

Shay Cleary Architects, who added the polished limestone ramped ascent.

Figure 14.4.2.1.8 RHK Former Deputy Master's House



Figure 14.4.2.1.9 View northeast from the Deputy Master's House towards the Subject Site



1805: Adjutant-General's Office (NIAH Reg No. 50080073)**Figure 14.4.2.1.10 RHK Officer's House**

According to the NIAH, the former Adjutant-General's Office of the Royal Hospital Infirmary is an:

'Attached five-bay two-storey former adjutant general's house, built 1805, having full-height central breakfront and carved granite portico to front (north) elevation, return to rear (south) elevation.'

Designed by Francis Johnston (who also designed the Richmond Gate at the western entrance to the RHK), it faces north across the hospital forecourt and is adjoined to the rear by a collection of buildings which contain fabric from the southeast flanker of the hospital grounds.

1820-1846: Richmond Gate (NIAH Reg No. 50080056)

Like the Adjutant-General's Office, the gate lodge was designed by Francis Johnston and is described in the NIAH as follows:

'Detached three-bay three-storey calp limestone castellated gate lodge with integral carriage arch and five-stage round tower to south-west corner, built 1812, moved to west gate of Royal Hospital Kilmainham 1847.'

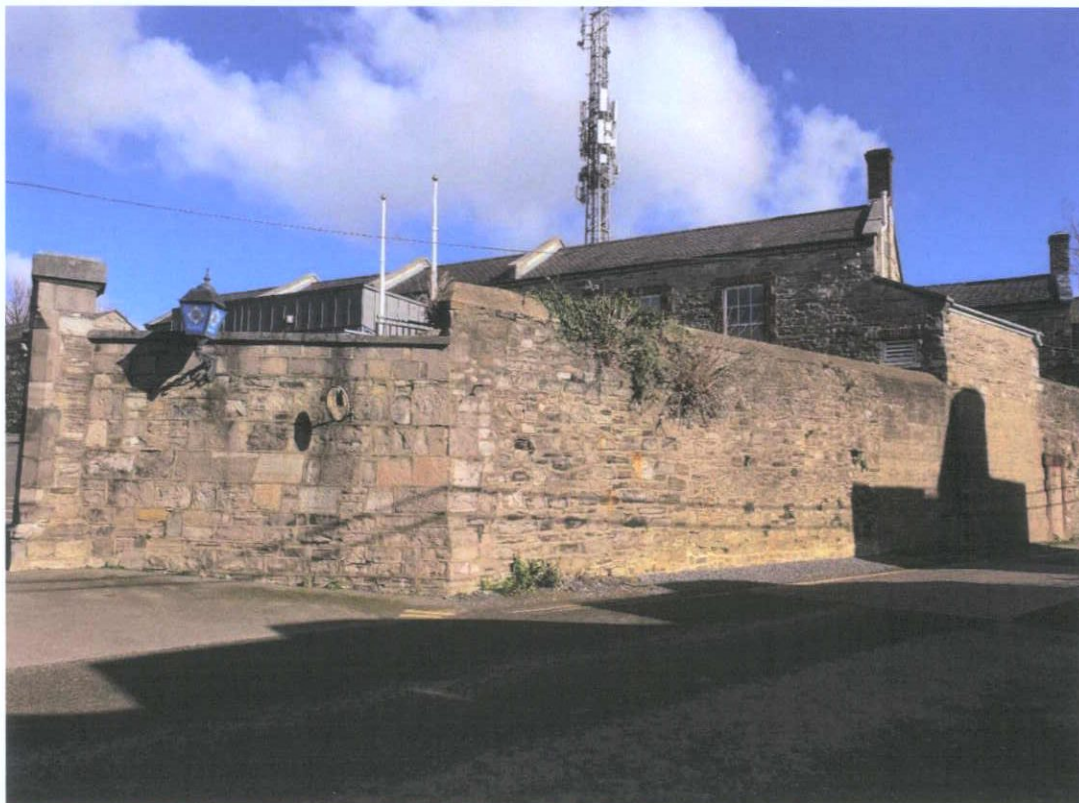
The gate was relocated in 1847 due to the reduction of the hospital grounds as a result of the railway. It is of Architectural, Artistic, Historical, and Social interest.

Figure 14.4.2.1.11 RHK Richmond Gate as viewed from South Circular Road



1866: Stable Court (Garda Station) (NIAH Reg No. 50080066)

Figure 14.4.2.1.12 Garda Station, Kilmainham Lane



Situated to the west of the hospital, near the Richmond Gate, and designed by R.J. Stirling. The NIAH describes the group of buildings as a:

'Double-height single-storey former stable complex, built c.1865. Comprising central five-bay block with paired returns to rear (south) elevation, flanked by multiple-bay ranges to east and west with lean-to returns to south, arranged around central courtyard. Recent extensions to east and west elevations of west block, to west elevation of east block.'

Now in use as a Garda Station, the cluster of buildings are of Architectural, Historical, and Social importance as they formed an integral part of the RHK.

14.4.2.2 NIAH National Importance

This section lists those structures that are of National Importance comprising the following.

- 1738: Magazine Fort (RPS No.6760, NIAH Reg No. 50060115)
- 1749: St Patrick's Hospital (RPS No.856, NIAH Reg No. 50080086)
- 1817-1820: Wellington Monument (RPS No.6762, NIAH Reg No. 50060116)
- 1846-1848: Heuston Station (RPS No.7576, NIAH Reg Nos. 50080031, 50080035 & 50080036)
- 1820: Kilmainham Courthouse (RPS No.3986, NIAH Reg No. 50080050)
- 1820: Kilmainham Gaol (RPS No.3987, NIAH Reg No. 50080046 and associated buildings 50080048, 50080057, 50080047, 50080328)
- 1719-1730s: Dr Steevens Hospital (RPS No.7840, NIAH Reg No. 50080083)

1738: Magazine Fort (RPS No.6760, NIAH Reg No. 50060115)**Figure 14.4.2.2.1 Magazine Fort**

Construction was ordered by the Duke of Dorset of a powder magazine in 1734. Designed by the engineer John Corneille, the magazine fort is described in the NIAH as follows:

'Freestanding magazine, built c. 1735, modified c. 1760 and 1801. Now disused. Basically square-on-plan, with four demi-bastions at angles, all but that to northwest topped by cement-rendered hexagonal watch-tower... Within walls are several ranges of original stone buildings, including the actual magazines, with pitched and mono-pitched slate roofs, dressed limestone walling with openings formed in brick and stone; magazines comprises of three adjoining parallel gabled ranges with brick-lined barrel vaulted chambers with doweled timber floors. Twentieth-century ranges including corrugated-metal Nissen hut. Fort located on elevated site at southern side of Phoenix Park, surrounded by dry moat.'

Although now longer in use, the magazine holds a prominent place on an open and elevated section of land in the Phoenix Park, and is of Architectural, Historical, and Technical interest.

1749: St Patrick's Hospital (RPS No.856, NIAH Reg No. 50080086)**Figure 14.4.2.2.2 St. Patrick's Hospital**

Endowed by Dr Jonathan Swift in 1745, St Patrick's Hospital was constructed on a site acquired from Dr Steevens Hospital, which has been built some decades prior. The NIAH describes it as:

'Detached U-plan seven-bay two-storey over basement hospital, built c.1750, with pedimented central breakfront to front (south) elevation, bowed elevation to rear (north), multiple-bay three-storey ranges built c.1780 and recent extensions to rear (north) elevation, projecting three-bay three-storey blocks to outer elevations of ranges to rear.'

Due south-east of the RHK, separated physically and visually from the grounds by the Phase 1 Heuston Station Quarter development. Modern development and infrastructure have resulted in little cohesion between the hospital buildings from the northern approach. Nevertheless, it is of Architectural, Artistic, Historical, and Social importance.

1817-1820 Wellington Monument (RPS No.6762, NIAH Reg No. 50060116)**Figure 14.4.2.2.3 Wellington Monument**

Situated in a large open area of the Phoenix Park near the eastern entrance, the NIAH describes the monument as a:

'Freestanding granite obelisk, 62 metres tall, designed by Sir Robert Smirke as testimonial to Arthur Wellesley, Duke of Wellington.'

The monument took over 40 years to construct and is the tallest obelisk in Europe. It is a landmark on the horizon of the north side of the river and is of Architectural, Artistic, Historical, and Technical significance.

1846-1848: Heuston Station (RPS No.7576, NIAH Reg Nos. 50080031, 50080035 & 50080036)

Described in the NIAH, as a:

'Attached nine-bay two-storey railway station, built c.1850, flanked by recessed three-bay single-storey wings with central bellcotes fronting returns to rear (west) elevation. Two-storey return to north, multiple-bay single-storey office range to south elevation, having stepped façade and incorporating block of passenger facilities including booking hall and former restaurant...'

