



FutureAnalytics

Environmental Impact Assessment Report (EIAR)

Volume 3 - Photomontage Booklet

In respect of a

**Proposed Strategic Housing Development (SHD) on
lands to the immediate South of Ratoath, Co. Meath**

On behalf of

Beo Properties Limited

May 2022

Ratoath EIAR – VOLUME 3

Verified Photomontages & Computer-generated imagery (CGIs)



NOTES AND METHODOLOGY

PROJECT DETAILS

Title: Ratoath EIAR – VOLUME 3

Development Description:

Design team:

Architects:

Prepared by Digital Dimensions

Issue Date	13/05/22	19/05/22				
Revision	-	A				
Status						

PROFILE

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

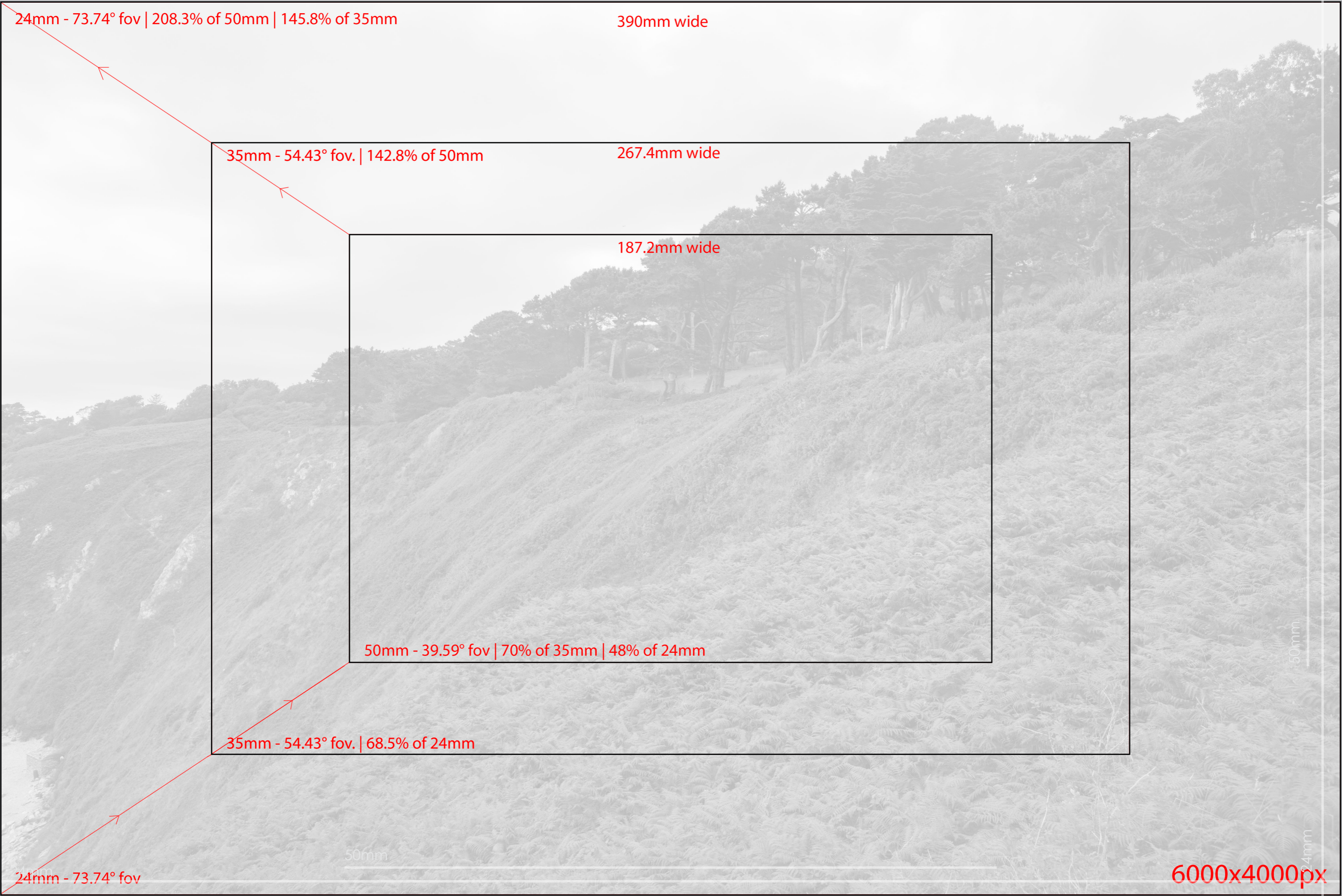
Method Statement - Photo-montage production using guidance in The Landscape Institute TGN-06-19 Visual Representation of Development Proposals.

