5A - EXISTING VIEW

photography: 14-05-2019 14:45pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 5A - PROPOSED (AT 15 YEARS)

photography: 14-05-2019 14:45pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 5B - EXISTING VIEW

photography: 14-05-2019 14:48 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 5B - PROPOSED (AT 15 YEARS)

photography: 14-05-2019 14:48 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 5C - EXISTING VIEW

photography: 15-05-2019 14:38 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 5C - PROPOSED (AT 15 YEARS)

photography: 15-05-2019 14:38 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 6A - EXISTING VIEW

photography: 14-05-2019 15:01pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 6A - PROPOSED (AT 15 YEARS)

photography: 14-05-2019 15:01pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Project Claremont

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 6B - EXISTING VIEW

photography: 14-05-2019 14:58pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 6B - PROPOSED (AT 15 YEARS)

photography: 14-05-2019 14:58pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 8 - EXISTING VIEW

photography: 15-05-2019 15:27 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 8 - PROPOSED (AT 15 YEARS)

photography: 15-05-2019 15:27 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 16A - EXISTING VIEW

photography: 14-05-2019 15:47 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 16A - PROPOSED (AT 15 YEARS)

photography: 14-05-2019 15:47 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 16B - EXISTING VIEW

photography: 14-05-2019 15:43 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 16B - PROPOSED (AT 15 YEARS)

photography: 14-05-2019 15:43 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS



Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 17 - EXISTING VIEW

photography: 14-05-2019 16:00 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Project Claremont

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 17 - PROPOSED (AT 15 YEARS)

photography: 14-05-2019 16:00 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 18 - EXISTING VIEW

photography: 27-05-2019 11:12 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

Angle of View 73° Horizontal (24 mm Lens)

Angle of View 39° Horizontal (50 mm Lens)

VIEWPOINT 18 - PROPOSED (AT 15 YEARS)

photography: 27-05-2019 11:12 pm
Canon 5D Mark II
24 mm Lens

Viewing distance is 24cm when printed at A3 to replicate the view experienced at the viewpoint.

MODEL WORKS

thepaulhogarthcompany

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PROJECT CLAREMONT



Permitted application Ref: F11A/0028 viewed from Howth Road.

Appendix 10.5 - Comparative landscape and visual assessment

Landscape & Visual Impact Assessment

Produced for Atlas GP Limited

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Comparative Landscape and Visual Impact Assessment

Comparative assessment

Whilst the main body of the Landscape and Visual Impact Assessment (LVIA) considers the impacts and effects of the proposed development on the existing landscape and visual resource (i.e. as the site appears today), it is noted that the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU, requires the consideration of alternatives (refer to Chapter 2 of the Environmental Impact Assessment Report (EIAR) for the consideration of alternatives).

As part of this consideration, the EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports, Draft (2017) suggest (at Section 3 Page: 36) a 'do nothing' alternative which examines environmental trends, both within the site and its wider environment, in the event that the proposed development does not proceed. This consideration is similar to the recommendation to describe the 'likely future receiving environment'.

Together, these descriptions present the consequences that are reasonably likely to occur in the event that the proposed development does not proceed. In this regard, the following are considered:

- If the site is left in its current state, the management, or lack thereof, will be likely to continue in its current manner. The site would continue to exist as a vacant and inaccessible brownfield site at the entrance to Howth and continue to contribute negatively to the landscape and visual amenity of the locality.

- In the event that the development does not proceed, it is likely that the subject site would be developed in the future for some residential and open space use, in line with its zoning in the Fingal Development Plan.

In terms of the latter, the EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports, Draft (2017) at paragraph para.3.4.2, also advocate that the 'do nothing' alternative should consider the effects of projects which have consent but are not yet implemented. In this regard it is recognised that extant planning approvals exist on the site, including an existing proposal for 229 apartments distributed across 6 blocks, with a height of between 5 and 6 storeys.