The main train shed was designed by Sir John MacNeill in 1846 and the front building by Sancton Wood

in 1848. The collection of structures are of Architectural, Artistic, Historical, and Social interest, and its presence at a major junction on the approach to the city is an important reminder of the industrial and social heritage of the country.

Figure 14.4.2.2.4 Heuston Station



1820: Kilmainham Courthouse (RPS No.3986, NIAH Reg No. 50080050)

Described in the NIAH, as a:

'Detached five-bay two-storey courthouse, built 1820, comprising taller central block flanked by lower blocks to east and west and to front (north), having three-bay pedimented breakfront to front elevation, and three-bay elevation to east, having central breakfront.'

Built as the courthouse for County Dublin in 1820, the use as a court was discontinued in 2008. The building is now home to the Kilmainham Gaol Museum. The NIAH assigned a National rating for its architectural, artistic, historical and social interest.

Figure 14.4.2.2.5 Former Courthouse, Kilmmainham

1820: Kilmmainham Gaol (RPS No.3987, NIAH Reg No. 50080046 and associated buildings 50080048, 50080057, 50080047, 50080328)

A key building in the story of the birth of the Irish nation, the NIAH describes it as:

'Former gaol, comprising multiple-bay two and three storey blocks, built 1796, originally consisting of an administrative wing and entrance to north, a spine block running north south and to either side two blocks of cells, both set around courtyards. The cell block to the east was replaced c. 1860. Governor's apartments and stone breakers' yard added to front c. 1860 to form entrance court.'

With its cut granite and limestone facades, and architectural detailing such as blind openings and heavy rustication, this gaol was designed to intimidate. Closed in 1910 but re-opened in 1916 and where the leaders of the rising were executed, it is now a national monument run by the OPW. The NIAH assign it a National Rating for its architectural, historical and social importance.

Figure 14.4.2.2.6 Former Gaol, Kilmainham



1719-1730s Dr Steevens Hospital (RPS No.7840, NIAH Reg No. 50080083)

Figure 14.4.2.2.7 Dr Steevens Hospital



The NIAH describes the hospital building as a:

'Detached nineteen-bay two-storey former hospital with dormer attic, dated 1720, opened 1733, comprising four ranges surrounding central courtyard, projecting end-bays to front (east), north and south elevations, shallow pedimented central breakfronts to front and north elevations and shallow central breakfronts to south elevation and end-bays to front, half-basement to front and north elevations. Recent extension to rear (west) elevation.'

Now in use as offices, it is noted for its Architectural, Artistic, Historical, and Social significance.

14.4.2.3 NIAH Regional Importance

This section lists those structures that are of Regional Importance comprising the following.

- 1786-1788 Department of Defence (RPS No.3993)
- 1798: Clancy Barracks (RPS No.1851, NIAH Reg Nos. 50080014-26)

1786-1788 Department of Defence (RPS No.3993)

Figure 14.4.2.2.6 Former Military Hospital (Department of Defence)



The Former Royal Military Infirmary was constructed between 1786-8 to the designs of James Gandon and executed by the architect William Gibson. It has been altered by accretions of poor extensions. Christine

Casey notes 'Though the central block has been much altered, the entrance front still displays the basic components of the original shallow relief composition...'

Now in use by the Department of Defence, it is noted for its Architectural, Artistic, Historical, and Social significance. The east side of the principle elevation of the former Royal Military Infirmary marks the eastern edge of the COV.

1798: Clancy Barracks (RPS No.1851, NIAH Reg Nos. 50080014-26)

Figure 14.4.2.2.7 Clancy Barracks



According to the Christine Casey, the headquarters of the Royal Irish Regiment of Artillery was built at Islandbridge in 1797-98 and continued in this use after the regiment was subsumed into the Royal Artillery in 1800. The cavalry barracks was built between the artillery barracks and the Liffey in 1850. the barracks were handed over to the National Army in 1922 and renamed Clancy Barracks. The barracks buildings have been incorporated in a mixed-use development with varying scales.

14.4.3 Statutory Context

The site is zoned Z5: 'to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity' in the 2016-2022 Dublin City Development Plan. It also forms part of a Conservation Area.

The planning authority in Chapter 11: Built Heritage and Culture of the Development Plan under Policy

CHC1 sets its position regarding architectural heritage; *"to seek the preservation of the built heritage of the city that makes a positive contribution to the character, appearance and quality of local streetscapes and the sustainable development of the city."*

Policy CHC4 relates to context and states that:

"It is the policy of Dublin City Council to protect the special interest and character of all Dublin's Conservation Areas. Development within or affecting a conservation area must contribute positively to its character and distinctiveness, and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible".

Enhancement opportunities may include: [Relevant quoted]

"1. Replacement or improvement of any building, feature or element which detracts from the character of the area or its setting

[...]

3. Improvement of open spaces and the wider public realm, and re-instatement of historic routes and characteristic plot patterns

4. Contemporary architecture of exceptional design quality, which is in harmony with the Conservation Area

[...]

Development will not:

1. Harm buildings, spaces, original street patterns or other features which contribute positively to the special interest of the Conservation Area

[...]

4. Harm the setting of a Conservation Area

5. Constitute a visually obtrusive or dominant form".

Section 13.1 notes the concept of curtilage, and states for the purposes of the guidelines *'it can be taken to be the parcel of land immediately associated with that structure'*.

The site is also part of the designated Heuston and Environs Strategic Development and Regeneration Area (SDRA 7), as identified in the current Dublin City Development Plan (DCDP), which stems from a framework plan developed in 2003. This regeneration plan, a counterpoint to the Dockland Development, stresses the need for development *'to interface such sites with the Phoenix Park, the River Liffey, and cultural institutions'*. The DCDP sets out guiding principles for the SDRA of which the following five points are considered to be of importance to the subject site:

"1. To develop a new urban gateway character area focused on the transport node of Heuston Station with world class public transport interchange facilities, vibrant economic activities, a high-quality

destination to live, work and socialise in, a public realm and architectural designs of exceptional high standard and a gateway to major historic, cultural and recreational attractions of Dublin City.

2. To incorporate sustainable densities in a quality contemporary architecture and urban form which forges dynamic relationships with the national cultural institutions in the Heuston environs.

4. To protect the fabric and setting of the numerous protected structures and national monuments, many of which are major national cultural institutions.

7. As a western counterpoint to the Docklands, the Heuston gateway potentially merits buildings above 50 m (16-storeys) in height in terms of civic hierarchy [...]

8. The 'cone of vision', as set out in the 2003 Heuston Framework Plan, represents a significant view between, the Royal Hospital Kilmainham and the Phoenix Park extending from the west corner of the north range of the Royal Hospital Kilmainham, and the north-east corner of the Deputy Master's House to the western side of the Magazine Fort and east edge of the main elevation of the Irish Army Headquarters (former Royal Military Infirmary) respectively. Any new developments within this 'cone' shall not adversely affect this view. A visual impact analysis shall be submitted with planning applications to demonstrate this view is not undermined".

From a planning policy perspective, the COV is critical in the assessment of the impact of the proposed development.

Figure 14.4.3.1 Fig 7. From Ch 15.1.1.10 SDRA 7 Heuston and Environs - Dublin City Development Plan 2016-2022