1. Photographs are taken from locations as advised by the planning consultant with a full frame SLR digital camera and prime lens. Photographs are taken using the most appropriate combination of lens focal lengths to ensure that the field of view covers the proposed scheme environment or landscape context. The photographs are taken horizontally with a survey level attached to the camera. The photographic positions are marked (for later surveying), the height of the camera and the focal length of the image recorded.
2. In each photograph, a minimum of 3no. visible fixed points are marked for surveying. These are control points for model alignment within the photograph. All surveying is carried out by a qualified topographical surveyor using Total Station / GPS devices.
3. The photographic positions and the control points are geographically surveyed and this survey is tied in to the site topographical survey supplied by the Architect / client.
4. The buildings are accurately modelled in 3D cad software from cad drawings or BIM model supplied by the Architect. Material finishes are applied to the 3D model and scene element are place like trees and planting to represent the proposed landscaping.
5. Virtual 3D cameras are positioned according to the survey co-ordinates and the focal length is set to match the photograph. Pitch and rotation are adjusted using the survey control points to align the virtual camera to the photograph. Lighting is set to match the time of day the photograph is taken.
6. The proposed development is output from the 3D software using this camera and the image is then blended with the original photograph to give an accurate image of what the proposed development will look like in its proposed setting.
7. In the event of the development not being visible, the roof line of the development will be outlined in red if re-quested.
8. The document contains:
 - a. Site location map with view locations plotted.
 - b. Photomontage sheet with existing or proposed conditions.
 - c. Reference information including field of view/focal length, range to site / development, date of photograph.
9. For the views, we provide four images:
 - a. The existing view (on 05 October 2021);
 - b. The proposed photomontage (or scheme outline as appropriate);



View Location Map - Photomontages

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



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

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

Our Ref: 21-172 Pivotal Rathoath SHD



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 1 Existing		05/10/21	73°	24mm	190.7m	Canon EOS 5DS

Our Ref: 21-172 Pivotal Rathoath SHD



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

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 1 Proposed		05/10/21	73°	24mm	190.7m	Canon EOS 5DS

Our Ref: 21-172 Pivotal Rathoath SHD



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 2 Existing		05/10/21	73°	24mm	25.4m	Canon EOS 5DS



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 2 Proposed		05/10/21	73°	24mm	25.4m	Canon EOS 5DS

Our Ref: 21-172 Pivotal Rathoath SHD



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 3 Existing		05/10/21	73°	24mm	75.6m	Canon EOS 5DS

Our Ref: 21-172 Pivotal Rathoath SHD



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 3 Proposed		05/10/21	73°	24mm	75.6m	Canon EOS 5DS

Our Ref: 21-172 Pivotal Rathoath SHD



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 4 Existing		05/10/21	73°	24mm	107.1m	Canon EOS 5DS

Our Ref: 21-172 Pivotal Rathoath SHD



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 4 Proposed		05/10/21	73°	24mm	107.1m	Canon EOS 5DS

Our Ref: 21-172 Pivotal Rathoath SHD



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 5 Existing		05/10/21	73°	24mm	72.7m	Canon EOS 5DS

Our Ref: 21-172 Pivotal Rathoath SHD



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 5 Proposed		05/10/21	73°	24mm	72.7m	Canon EOS 5DS

Our Ref: 21-172 Pivotal Rathoath SHD



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

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 6 Existing		05/10/21	73°	24mm	79.3m	Canon EOS 5DS

Our Ref: 21-172 Pivotal Rathoath SHD



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

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 6 Proposed		05/10/21	73°	24mm	79.3m	Canon EOS 5DS

Our Ref: 21-172 Pivotal Rathoath SHD



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 7 Existing		05/10/21	73°	24mm	89.2m	Canon EOS 5DS

Our Ref: 21-172 Pivotal Rathoath SHD



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

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 7 Proposed		05/10/21	73°	24mm	89.2m	Canon EOS 5DS

Our Ref: 21-172 Pivotal Rathoath SHD



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 8 Existing		05/10/21	73°	24mm	101.5m	Canon EOS 5DS

Our Ref: 21-172 Pivotal Rathoath SHD



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 8 Proposed		05/10/21	73°	24mm	101.5m	Canon EOS 5DS

Our Ref: 21-172 Pivotal Rathoath SHD



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 9 Existing		05/10/21	73°	24mm	31.3m	Canon EOS 5DS

Our Ref: 21-172 Pivotal Rathoath SHD



< 24mm / 73.7°

< 35mm / 54.4°

< 50mm / 39.6°

Lens Information: Focal Length / Field of View

50mm / 39.6° >

35mm / 54.4° >

24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model
View 9 Proposed		05/10/21	73°	24mm	31.3m	Canon EOS 5DS

Our Ref: 21-172 Pivotal Rathoath SHD

Computer-generated imagery (CGIs)



View Location Map - CGIs

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



Location
View 1 CGI

Our Ref: 21-172 Pivotal Rathoath SHD



Location
View 2 CGI

Our Ref: 21-172 Pivotal Rathoath SHD



Location
View 3 CGI

Our Ref: 21-172 Pivotal Rathoath SHD



Location
View 4 CGI

Our Ref: 21-172 Pivotal Rathoath SHD



Location
View 5 CGI

Our Ref: 21-172 Pivotal Rathoath SHD



Location
View 6 CGI

Our Ref: 21-172 Pivotal Rathoath SHD



Location
View 7 CGI

Our Ref: 21-172 Pivotal Rathoath SHD