In order to understand and compare the influence of the proposed development in the context of a developed baseline which could reasonably be present on the site, it has been considered useful to illustrate (through the production of comparative photomontages) this aforementioned permitted scheme at each of the representative viewpoint locations. Refer to Appendix 10.2 for baseline photomontages of this development from each of the assessment viewpoint locations (example provided below).

Whilst the proposed and permitted schemes are materially different in their layout and height, there is a strong degree of commonality between them. In many locations, the difference in scale between the permitted and the proposed is difficult to discern.

Comparative judgements for both landscape and visual effects are presented in this appendix in order to present the likely effects of the proposed development when considered against a baseline containing this permitted scheme (as such identifying the 'additional' effect). The intention of this appendix is to contextualise the predicted landscape and visual effects of the proposed development against those that have previously been found to be acceptable.



Photomontage of the permitted application Ref: F11A/0028 from Howth Road (assessment viewpoint 2).



Photomontage of the proposed scheme from Howth Road (assessment viewpoint 2).

Comparative Landscape Impact Assessment

The following table outlines assessments made when considering the effects of the development against the permitted scheme.

Landscape Character Area (LCA)	Sensitivity	Assessment ratings within the existing baseline context			Landscape Character Area (LCA)	Comparative assessment against the permitted scheme		
		Magnitude of Change	Significance of effects	Quality of effects		Magnitude of Change	Significance of effects	Quality of effects
LCA A - Harbour	Medium	Medium	Moderate	Positive	LCA A - Harbour	Low	Slight	Positive – The proposed development would have an improved relationship with Howth Road and a more complementary relationship with the village frontage. The character and materiality of both the built form and its external spaces have sought to relate more positively with the character of Howth and provide improved connectivity and recreational opportunities within the site.
LCA B Residential Howth Village	High	Very low	Not Significant	Neutral	LCA B Residential Howth Village	Negligible	Imperceptible	Neutral – Effects are not considered to differ.
LCA C Howth Historic Core ACA	High	Negligible	Imperceptible	Neutral	LCA C Howth Historic Core ACA	Negligible	Imperceptible	Neutral – Effects are not considered to differ.
LCA D St Nessan's Terrace ACA	High	Negligible	Imperceptible	Neutral	LCA D St Nessan's Terrace ACA	Negligible	Imperceptible	Neutral – Effects are not considered to differ.
LCA E Nashville Road and Park ACA	High	Negligible	Imperceptible	Neutral	LCA E Nashville Road and Park ACA	Negligible	Imperceptible	Neutral – Effects are not considered to differ.
LCA F Agriculture and Natural scrub	High	Negligible	Imperceptible	Neutral	LCA F Agriculture and Natural scrub	Negligible	Imperceptible	Neutral – Effects are not considered to differ.
LCA G Coastal Headland	High	Negligible	Imperceptible	Neutral	LCA G Coastal Headland	Negligible	Imperceptible	Neutral – Effects are not considered to differ.
LCA H Heath Land	High	Low	Slight	Neutral	LCA H Heath Land	Low	Slight	Neutral – The character of this area is partially defined by its contrast with the surrounding landscape which is varied and which by contrast is heavily influenced by man-made features.
LCA I Agriculture and Natural scrub	High	Negligible	Imperceptible	Neutral	LCA I Agriculture and Natural scrub	Negligible	Imperceptible	Neutral – Effects are not considered to differ.
LCA J Amenity Grassland	Medium	Low	Slight	Negative	LCA J Amenity Grassland	Very Low	Not Significant	Negative – The addition of built form is not considered to result in any improvements in views and as such effects are considered to remain negative.
LCA K Residential Sutton	High	Very low	Not Significant	Neutral	LCA K Residential Sutton	Negligible	Imperceptible	Neutral – Effects are not considered to differ.
LCA L Howth Castle ACA	High	Medium to Low	Moderate tending to Slight	Positive	LCA L Howth Castle ACA	Low	Slight	Positive – The proposed built form whilst of a greater overall height, has a ‘finger block’ character which affords a greater degree of visual permeability from the grounds of St. Mary’s Church where visible through the tree line. The architectural character, materiality and planting proposed, as well as the treatments employed within the western parkland enhance the views to the north and relates more sensitively with the character and materiality of the built form within the LCA.
LCA M Coastal Beach	High	Negligible	Imperceptible	Neutral	LCA M Coastal Beach	Negligible	Imperceptible	Neutral – Effects are not considered to differ.
LCA N Coastal Amenity	Medium	Very low	Not Significant	Neutral	LCA N Coastal Amenity	Negligible	Imperceptible	Neutral – Effects are not considered to differ.
LCA O Coastal Amenity	Medium	Negligible	Imperceptible	Neutral	LCA O Coastal Amenity	Negligible	Imperceptible	Neutral – Effects are not considered to differ.