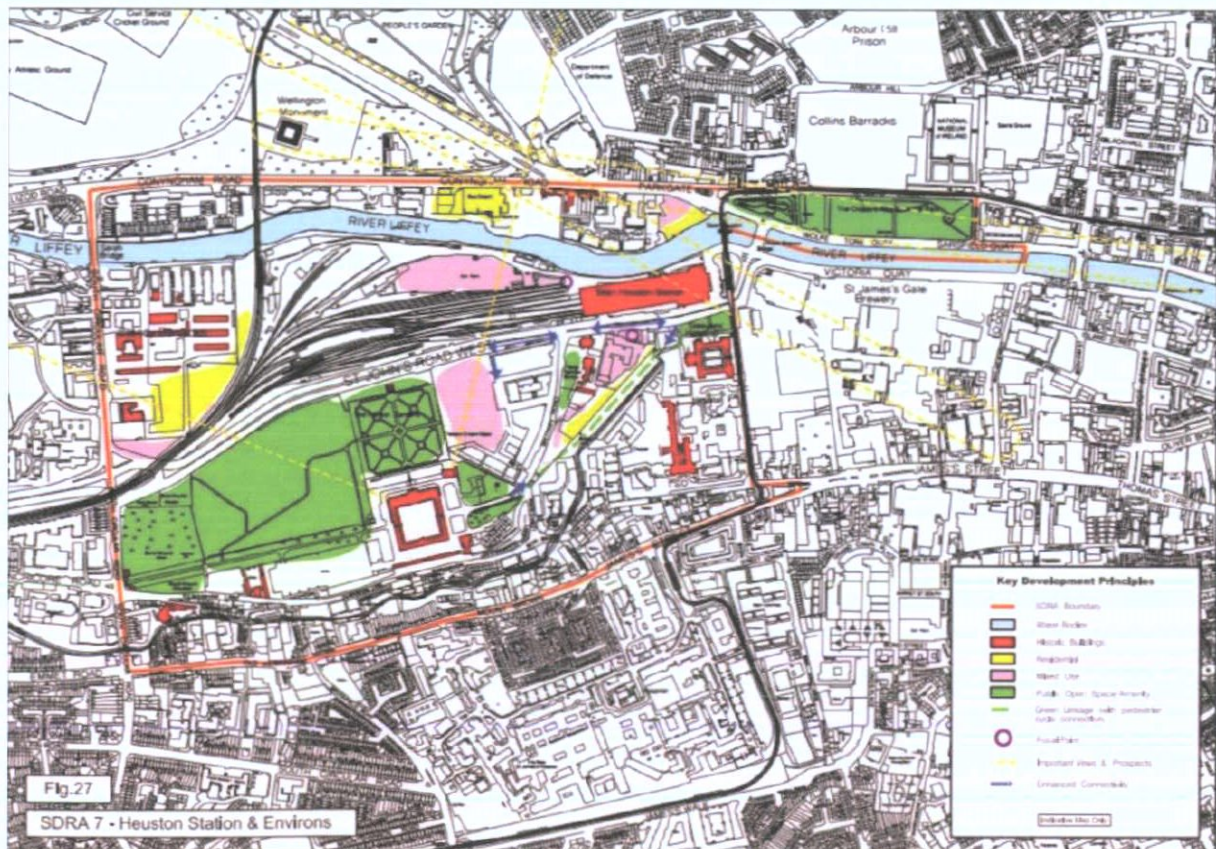
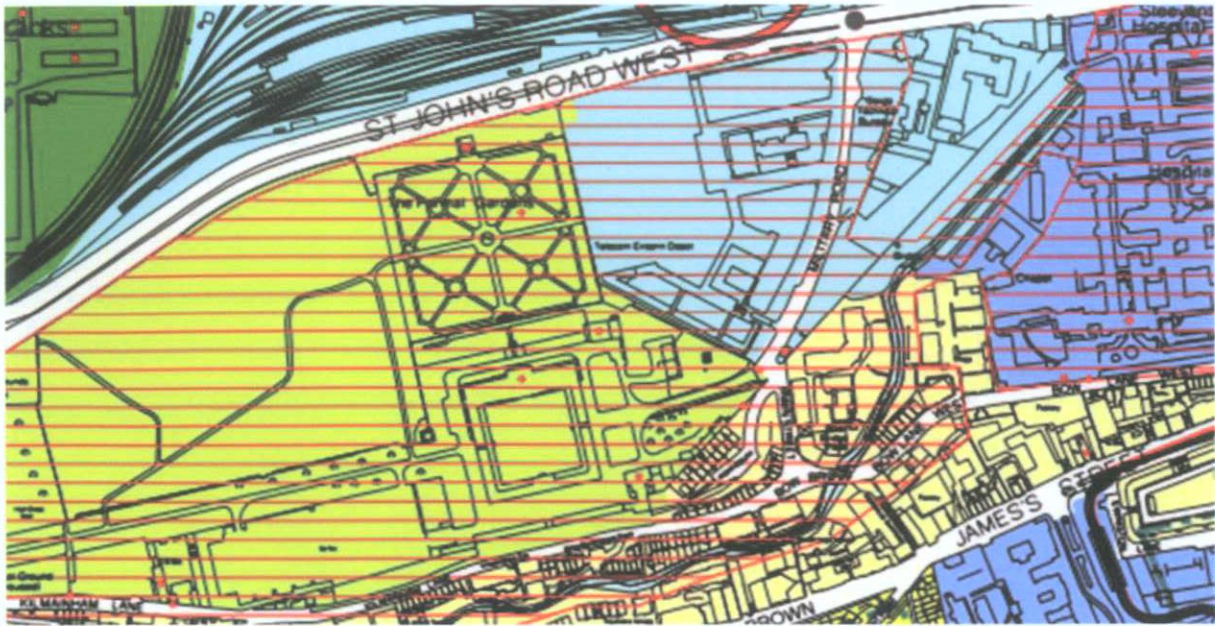


Figure 14.4.3.3 Extract from Dublin City Development Plan – Map E



14.4.4 Protected Structures and their Relationship to the Subject Site

Figure 14.4.4.1 Identification of Protected Structures (within the enclosing urban environment and their relationship with the subject development site overlaid on aerial view) (Google Earth)

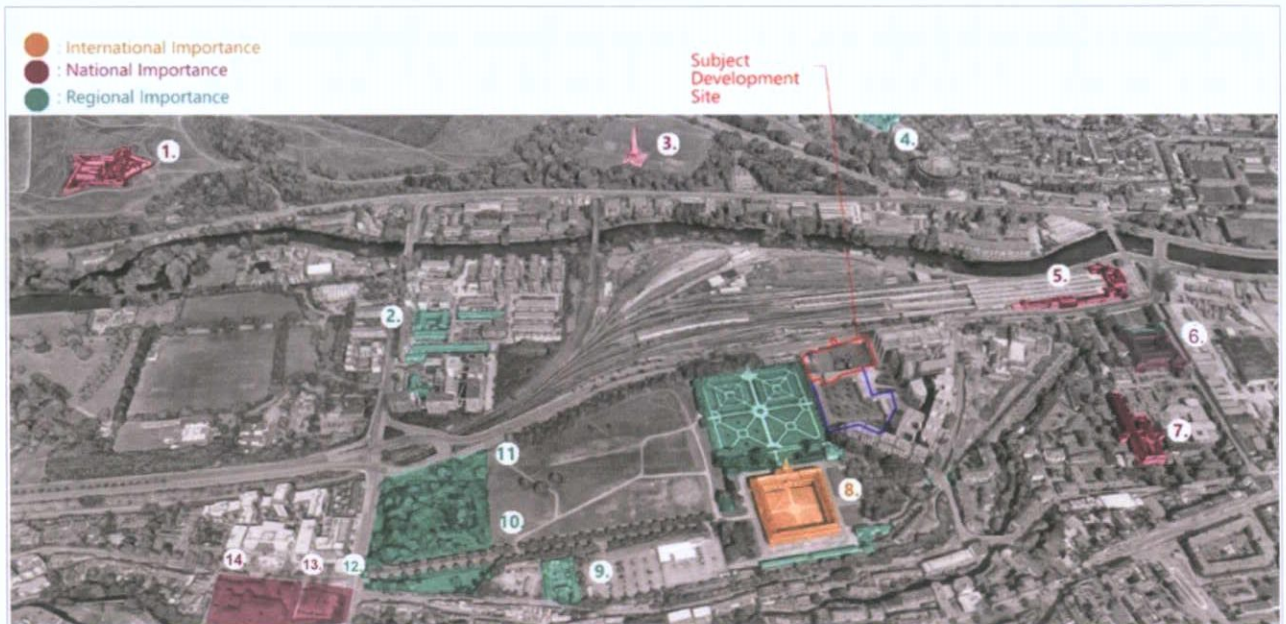


Table 14.4.4.2 Table of Protected Structures within the enclosing urban environment and their relationship with the subject development site

Key	RPS No.	Address	Description	Relationship with the Subject Site
NIAH Rating: International Importance				
8.	5244	Military Road, Dublin 8	<p>RPS Description: Royal Hospital (Kilmainham), former Adjutant General's office, former Deputy Master's offices, steel house, tower at western gate, garden house in formal gardens, garden features, entrance, gates and walls.</p> <p>Dublin's earliest large-scale classical building, the former military hospital is now home to IMMA (Irish Museum of Modern Art).</p>	<p>The primary northern facade of the RHK addresses the formal gardens directly adjacent to the subject site, which was excavated to a lower level than the gardens during Phase 1 of the HSQ development.</p> <p>The vista from the Deputy Master's House within the RHK's historic setting looking northeast towards the Phoenix Park takes in the subject development site.</p>
NIAH Rating: National Importance				
1.	6760	Phoenix Park, Dublin 8	<p>RPS Description: Magazine Fort, Military Road.</p> <p>A mid-eighteenth-century magazine fort constructed in phases from 1734 to 1801, also containing twentieth-century structures. No longer in use, the fort is scheduled for inclusion on the next RMP.</p>	<p>Located on elevated site at southern side of Phoenix Park, surrounded by dry moat, to the north-west of the subject site.</p> <p>Forms the terminus of the 'cone of vision' to the north-west of the RHK grounds.</p>
3.	6762	Phoenix Park, Dublin 8	<p>RPS Description: Wellington Monument, Wellington Road.</p> <p>Freestanding granite obelisk, 62 metres tall, designed by Sir Robert Smirke as testimonial to Arthur Wellesley, Duke of Wellington.</p>	<p>Situated in a large grass area of the Phoenix Park, to the northeast of the development site.</p> <p>Forms part of the important views to and from the north of the RHK grounds, but is mostly screened by the mature trees along southern boundary of the park. Its visual prominence has already been altered by the modern surrounding development of the past 30 years.</p>
5.	7576	St. John's Road West, Islandbridge, Dublin 8	<p>RPS Description: Heuston Station: Terminal building and offices.</p>	<p>Due northeast of the development site, separated physically by the bypass and visually by the Phase 1 Heuston Station Quarter</p>

