JACOBS ISLAND



Jacob's Island EIAR
Volume IIIb– Appendices

CHAPTER 4 – LANDSCAPE & VISUAL

Appendix 4-1 -A3 Booklet of Photomontages prepared by Pederson Focus Ltd.

HIBERNIA STAR

Title: Photomontages of proposed Strategic Housing Development at Jacob's Island, Mahon, Cork

Client: Hibernia Star Limited

Architects: O'Mahony Pike Architects

Prepared by: Pedersen Focus Ltd.

Date: 2 / 6 / 2022

Pedersen Focus Ltd.
4 Combermere,
Glounthaune,
Co. Cork,
Ireland.

Architectural Visualisation

V.A.T. No. IE9581693J

Project: **Proposed Strategic Housing Development at Jacob's Island, Mahon, Cork.**

2nd of June, 2022

To whom it may concern,

The computer generated images of the proposed development were prepared by Pedersen Focus Ltd. Currently, there are no official rules that define a methodology to produce verified views. Pedersen Focus bases its methodology on the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition and the Technical Guidance Note 06/19, both by The Landscape Institute.

Data Collection.
Drawings and 3d model for the proposed development were provided by O'Mahony Pike Architects. The site survey was provided by Geodata Surveying Ltd. Photomontage viewpoint locatins were selected by AECOM.
Site photography and surveying of camera locations was carried out by Pedersen Focus Ltd.
Camera locations, survey data and the 3d digital model were integrated by Pedersen Focus.

3d Model.
The 3d model of the proposed development was rendered using lighting conditions corresponding to the respective site photograph. Materials for the proposed buildings were prepared according to the Architects' specifications.

Control point verification.
Each photomontage was verified with survey control points matching consistently.

Photomontage.
The photomontages were prepared using industry standard image handling software. The rendered 3d model was inserted between foreground and background elements. Aerial and site photography by Pedersen Focus was cross-referenced to help estimate the amount of mitigation provided by existing trees. In addition, a schedule of retained trees/trees to be felled was cross referenced with the provided tree survey to attempt to identify individual trees impacting the visual impact. In general, Pedersen Focus have attempted to reflect all planting shown in the photomontages realistically, however, mitigation should be considered indicative only.
View 3,11 & 12 were photographed using a 24mm TiltShift lens. Shift was used in view 12 to adjust the position of the subject in the image area without moving the camera back; this is often helpful in avoiding the convergence of parallel lines. TiltShift lenses are commonly used in Architectural photography.
The photomontages are presented with their existing views for comparison. All mitigation is indicative of that shown in the landscape masterplan.

The photomontages are presented in three versions:
Version A shows the proposed SHD development.
Version B shows the proposed SHD development and the immediately adjacent granted development (as per planning Ref ABP – 301991-18, as amended by ABP 310378-21).
Version C shows the proposed SHD and adjacent granted development and an indicative future development on lands immediately adjacent the proposed SHD's northern boundary (lands within the applicant's ownership). The indicative future development shown is a Hotel & Office Development (currently at RFI stage – Cork City Council Reference 22/40809)
Please note, for views 1, 9, 10 & 11, the adjacent granted development is not visible, and therefore version B is omitted for these views.

Jesper Pedersen, B. Eng.
Managing Director, Pedersen Focus Ltd.

Viewpoint	Camera / Lens	Horizontal field of view	Date	Time	Camera location. ITM Easting, Northing, (WGS84), with Malin Head elevations (OSGM15).
View 1	Canon 5DS-R / 50mm	38.7deg	23/09/2021	10.01am	573013.054, 570523.827, 7.87m
View 2	Canon 5DS-R / 50mm	38.7deg	23/09/2021	10.40am	573138.622, 570771.303, 5.21m
View 3	Canon 5DS-R / 24mmTS	73.1deg	23/09/2021	11.24am	573045.182, 570067.364, 4.49m
View 4	Canon 5DS-R / 28mm	65.1deg	15/07/2021	12.21pm	573581.888, 570011.670, 3.23m
View 5	Canon 5DS-R / 28mm	65.1deg	15/07/2021	14.28pm	573100.749, 569538.941, 5.81m
View 6	Canon 5DS-R / 50mm	38.7deg	15/07/2021	12.50pm	571794.170, 568943.104, 73.52m
View 7	Canon 5DS-R / 28mm	65.1deg	15/07/2021	13.28pm	572433.806, 569878.393, 6.35m
View 8	Canon 5DS-R / 50mm	38.7deg	15/07/2021	15.43pm	572201.504, 570175.172, 14.99m
View 9	Canon 5DS-R / 50mm	38.7deg	26/08/2021	15.52pm	572239.195, 570187.985, 7.15m
View 10	Canon 5DS-R / 28mm	65.1deg	15/07/2021	16.09pm	572467.479, 570630.676, 9.38m
View 11	Canon 5DS-R / 24mmTS	73.1deg	15/07/2021	16.40pm	572574.553, 570354.265, 16.08m
View 12	Canon 5DS-R / 24mmTS	73.1deg	15/07/2021	17.20pm	572574.561, 570278.044, 16.67m

Project:	Jacob’s Island SHD , Mahon, Cork		
Client:	Hibernia Star Limited		
Drawing title:	Photo data sheet		
Date: May 2022	Scale: NTS	Drawn by: JP	
Prepared by:	Pedersen Focus Ltd.		



Site red-line shown is indicative only

Drawing title: Viewpoint location map		
Date: May 2022	Scale: NTS	Drawn by: JP
Prepared by: Pedersen Focus Ltd.		



View 1 - Existing



View 1 A - Proposed



View 1 C - Proposed with indicative adjacent future development



View 2 - Existing



View 2 A - Proposed



View 2 B - Proposed with adjacent granted development



View 2 C - Proposed with adjacent granted development and indicative adjacent future development



View 3 - Existing



View 3 A - Proposed



View 3 B - Proposed with adjacent granted development



View 3 C - Proposed with adjacent granted development and indicative adjacent future development



View 4 - Existing



View 4 A - Proposed



View 4 B - Proposed with adjacent granted development



View 4 C - Proposed with adjacent granted development and indicative adjacent future development



View 5 - Existing



View 5 A - Proposed



View 5 B - Proposed with adjacent granted development



View 5 C - Proposed with adjacent granted development and indicative adjacent future development



View 6 - Existing



View 6 A - Proposed



View 6 B - Proposed with adjacent granted development



View 6 C - Proposed with adjacent granted development and indicative adjacent future development



View 7 - Existing



View 7 A - Proposed



View 7 B - Proposed with adjacent granted development



View 7 C - Proposed with adjacent granted development and indicative adjacent future development



View 8 - Existing



View 8 A - Proposed



View 8 B - Proposed with adjacent granted development



View 8 C - Proposed with adjacent granted development and indicative adjacent future development



View 9 - Existing



View 9 A - Proposed



View 9 C - Proposed with indicative adjacent future development



View 10 - Existing



View 10 A - Proposed



View 10 C - Proposed with indicative adjacent future development



View 11 - Existing



View 11 A - Proposed



View 11 C - Proposed with indicative adjacent future development



View 12 - Existing



View 12 A - Proposed



View 12 B - Proposed with adjacent granted development



View 12 C - Proposed with adjacent granted development and indicative adjacent future development

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