Landscape Character Area (LCA)	Sensitivity	Assessment ratings within the existing baseline context			Landscape Character Area (LCA)	Comparative assessment against the permitted scheme		
		Magnitude of Change	Significance of effects	Quality of effects		Magnitude of Change	Significance of effects	Quality of effects
LCA P - Ireland's Eye	High	Low	Slight	Positive	LCA P - Ireland's Eye	Negligible	Imperceptible	Positive –The disposition of development and the 'finger block' character allows the development to have a greater degree of visual permeability to the vegetated backdrop, reducing the relative mass of the development.
LCA Q – Agriculture and natural scrub	Medium	Very low	Not Significant	Neutral	LCA Q – Agriculture and natural scrub	Negligible	Imperceptible	Neutral – Effects are not considered to differ.
LCA R – Coastal waters and sand flats	Medium tending to low	Low	Slight	Positive	LCA R – Coastal waters and sand flats	Very Low	Imperceptible	Positive – The disposition of development and the 'finger block' character allow the development to have a greater degree of visual permeability to the vegetated backdrop, reducing the relative mass of the development.
LCA S - Howth Waters	Low	Negligible	Not Significant	Neutral	LCA S - Howth Waters	Negligible	Imperceptible	Neutral – Effects are not considered to differ.
Howth High Amenity Area	High	Low	Slight	Neutral	Howth High Amenity Area	Very Low	Not significant	Neutral – The character of this area is partially defined by its contrast with the surrounding landscape which is varied and which by contrast is heavily influenced by man-made features.
Howth SAAO	High	Low	Slight	Neutral	Howth SAAO	Very Low	Not significant	Positive– Comparable to those described in relation to Howth High Amenity Areas.

Summary

Within the comparative assessment, it is noted that whilst the proposed development is of a greater height in comparison with the previously approved scheme, this increased scale is not readily discernible from a variety of locations within the wider landscape and will have a marginal influence on landscape character.

The proposed development, in comparison with the permitted scheme, is considered to have a stronger physical and visual relationship with both Howth Road and the village frontage. The quality of the materials, the visual permeability afforded by the finger blocks, the creation of a strong road frontage along Howth Road and the integration of high quality tree planting throughout the scheme, would improve the relationship between the development and its wider landscape context and would generate a stronger sense of place within its localised context.

Within this comparative scenario, the 'additional' effects of the proposed development are considered to be no greater than slight.

In terms of the quality of these effects, the consideration given to the layout, architectural character and materiality of the proposed scheme are considered to have more positive effects on landscape character than the permitted scheme.

Comparative Visual Impact Assessment

The following table outlines assessments made when considering the effects of the development against the permitted scheme.