			Built c.1850 to a design by Sancton Wood and prominently sited at a major junction on the approach to the city.	development.
7.	856	Bow Lane West, Dublin 8	RPS Description: St. Patrick's Hospital: original building, original wall and gates, and gatehouse. 1750's hospital in the Palladian Style, designed by George Semple and still in use as a hospital.	Due southeast of the development site, separated physically and visually from the RHK by the Phase 1 Heuston Station Quarter development. Modern development and infrastructure have altered its historic setting considerably.
6.	7840	Steevens Lane, Dublin 8	RPS Description: Dr Steevens Hospital (original building). Building fronts onto St. John's Road West. Built in the 1720's and 30's to a design by Thomas Burgh, it is an important early example of a public institutional building in Dublin. Now used in use as office for the HSE.	Due east of the development site, separated physically and visually from the RHK by the Phase 1 Heuston Station Quarter development. Modern development in the vicinity and infrastructure have altered its historic setting.
13.	3986	Inchicore Road, Dublin 8	PRS Description: Kilmainham Courthouse Built as the courthouse for County Dublin in 1820, the use as a court was discontinued in 2008. The building is now home to the Kilmainham Gaol. Museum.	Due west of the development site, separated physically from the RHK by trees in the Bully's acre and topography.
14.	3987	Inchicore Road, Dublin 8	PRS Description: Kilmainham Gaol Build in 1796, this complex in cut granite and limestone was designed to intimidate. This national monument is a key place in the story of Ireland's struggle for independence.	Due west of the development site, separated physically from the RHK by trees in the Bully's acre and topography.
NIAH Rating: Regional Importance				
2.	1851	Circular Road South, Dublin 8	RPS Description: Clancy Barracks: 19th century buildings The artillery barracks at Islandbridge was built in 1798 and was renamed Clancy Barracks in 1922. The buildings have been incorporated into a	Located due west of the subject development site, separated from the RHK by the railway line at Heuston Station.

			mixed- use development with varying scale.	
4.	3993	Infirmary Road, Dublin 7	<p>RPS Description: Department of Defence (former Royal Infirmery, Phoenix Park).</p> <p>Designed by James Gandon in 1786.</p>	<p>Located in the south-east corner of the Phoenix Park. Due to its siting on a natural rise in the park, and its prominent cupola, the building forms part of the vista to the north east from the RHK.</p> <p>However, its visual prominence has been altered by the presence of a large four storey pastiche extension added to the south of the original Gandon building, and the modern surrounding development of the past 30 years.</p>
9.	4256	Kilmainham Lane, Dublin 8	<p>RPS Description: Garda Station: all buildings within complex.</p> <p>Designed in 1866 by R.J. Stirling as a stable complex associated with the RHK, the buildings are now used as a Garda station/constabulary barracks.</p>	<p>These buildings form an integral part of the wider RHK historical setting.</p> <p>Positioned at the south-western boundary of the RHK complex, at a distance from the subject site.</p>
10.	N/A	Bully's Acre, off South Circular Road	<p>NIAH No. 50080054 Description: Graveyard with c.70 headstones dating from 1764 to 1832, some having 'IHS' motif. Incorporating earlier burials, from c.1200 onwards.</p> <p>The site and the high cross shaft are scheduled for inclusion on the next RMP.</p>	<p>This site forms an integral part of the wider RHK historical setting.</p> <p>Positioned on axis with the western facade of the RHK, the graveyard has been annexed from its greater context by the adjacent road developments.</p>
11.	N/A	Off St. John's Road West, Dublin 8	<p>NIAH No. 50080051 & 50080052</p> <p>Description: Military cemetery for occupants of RHK, established in 1880 & 1905 and used until 1905 & 1931 respectively.</p>	<p>These sites form an integral part of the wider RHK historical setting.</p> <p>Positioned on axis with the western facade of the RHK, the graveyard has been annexed from its greater context by the adjacent road developments.</p>

14.5 Identification of Likely Significant Impacts

14.5.1 Physical Impacts

14.5.1.1 Construction Impacts

Vibration can occur throughout the construction stage but is particularly associated with demolition and piling. The removal or partial removal of the basement structure that is presently on site will inevitably cause some vibration. The adjacent wall of the RHK garden will need to be recorded and protected and vibration monitoring should take place throughout the work to ensure levels are kept to within acceptable levels. In the absence of mitigation measures, the impact of the proposed development on the adjacent wall will be negative with the possibility of it becoming destabilised.

14.5.1.2 Operational Impacts

There should be no physical impact on the protected structures during the operational stage.

14.5.1.3 Cumulative Impacts

The cumulative impacts include the permitted SHD residential development. There is the possibility a link will be formed to the RHK Garden and this will have a permanent impact on the structure of the wall but the gains for the public good will outweigh this. Structural impacts on other features in the RHK are not anticipated.

14.5.2 Visual Impacts

14.5.2.1 Views to the North of the Phoenix Park from the RHK and the COV

Views from the terrace to the north of the RHK and views east from the garden will be impacted by the proposed development. From the principal view north along the central north-south axis of the formal RHK garden, the view that forms the COV is unaffected in the sense that the cupola of the former Royal Infirmary is still visible on the far right of the cone as the view is unobstructed across the 5-storey hotel. From the view to the far east of the COV, north of the Deputy Master's House, the proposed development will obscure the former Royal Infirmary and its Cupola. This view has already been compromised in a qualitative sense from the presence of the adjacent phase 1 of HSQ. As soon as the viewer moves west towards the central axis of the garden, the distant cupola comes into view.

The 12-storey element of the office development is situated outside and to the east of the eastern edge of the COV. This office element is formed by a curved volume, glazed and with offset panels. This blurred edge softens the impact at the edge of the view.

This impact is considered to be slight negative, but tending towards neutral, long-term in the context of ongoing development. The impact on the COV from the central north-south axis of the garden is less.

14.5.2.2 Views to the East from the Garden

The proposal will obscure the end elevation of the former Eir building with its generic facade that makes

no attempt to relate to its surroundings. The proposed development in its design and massing accounts for its wider setting in a way that phase 1 of HSQ, with its competing architectural language, does not.

The development will be visible when viewed from the garden looking east. The formal and restrained architectural language of the facades addressing the garden complement the stateliness of the gardens and the muted tones of the brick and proposed planting on the terrace of the hotel will reduce the impact.

This impact is considered to be slight negative to moderate neutral long-term depending on the viewer's position and orientation.

14.5.2.3 Views of, or from Protected Structures, or Conservation Areas

The 12-storey office element appears in the setting of protected structures such as Heuston station and is visible from iconic vantage points such as from the Wellington Monument. However, as there has been an accumulation of development in already both at the HSQ site and in the vicinity, the impact is slight. The treatment of the curved facade with the offset panels and the glazing reduces the impact also.

This impact is considered to be imperceptible or slight neutral and long-term.

14.5.2.4 Construction Phase Visual Impact

Cranes and scaffolding will create a short-term, negative and moderate visual impact during construction.

14.5.2.5 Operational Phase and Cumulative Visual Impacts

The height of the proposed development, its proximity to the COV and its proximity to the gardens will result in a visual impact. A range of 24 NO. Visual Verified Views have been prepared by Modelworks to assess the development from distant and near views as well as its impact on the COV. The existing view is presented along with the proposed view and also the cumulative view which shows the permitted SHD immediately to the south of the subject site. Where relevant summer and winter views have also been generated.

Figure 14.5.2.1 Location of Visual Verified Views



Table 14.5.2.1 Description of Views with Assessment of the Proposed Development on Architectural Heritage

View 1s- Photomontage	View West – Heuston Station & junction with St. Steevens Lane
Existing View	Taken some 400 metres from the site, this view takes in part of the two storey 'palazzo' forming the front of Heuston Station and screened by trees on the opposite side of St. John's Road West, is the principal facade of Dr Steevens Hospital. In the centre of the view the corner curved glazed tower of HSQ phase 1 is prominent.
Proposed View	The top two floors of the proposed office are partially visible from behind the first phase of the HSQ Development on the skyline. The office block recedes along with the proposed hotel and is screened by trees along St John's Road West.
Construction Phase Impacts	There should be no impact from construction phase impacts on Heuston Station or Dr Steevens Hospital owing to their distance from the site. Cranes will have a slight negative and short-term impact during construction
Operational Phase Impacts	<p>There will be little impact from the proposed office element as it merges with HSQ phase 1.</p> <p>The impact is considered to be a slight neutral long-term visual impact on the views from Dr. Steevens hospital and Heuston Station, both protected structures.</p>
Cumulative Impacts	<p>Phase 1 of the HSQ screens most of the permitted SHD apart from the residential tower which appear to the left of the office tower and from this perspective the two proposed buildings appear similar in height. As such it merges with the previous developments.</p> <p>It is considered the cumulative impact would be a slight neutral long-term visual impact.</p>

View 2s- Photomontage	View West – Entrance to St. Patrick's Hospital
Existing View	This summer view is taken from the entrance to St. Patrick's hospital looking to the west across the car park towards HSQ. The rear of Dr. Steevens hospital is visible on the right and the rear of the protected structure of St Patrick's is on the left.
Proposed View	One glazed floor and the roof profile of the proposed office block is visible above phase 1 of HSQ and is lower than its highest tower element. It joins the other building of HSQ which form the skyline in

	the centre of the view.
Construction Phase Impacts	There should be no impact or an imperceptible impact from construction phase impacts on St Patrick’s hospital. Cranes may have a slight, negative and short-term impact during construction
Operational Phase Impacts	As the proposed office is behind the existing phase 1 of HSQ, it is only partially visible and merges with the existing development. The impact is considered to be neutral long-term visual impact on the views from the entrance to St Patrick’s hospital.
Cumulative Impacts	The permitted SHD is hidden by phase 1 of HSQ. It is considered the cumulative impact would be a neutral long-term visual impact.

View 2w- Photomontage	View West – Entrance to St. Patrick’s Hospital (Winter)
Existing View	No change to proposed view (above) without the presence of foliage.

View 3s- Photomontage	View West – Obelisk Fountain, James Street
Existing View	No potential visual impact

View 3w- Photomontage	View West – Obelisk Fountain, James Street
Existing View	No potential visual impact

View 4s- Photomontage	View North – from terrace to north side of Deputy Master’s House (Summer)
Existing View	This summer view is taken from a gravelled area with a sculpture which is aligned with the northern facade of what was formerly the Deputy Master’s house. The top of the retaining wall which marks the southern side of the formal garden lies beyond the contemporary sculpture. Amongst the trees marking the northern end of the garden, the slated roof of the garden pavilion, a protected structure, can be made out and the Wellington Monument commands the skyline in the centre of the view. The right side of the picture is dominated by the trees in the foreground which obscure the former Royal Infirmary and its cupola.

Proposed View	The top two floors of the proposed hotel are visible with the western side stepping down towards the garden. The simple rhythm of the facade and muted tones of the materials complement the formality of the garden. The set-back roof is planted which merges the building with the skyline and the adjacent garden.
Construction Phase Impacts	There should be no impact or an imperceptible impact from construction phase impacts on the protected structures of the RHK. Cranes may have a slight negative and short-term impact during construction along with other construction related activity.
Operational Phase Impacts	<p>This particular view, parallel to the main axis of the garden, is screened from phase 1 of HSQ with trees and as such has not been visually impacted by it. While the proposed new buildings bring the HSQ development into this view, the roofline aligns with the skyline so their presence does not detract from the prominence of the Wellington Monument and as noted the Royal Infirmary is not visible from this point. The formal reticence of the facade, the muted colours and the stepped down scale with a planted terrace alongside the garden all contribute to reduce the impact.</p> <p>It is considered this impact is slight in its significance and its effect is a neutral, long-term visual impact on the view from Master Deputy's House and its setting.</p>
Cumulative Impacts	<p>The permitted SHD is not visible in this summer view.</p> <p>This impact is slight in its significance, neutral and long-term.</p>

View 4w- Photomontage	View North – from terrace to north side of Deputy Master's House (Winter)
Existing View	This view is the winter view taken looking north from outside the Deputy Master's House as above. Despite the absence of foliage phase 1 of HSQ is not visible from this view. The former Royal Infirmary is faintly visible through the branches.
Proposed View	In addition to the top two floors of the hotel being visible as described above, the office element is now slightly visible through the trees. The grey tone of the vertical metal panels which are offset blend with the trees of the foreground and reduce the presence of the office tower. Vertical bands of stone on the elevation facing south are registered at the very edge of the view through the branches.
Construction Phase Impacts	As per summer view.

<p>Operational Phase Impacts</p>	<p>The variation in the way the light will strike the grey panels as the facade curves and the offset composition of the panels on the facade facing the garden will reduce the impact of the tower from this perspective.</p> <p>It is considered this impact has a slight significance and in the context of ongoing development, its effect is a neutral and long-term visual impact on the view from Master Deputy's House and its setting.</p>
<p>Cumulative Impacts</p>	<p>The permitted SHD would screen the proposed office element in this view. The hotel remains visible although potentially partially screened by rooftop planting on the residential blocks parallel to the garden wall.</p> <p>It is considered the cumulative impact would have a slight effect on the visual impact but this would be neutral and long term in its effect in the context of ongoing development.</p>

<p>View 5s- Photomontage</p>	<p>View North – from top to garden wall to the north side of Deputy Master's House (Summer)</p>
<p>Existing View</p>	<p>This view faces the same direction as that in View 4 but the position is moved in front of the sculpture and directly at the top of the retaining wall which forms the southern wall to the garden. The garden pavilion is visible in the left and the garden in the foreground. The cupola of James Gandon's Royal Infirmary can be distinguished and to the right-hand side the mass of the Criminal Courts. This view is taken at the edge of the COV.</p>
<p>Proposed View</p>	<p>The proposed hotel would screen the view towards the cupola of Gandon's Royal Infirmary, its later additions and some the rail infrastructure of Heuston Station. The office element would screen the criminal courts. The roofline of the hotel element is slightly above the skyline.</p>
<p>Construction Phase Impacts</p>	<p>The eastern stone boundary walls of the garden have already had work done in close proximity to them with the construction of high concrete retaining walls on the subject site during phase 1. As the proposal is being built close to these walls, impacts will have to be mitigated during construction work with procedures in place for recording, monitoring, protection and selection of construction methods. There should be no impact or an imperceptible impact from construction phase impacts on the protected buildings of the RHK. Cranes may have a slight, negative and short-term impact during construction along with other construction related activity.</p>

Operational Phase Impacts	<p>The curve of the office element and the varying facade panels reduce the impact of bookending the panorama across toward Phoenix Park. The formal facade and restrained tone of the materials along with the rooftop gardens reduce the visual impact. While the Cupola of the Royal Infirmary is obscured, this view is taken on the periphery of the COV and lacks the axial and majestic sweep of the view of the central axis.</p> <p>It is considered this impact is a slight negative, tending towards neutral, long-term visual impact on the view from the top of the southern retaining wall the garden.</p>
Cumulative Impacts	<p>The permitted SHD would obscure the office element of the proposed commercial development and the rooftop planning on the residential block would soften the impact of the hotel. While the formal architectural language and east-west axis relates to the garden, the visual impact would change the relationship of the garden to its setting.</p> <p>It is considered the cumulative impact would be a slight negative, tending to neutral, long-term visual impact from this view at the top of the southern garden wall adjacent to the Deputy Master's House.</p>

View 5w- Photomontage	View North – from top to garden wall to the north side of Deputy Master's House (Winter)
Proposed View	There is no change to this winter view of the above of the proposed development. However, in the absence of foliage, buildings in the wider setting are more visible towards Phoenix Park which have degraded the wider setting.