Vp		Receptor sensitivity	Assessment ratings within the existing baseline context				Comparative assessment against the permitted scheme		
			Magnitude of Change	Significance of effects	Quality of effects		Magnitude of Change	Significance of effects	Quality of effects
1	Howth Road	Medium to Low	High	Significant	Positive	1	Low	Slight	Positive - The development frontage has a stronger physical and visual relationship with both Howth Road and the village frontage and provides a much stronger sense of approach into Howth.
2	Howth Road	Medium to Low	Medium to High	Moderate	Positive	2	Low	Slight	Positive – Whilst retaining views to Ireland's Eye, the characteristic planting at the western end will provide a strong gateway character that ties in more congruously with the vegetated composition of the view. It will also help to more sensitively 'introduce' the development into the view at this gateway location.
3	Howth Road	Medium to Low	Medium	Moderate - Slight	Neutral	3	Low	Slight	Positive – In a comparative scenario, the development would be screened by foreground proposed built form. The proposed built form is comparatively modest in scale and is considerably less prominent and influential on views from this location.
4	Howth Road	Medium to Low	Not visible	Imperceptible	Neutral	4	Not visible	Imperceptible	Neutral
5a	View at the southern end of defined view	High	Low	Slight	Positive	5a	Very Low	Imperceptible	Positive - The area of open space and the associated planting enhances views and affords improved visual relationship with the sea through the gate pillars.
5b	View at the southern end of defined view		Low	Slight	Positive	5b	Very Low	Imperceptible	
5c	View at the Castle Gates	High	Medium	Moderate	Positive	5c	Low	Slight	Positive - The architectural character, materiality and planting proposed, as well as the treatments employed within the western parkland enhance the views to the north and relates more sensitively with the character and materiality of the gate pillars.
5d	View from the northern end of defined view at Howth Road	Medium	Medium to High	Moderate	Positive	5d	Low	Slight	Positive - The proposed development would have a stronger physical and visual relationship with Sylvan character of Howth Road.
6a	View from road leading to Howth Castle at its intersection with Howth Road.	Medium	Medium to High	Moderate	Positive.	6a	Low	Slight	Positive - Whilst of a greater overall height, the stepping of the built form along Howth Road frontage, and its 'finger block' character, reduces the perceived volume and mass of the built form over that approved, and improves the physical and visual relationship with Howth Road. Although the built form is of a greater height, the prominence of the Church remains prominent.
6b	At northern façade	Medium to High	Medium	Moderate	Negative	6b	Low	Slight	Neutral - Whilst of a greater overall height, the simple form, regularity and materiality provides subtle continuity with the architectural character of the church. The focus of views remains with the church building.
7	Howth Village looking west	Medium to High	Medium to High	Significant - Moderate	Positive	7	Low	Slight	Positive –The development has a more regular and consistent character, which together with the proposed tree planting and ground floor treatments, provide a gentler rhythm to the streetscape. improved degree of visual consistency. The increase in height whilst marginally discernible, is not considered to alter the composition of the view in any adverse way.
8	Howth Road / Station Master's House	Medium to High	Medium to High	Significant - Moderate	Positive.	8	Low	Slight	
9	Junction of Harbour Road and West Pier	Medium	Low	Slight	Neutral	9	Very Low	Imperceptible	Neutral
10	Harbour Road / Park	Medium to High	Very Low	Not significant	Neutral	10	Very Low	Imperceptible	Neutral
11	Harbour Road / Park	Medium to High	Not visible	Imperceptible	Neutral	11	Not visible	Imperceptible	Neutral