View 6s- Photomontage	View North – Form the terrace above the formal garden on the central axis of the Royal Hospital (Summer)
Existing View	This is a key view in the architectural set piece of the Hospital and its garden and its wider relationship with the historic landscape of Phoenix Park. The garden pavilion terminates the north-south cross walk through the garden, the Wellington Monument rising above the trees behind. To the right the cupola of the Royal Infirmary is just visible and the Criminal Court appears at the edge of the view.
Proposed View	Two storeys of the proposed hotel are visible above the perimeter wall and hedging of the 'Wilderness'. They screen some of the railway infrastructure but they remain below the skyline allowing the view

	towards the cupola to remain.
Construction Phase Impacts	There will be no construction phase impacts on the historic walls in the vicinity as they are some 160 metres from the proposed development. Cranes and scaffolding may have a slight, negative and short-term impact during construction along with other construction related activity.
Operational Phase Impacts	<p>The proposed development relates to the adjacent garden with its reticent formal facade and brick which harmonizes with the stone walls. The proposed rooftop planting merges with the trees along the Liffey and those of the perimeter of Phoenix Park. As the hotel is located in the far corner of the garden it does not lead to a sense of enclosure or over bearing on the garden.</p> <p>It is considered this impact is a slight negative, tending towards neutral, long-term visual impact on the view along the main garden axis.</p>
Cumulative Impacts	<p>The permitted SHD would be visible only on the very right of this view just above the RHK wall.</p> <p>It is considered the cumulative impact would be a slight negative, long-term visual impact from this view along the main access of the RHK gardens.</p>

View 6w- Photomontage	View North – from top to garden wall to the north side of Deputy Master’s House (Winter)
Proposed View	While there is no change to the view of the proposed development, with the trees bare along St John’s Road West, the accumulation of development on the setting is more apparent.

View 7s- Photomontage	View North-east– From the road parallel to the North facade of the RHK (Summer)
Existing View	This view is to the northeast looking directly towards the centre of the HSQ (phase 1) development with anonymous facades facing the garden. A stand of trees to the West of the Deputy Master’s House obscures some of phase 1 and the House itself is on the right. The Criminal Courts are bulkiest from this angle and dominate the skyline in the background. The cupola of the former Royal Infirmary can be made out to the left.
Proposed View	The proposal, particularly the southern facades, are clearly visible from this perspective. The hotel steps down towards the garden

	<p>acknowledging it and the materials and tones soften its presence. The glazed office element further to the east rises up to match the higher buildings of phase 1 HSQ. The varied metal panels and glass on this curved element eliminate a strong edge from the 'Cone of Vision'. The vertical stone bands on the office on the south facade address the square in the centre of HSQ and should be viewed in this context.</p>
Construction Phase Impacts	<p>There will be no construction phase impacts on the historic walls in the vicinity as they are some 170 metres from the proposed development. Cranes and scaffolding may have a slight, negative and short-term impact during construction along with other construction related activity.</p>
Operational Phase Impacts	<p>The proposed development, unlike phase one, responds to the setting of the garden with its formal architectural language, tone and material selection. The planted roof garden which is above the level of the RHK garden will relate it to the setting. The Criminal Court is largely screened and the cupola of the former Royal Infirmary remains visible.</p> <p>It is considered this impact is a slight negative long-term impact, tending towards slight and neutral in the context of urban development, on this view to the periphery of the 'Cone of Vision'</p>
Cumulative Impacts	<p>The permitted SHD maintains a similar relationship to the garden as the office building with its formal disposition and rooftop gardens, the 'gateway' building set further back aligns with the central East-West crosswalk.</p> <p>It is considered the cumulative impact would be a slight negative, tending towards neutral, long-term visual impact from this view to the edge of the 'cone of vision'.</p>

View 7w- Photomontage	View North-east- From the road parallel to the North facade of the RHK (Winter)
Proposed View	There are no significant changes between this Winter view and the above Summer view.

View 8s- Photomontage	View North-east- From the top of the steps leading to the garden
Existing View	This view is to the northeast looking across the geometric garden towards the HSQ phase 1 with 3 prominent buildings of the HSQ on the righthand side. The Criminal Court is visible on the skyline and

	Gandon's cupola can be made out. From this perspective the developments along Conyngham Road can be seen.
Proposed View	The proposed office building screens the 'Eir' building of the HSQ and the hotel the Criminal Court with Gandon's cupola still visible. The curved office building softly frames the 'Cone of Vision' with varied panelling and curved glazing helping to achieve this. The southern facade addresses the central square in HSQ and is designed in the context of this square being surrounded by buildings. The height of the hotel steps down towards the garden boundary wall. From this perspective it can be seen the hotel is positioned at the far end of the garden and as such has little effect on enclosing the garden.
Construction Phase Impacts	There will be no construction phase impacts on the historic walls in the vicinity as they are some 150 metres from the proposed development. Construction related activity and infrastructure will have slight short-term impact.
Operational Phase Impacts	<p>The proposed development responds formally to the geometric gardens of the RHK and obscures the facade of the 'Eir' building. It retains the view of the cupola and the office building acknowledges the significance of the panorama from the RHK.</p> <p>It is considered this impact is of moderate significance, its effect being a neutral long-term visual impact from this view where one descends into the formal garden.</p>
Cumulative Impacts	<p>The permitted SHD which is to the foreground obscures much of the proposed office tower. This view has already been significantly altered by the phase 1 development.</p> <p>It is considered the cumulative impact would be of moderate significance with a neutral long-term visual impact from this view to the edge of the 'cone of vision'.</p>

View 8w- Photomontage	View North-east- From the road parallel to the North facade of the RHK (Winter)
Proposed View	There is no change to the view of the development from the summer view above in this winter view. The development at Clancy Barracks is more visible but this is to the very left of the view.

View 9s- Photomontage	View to East- From intersection of the two principal axis of RHK garden (Summer)
Existing View	This view shows the tree-lined crosswalk on the main east-west axis

	<p>looking east. The avenue is terminated by the perimeter garden wall and beyond can be seen the most prominent building of HSQ phase 1. Although the buildings in themselves do not relate to the garden, the east-west axis of phase 1 aligns with this avenue.</p>
Proposed View	<p>The foliage of the lime trees lining the avenue obscures the proposed development in this summer view, however in the winter view, described below, the proposal is visible.</p>
Construction Phase Impacts	<p>There will be no impact from the construction phase as the walls in the vicinity of this view are well distanced from the proposed development.</p> <p>There will be a slight negative short-term visual impact from construction activity in particular cranes which will be visible above the tree line.</p>
Operational Phase Impacts	<p>As the proposed development is not visible in this summer view, the impact is considered to be imperceptible, neutral and long-term.</p>
Cumulative Impacts	<p>This view showing the permitted SHD, has already been permanently altered with phase 1 of HSQ. The permitted SHD continues the axial relationship established with phase 1 creating gateway buildings through to the plaza in the centre of HSQ. It also screens the earlier development and the formality of its design better addresses the gardens, but it is none -the-less imposing.</p> <p>It is considered this impact is a slight negative long-term visual impact as a result of the permitted SHD and not the proposed commercial development.</p>

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View 9w- Photomontage	View to East- From intersection of the two principal axis of RHK garden (Winter)
Existing View	<p>This winter view shows the tree lined crosswalk on the main east-west axis looking with the lime trees bare of leaves.</p>
Proposed View	<p>The proposed development is visible through the trees. Being pleached trees, there branch systems are extremely dense from pruning and as such the proposal remains relatively screened. The office element remains just below the top of the line of the trees. The natural and muted tones of the building and the varied format of the panels on the office element blend in with the dense branches.</p>
Construction Phase Impacts	<p>There will be an imperceptible impact from the construction phase and the garden walls adjacent to the development will need to be</p>

	<p>record, monitored and precautions made for their protection during the works.</p> <p>There will be a slight negative short-term visual impact from construction activity in particular cranes which will be visible above the tree line.</p>
Operational Phase Impacts	<p>This winter view reveals the proposed development behind the dense branches of the pleached trees. However, the tones of the materials and the design of the panels on the office element allow it to harmonise more with the natural foreground.</p> <p>It is considered this impact would be of slight significance from this view, with a neutral long-term effect.</p>
Cumulative Impacts	<p>The permitted SHD is directly visible at the end of this axis has a much greater impact on the view than the presence of the proposed commercial development, although the permitted SHD does screen the uneven forms of phase 1 and the axis of the garden is reflected in its form.</p> <p>It is considered this impact is a slight negative long-term visual impact.</p>

View 10s- Photomontage	View to Southeast- From in front of the garden pavilion looking to the south east. (Winter)
Existing View	<p>This view shows the gravelled area outside the garden pavilion where the perimeter, diagonal and principal axial avenues meet. Geometric hedging and planting make up the foreground. To the left and running across the frame is the granite perimeter wall of the garden. Beyond it HSQ phase 1 is visible, with the generic end facade of the Eir building on the left, the expressive Brunel building near the centre of the view and residential blocks to the right.</p>
Proposed View	<p>The proposed hotel and office development are seen on the left of the view, the office tower obscures the Eir building. The warm and natural tones of the brick, the roof garden planting and the restraint of the hotel facade reduce its visual impact despite its proximity to the garden. The tones of the metal panels on the office building pick up those of the brick and they give way to the curved glass which helps to dematerialise the building. The hotel building shares a boundary with RHK garden only in the far northeast corner thus reducing any sense of enclosure to the garden.</p>
Construction Phase Impacts	<p>The stone perimeter wall to the garden is within meters of the</p>

	<p>proposed development as seen in this view. The wall will need to be recorded, monitored and protected during the works to ensure there is no damage to this protected structure.</p> <p>There will be a moderate negative short-term visual impact from construction activity as cranes will be particularly visible from view as well as temporary structures used during construction.</p>
Operational Phase Impacts	<p>The design has clearly acknowledged its relationship to the garden with the choice of materials and restrained formal elevation echoing the formal design of the garden. In addition, the office element has been conceived with its context in mind and the tone of the metal panels and curved glass reduce the impact of its volume and screen the Eir building behind. The hotel element steps down towards the garden reducing its impact.</p> <p>It is considered this impact is slight negative and long-term but it should be taken into account the view has already been impacted negatively by phase 1.</p>
Cumulative Impacts	<p>The permitted SHD is directly visible across this view. The permitted SHD uses a similar formal language to link itself to the garden and the rooftop gardens also lessen its impact. The permitted SHD steps up where it is further back from the garden but overall, this sensitive view is dominated by development.</p> <p>It is considered this impact is a moderate negative long-term visual impact.</p>

View 11s- Photomontage	View to Southeast- From garden southwest of Garden Pavillion, North RHK garden (Summer)
Existing View	<p>This summer view between well-defined head-height hedging looks to the Southeast. It takes in the north wall of the garden to the far left and the Deputy Master's house on the far right. The earlier phase of the HSQ is visible right through from the Eir building to the left to the Telford building on the right.</p>
Proposed View	<p>The proposed development is visible on the left ensuring the Eir building. An in-leaf tree within the garden screens the hotel partially which reads as one and a half storeys above the perimeter wall. The proposed roof level planting plays a role softening the buildings with the garden and reducing a sense of enclosure. The curved glass office element reflects the light in a non-uniform way and with the offset panels facing west augmenting this effect. Overall, the impact of this is to reduce the visual impact of the building.</p>

<p>Construction Phase Impacts</p>	<p>To mitigate any significant impact on the adjacent walls, a plan for their protection will need to be put in place to include recording, protection and monitoring during construction.</p> <p>There will be a slight negative short-term visual impact from construction activity in particular cranes which will be visible above the tree line.</p>
<p>Operational Phase Impacts</p>	<p>The proposed building responds to its setting with its formal restraint, roof top planting, muted tones and the curved office development seeks to prevent a domineering form with its offset panels.</p> <p>It is considered this impact is slight negative, tending towards neutral, and long term long-term.</p>
<p>Cumulative Impacts</p>	<p>The permitted SHD screens phase 1 of HSQ, the lower stepped down element adjacent to the perimeter wall is below the tree line. While its formal language and order improves the previous vista of the irregular phase 1, cumulatively the view is of continuous large-scale development.</p> <p>It is considered this impact is a moderate negative long-term visual impact.</p>

<p>View 11w- Photomontage</p>	<p>View to Southeast- From garden southwest of Garden Pavillion, North RHK garden (Winter)</p>
<p>Proposed View</p>	<p>The only difference with this Winter view is the tree directly in front of the proposed hotel is not in-leaf and any change in impact is insubstantial.</p>

<p>View 12s- Photomontage</p>	<p>View to Southeast- From Northwest corner of the garden (Summer)</p>
<p>Existing View</p>	<p>This view taken in summer has a tree in the foreground with the perimeter and diagonal avenues radiating out from this corner of the garden. The high rows of hedging obscure the garden. The northern buildings of HSQ phase 1 can be seen on the left and the other buildings of the development to the south through to the centre of the view. To the right the Deputy Master’s house can be made put behind trees and to the far right the north Facade and tower of the RHK.</p>
<p>Proposed View</p>	<p>The proposed development is visible on the far left of the view. The</p>

	<p>lower hotel element adjacent to the perimeter garden wall is largely obscured by trees and only a portion of the higher office behind can be made out. The warm tones of the brick and metal panels on the facade temper its impact on the garden.</p>
Construction Phase Impacts	<p>There are no, or imperceptible, impacts on the protected structures from this vicinity.</p> <p>There will be a slight negative short-term visual impact from construction activity in particular cranes which will be visible above the tree line.</p>
Operational Phase Impacts	<p>The proposed development responds to its setting by stepping down in the vicinity of the garden. From this perspective the hotel's location in the very corner of the garden is apparent. The roof garden planting echoes the adjacent garden while the formal rhythm of the facade of the hotel complements the rigour of the garden. The offset panels of the curved glazed office behind the hotel soften its impact.</p> <p>It is considered this impact is a slight negative, tending towards neutral, long-term visual impact.</p>
Cumulative Impacts	<p>The higher blocks of the permitted SHD parallel to perimeter wall are visible Obscuring phase 1 of HSQ. The permitted SHD has a formal language and the gateway buildings mark the axis between the garden and the HSQ plaza. The cumulative effect is one of substantial development.</p> <p>It is considered this impact is a moderate negative, tending towards neutral, long-term visual impact.</p>

View 13s- Photomontage	View East- From the Western side of the East-West axis RHK Garden (Summer)
Existing View	<p>This view is along the main East-West Avenue facing phase 1 of the HSQ development. Geometrically sculpted trees mark the foreground with pleached trees extending along the avenue to the vanishing point. Beyond the garden at the end of the avenue, the Brunel building with its sail like corner and the more prosaic residential block to the south, frame the view.</p>
Proposed View	<p>The hotel element of the proposed development is largely screened by the hedging in this view. The office which is further back to the east appears above the hedging. The panels and glazing of this curved form reflect the light in varying ways which soften its edge against the sky. The top of the hotel from this perspective from the</p>

	West of the garden aligns with the top of trees along the avenue.
Construction Phase Impacts	<p>There will be no construction phase impacts on protected structure in the vicinity of this view owing to the distance from the works.</p> <p>Cranes will probably be visible on the skyline during construction and will result in a slight negative short-term impact.</p>
Operational Phase Impacts	<p>The proposed development will obscure the Eir building of HSQ phase 1. The proposed office element with its curved glass facade and offset natural toned panels, reduces the impact of the proposal at the edge of the 'Cone of Vision'.</p> <p>The impact is considered to be a slight negative, tending towards neutral, long-term visual impact but is tempered by the fact the previous phase 1 development has already negatively impacted on this view.</p>
Cumulative Impacts	<p>The permitted SHD creates a gateway directly on axis with the avenue of the garden. It screens phase 1 of HSQ and as such presents a more unified facade towards the garden. With its formal language and bold architectural gesture, it responds to its setting but taken together with the proposed commercial development the entire eastern side of the garden is framed by development.</p> <p>It is considered the cumulative impact would be a slight to moderate negative long-term visual impact.</p>

View 13w- Photomontage	View East- From the Western side of the East-West axis RHK Garden (Winter)
Proposed View	There are no substantial differences to the view above in this winter view as the pleached trees are low and dense.

View 14s- Photomontage	View East- From the Bully's Acre (Summer)
Existing View	This view is taken outside the garden looking East, from the centre of Bully's Acre, a large grass area to the west which slopes down to the north. The stone perimeter wall to the garden runs across the view with the Royal Hospital Kilmainham visible on the right partially screened by trees. The development of HSQ Phase 1 is clearly visible with the existing buildings of differing styles presenting an irregular mass of development.
Proposed View	The proposed development is visible to the left of the view and

	<p>screens the Eir building. The south facing facade of the lower element consisting of the Hotel is visible just above the garden wall. Behind it the office which is taller is visible. The vertical stone bands facing south take their cue from their relationship to the plaza of HSQ and should be understood in this context. The curved glazing to the tower which marks the edge of the 'Cone of Vision' reflects the light in a dispersed way and together with the offset panels help to de-materialize the building and create a soft edge.</p>
Construction Phase Impacts	<p>There will be no construction phase impacts on protected structures in the vicinity of this view owing to the distance from the works.</p> <p>Cranes will probably be visible on the skyline during construction and will result in a slight negative short-term impact.</p>
Operational Phase Impacts	<p>The proposed development responds to the setting and the view from the RHK towards the Phoenix Park. The lower hotel element sets up a formal language that complements the geometrical design of the garden. The office screens part of the earlier and less sensitive HSQ development and is designed to soften its impact on the historic views.</p> <p>The impact is considered to be a slight negative, tending towards neutral, long-term visual impact in view of the impact already created by phase 1.</p>
Cumulative Impacts	<p>The permitted SHD with its orthogonal and restrained geometry and its monumental gateway along the East-West axis sets up a dialogue with the garden. It screens the phase 1 HSQ buildings which have no relationship to the garden.</p> <p>It is considered the cumulative impact would be a moderate negative long-term visual impact.</p>