Vp		Receptor sensitivity	Assessment ratings within the existing baseline context				Comparative assessment against the permitted scheme		
			Magnitude of Change	Significance of effects	Quality of effects		Magnitude of Change	Significance of effects	Quality of effects
12	West Pier	Medium to High	Medium	Moderate	Neutral	12	Low	Slight	Negative – Effects are on balance considered negative in recognition of the increased screening of St. Mary's Church Spire and the comparative degree to which the development breaks its tree line backdrop.
13	East Pier	High	Low	Slight	Neutral	13	Very Low	Not Significant	Neutral
14	East Pier	High	Low	Slight		14	Very Low	Not Significant	Neutral
15	Martello Tower	High	Low	Slight	Neutral	15	Very Low	Not Significant	Neutral
16a	Deer Park Golf Course	High	Very Low	Not significant	Negative	16a	Very Low	Not significant	Negative - In a comparative scenario, there is no change to the judgements made in the main assessment as the permitted scheme is not visible.
16b	Deer Park Golf Course	High	Very Low	Not significant	Neutral	16b	Very Low	Not significant	Neutral – In a comparative scenario, there is no change to the judgements made in the main assessment as the permitted scheme is not visible.
16c	Between Golf Course and Castle	High	Not visible	Imperceptible	Neutral	16c	Not visible	Imperceptible	Neutral
16d	Between Golf Course and Castle	High	Not visible	Imperceptible	Neutral	16d	Not visible	Imperceptible	Neutral
17	Muck Rock	High	Medium - high	Moderate	Negative	17	Medium - low	Moderate tending to slight	Positive – When compared against the low block mass of development approved (which is drawn across the treeline), although the development would be marginally more noticeable than the permitted scheme, the regular disposition of the built form, the incorporation of green roofs and the slender profile of the finger blocks, affords a greater degree of visual permeability to the coastline behind it and allows the spire of St. Mary's Church an improved degree of prominence.
18	Dungriffin villas	High	Low	Slight	Neutral	18	Very Low	Imperceptible	Neutral - The quality of the effect is considered neither positive nor negative. The development would be amalgamated within the urban context.
19	Kilrock	High	Low	Slight	Neutral	19	Very Low	Imperceptible	Neutral - The quality of the effect is considered neither positive nor negative. The development would be amalgamated within the urban context.
20 a - b	Baldoyle Bay and Ireland's Eye	High	Medium to Low	Moderate	Neutral	20a - b	Low	Slight	Positive – The increased scale of the development at this range is not readily discernible. The disposition of development in 'finger blocks' allows the development to have a greater degree of visual permeability to the vegetated backdrop, reducing the relative mass and prominence of the proposed development.
21	Strand Road and Portmarnock	High	Not visible	Imperceptible	Neutral	21	Not visible	Imperceptible	Neutral
22	Strand Road and Portmarnock	High	Low	Slight	Neutral	22	Low	Slight	Neutral - The increased scale of the development at this range is not readily discernible.

Summary

Within the comparative assessment, whilst the proposed development is of a greater height in comparison with the previously approved scheme, at the majority of the representative viewpoints, the increased scale of the development is not readily discernible. Where the increase in height is discernible, its influence on the overall visual composition is marginal.

The proposed development, in comparison with the permitted scheme, is considered to have a stronger physical and visual relationship with both Howth Road and the village frontage. It would also provide a higher quality and integrated sense of approach and arrival into the village. At locations close to the site on Howth Road, the stepping of the built form and its 'finger block' character, reduces the perceived volume and mass of the built form over that approved. In addition, the proposed tree line, together with the activated frontage, allows the primary visual relationship at these proximate locations to be with the ground floor, rather than the more elevated parts of the scheme.

The majority of effects are considered to be Slight or Imperceptible within this comparative scenario.

From elevated locations such as Muck Rock (viewpoint 17), the development would be marginally more noticeable than the permitted scheme by merit of its increased height and finger block character. Although affecting only a small proportion of the wider overall view, when compared to the permitted scheme, effects are considered to be Moderate tending to slight.

When compared against the low block mass of the permitted scheme however, the regular disposition of the built form and the slender character of the finger blocks, afford a greater degree of visual permeability to the coastline behind it and allows the spire of St. Mary's Church an improved degree of prominence. The quality of these effects is therefore considered to be comparatively positive.

The approach to the disposition of development in finger blocks, has a similar influence on views from the sea (viewpoints 20a and 20b), where a greater degree of visual permeability to its vegetated backdrop acts to comparatively reduce the mass and prominence of the proposed development.

No effects in this comparative scenario were significant.

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