View 15s- Photomontage	View Northeast- From Bully's Acre adjacent to avenue (Summer)
Existing View	<p>This view from a distance is taken just north of the tree lined avenue looking northeast across the Bully's Acre. To the left of the picture trees along St John's Road West screen the view towards Heuston station and beyond. The CHQ buildings of phase 1 are clearly visible in the centre and have fundamentally impact the setting of the RHK from this view. To the right, the tower of the RHK is prominent above the tree line.</p>
Proposed View	<p>Two elevations of the proposed development are visible. The vertical stone bands facing south relate to the plaza and the remainder of</p>

	<p>this elevation to the hotel sets up the formal rhythm which relates the building to the garden. The proposed roof level planting softens the impact of the proposal as it relates to the garden.</p>
Construction Phase Impacts	<p>There will be no construction phase impacts on protected structures in the vicinity of this view owing to the distance from the works.</p> <p>Cranes will be present in the skyline during construction works and prominent from this view. This impact will be slight negative and short-term.</p>
Operational Phase Impacts	<p>The proposed development through its massing which steps down at the boundary wall and its formal language relate to the formal garden. The vertical stone bands, while monumental from this perspective, relate to the plaza while the curved glass reflecting the sky helps de-materialise the office element and create a soft edge to the 'Cone of Vision'.</p> <p>The impact is considered to be a slight negative, tending towards neutral, long-term visual impact, the impact lessened as the view has already been impacted by the phase 1 development.</p>
Cumulative Impacts	<p>The permitted SHD is partially screened by trees from this perspective. The effect of the step down can be appreciated from this perspective with its planting to tie it into the garden. However, taken with the proposed commercial development, a dense urban form is created flanking the garden.</p> <p>It is considered the cumulative impact would be a slight to moderate negative long-term visual impact, the impact largely stemming from the permitted SHD.</p>

View 15w- Photomontage	View Northeast- From Bully's Acre adjacent to avenue (Winter)
Proposed View	There is no substantial difference between this Winter view and the Summer view above.

View 16 - Photomontage	View East- From the Gate Lodge
Proposed View	The proposed development is not visible from this view

View 17s- Photomontage	View East- From St John's Road West
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Existing View	This distant view is from a driver's perspective entering the city. A modern high stone wall flanks and screens the railway infrastructure on the left. To the right beyond the wall and trees to the north of Bull's Acre the RHK can be seen with its spire above the trees.
Proposed View	The top two floors of the proposed office development can be seen above the trees to the centre. The curved glazing reflects the sky.
Construction Phase Impacts	<p>There will be no construction phase impacts on protected structures in the vicinity of this view owing to the distance from the works.</p> <p>Cranes will be present in the skyline during construction works and prominent from this view. This impact will be slight negative and short-term.</p>
Operational Phase Impacts	<p>The top floors of the office development are visible and their impact is reduced as they reflect the colours of the sky.</p> <p>The impact is considered to be an imperceptible neutral long-term visual impact.</p>
Cumulative Impacts	<p>The permitted SHD is largely screened by trees with only the highest floors of one residential element visible.</p> <p>The impact is considered to be an imperceptible neutral long-term visual impact.</p>

View 18s- Photomontage	View East- From St John's Road West
Existing View	This distant view is taken at the junction with South Circular Road. On the far left a residential block of Clancy Barracks can be seen and to the right screened by trees the RHK is visible recognisable by its spire.
Proposed View	A small upper section of the proposed office can be seen above the tree line but with the reflections in the curved glazed facade is to distinguish.
Construction Phase Impacts	<p>There will be no construction phase impacts on protected structures in the vicinity of this view owing to the distance from the works.</p> <p>Cranes will be present in the skyline during construction works and prominent from this view. This impact will be slight negative and short-term.</p>
Operational Phase Impacts	Only the top floors of the office development are visible and their

	<p>impact is reduced with the curved glazed elevation which reflects the sky.</p> <p>The impact is considered to be of imperceptible or slight significance and its effect neutral and long-term.</p>
Cumulative Impacts	<p>The permitted SHD is largely screened by trees with only the highest floors of one residential element visible.</p> <p>The impact is considered to be of slight significance and its effect neutral and long-term.</p>

View 19s- Photomontage	View Southeast– From the Magazine Fort (Summer)
Existing View	<p>This distant view taken from just West of the Magazine Fort looks across the city to the Southeast. The top of the Wellington Monument can be seen above the trees to the right and to the right recent large-scale development can be seen with HSQ on the left. The spire of the RHK is visible on the skyline.</p>
Proposed View	<p>The proposed office development is visible just left of the distinctive Brunel building with its sail-like form. The glazed office with its offset panels can be made out, the hotel is not visible.</p>
Construction Phase Impacts	<p>There will be no construction phase impacts on protected structures in the vicinity of this view owing to the distance from the works.</p> <p>Cranes will be present in the skyline during construction works and prominent from this view similar to those seen on the far right of this view. This impact will be slight negative and short-term.</p>
Operational Phase Impacts	<p>As the top floor aligns with the earlier phase of HSQ, the proposed office merges with development in the area.</p> <p>The impact is considered to be a slight, neutral long-term visual impact.</p>
Cumulative Impacts	<p>The permitted SHD screens the earlier HSQ development and merges with the mass of development of a similar scale.</p> <p>The impact is considered to be a slight, neutral long-term visual impact.</p>

View 19w- Photomontage	View Southeast– From the Magazine Fort (Summer)
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Proposed View	There are no substantial changes with this Winter view of above
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View 20s- Photomontage	View South - From Wellington Monument
Existing View	This distant view taken from just north of the Wellington Monument shows Chesterfield Avenue in the foreground with the expansive open parkland around the monument surrounded by trees beyond. Phase 1 of the HSQ development can be discerned on the skyline by the distinctive detail of the Brunel building.
Proposed View	The proposed office development is visible and screens the Brunel building. The curved glazed elevation reflects the colours of the sky and as its scale is similar to that of the previous development the impact is limited.
Construction Phase Impacts	<p>There will be no construction phase impacts on protected structures in the vicinity of this view owing to the distance from the works.</p> <p>Cranes will be present in the skyline during construction works and prominent from this view similar to those seen in the centre of this view. This impact will be slight negative and short-term.</p>
Operational Phase Impacts	As the proposed development is in line with the existing HSQ development the impact is limited.
	The impact is considered to have a slight significance, but is neutral in the context of ongoing urban development and long-term in its impact.
Cumulative Impacts	<p>The higher element of the permitted SHD is visible above the tree line to the right of the proposed office development.</p> <p>The impact is considered to have a slight significance, but is neutral in the context of ongoing urban development and long-term in its impact.</p>

View 21s- Photomontage	View Southeast- From the edge of Chesterfield Avenue to the North of Wellington Monument
Existing View	This distant view is taken on the footpath looking in the southeast direction across the parkland surrounding the Wellington Monument. Trees line the horizon and the Dublin mountains can be discerned through a low point in the trees. Phase 1 of the HSQ is visible above the tree line just left of centre.

Proposed View	The proposed office development is visible and screens the earlier development. The curved glazed facade elides with the existing Eir building.
Construction Phase Impacts	<p>There will be no construction phase impacts on protected structures in the vicinity of this view owing to the distance from the works.</p> <p>Cranes will be present in the skyline during construction works. This impact will be slight negative and short-term.</p>
Operational Phase Impacts	<p>Owing to the distance and when read with the previous HSQ development, the development's impact is reduced. However, as the curve is seen 'flattened' from this perspective the mass of the building is noted.</p> <p>The impact is considered to be a slight negative long-term impact.</p>
Cumulative Impacts	<p>Part of the permitted SHD is visible to the right of the office development and its scale is similar but adds to the impression of development within the view.</p> <p>The impact is considered to be a slight negative long-term visual impact.</p>

View 21w- Photomontage	View Southeast- From the edge of Chesterfield Avenue to the North of Wellington Monument
Proposed View	The Winter view reveals the developments along Conygham Road and Clancy Barracks behind the trees. While the view of the proposed development remains the same, the overall impression is of a mass of development beyond the boundary of the park.

View 22s- Photomontage	View South – From outside DPP's Office former Royal Infirmary
Existing View	This distant view is taken from the edge of the car park looking through vegetation and trees in the direction of the proposed development. The Central Criminal Court is visible on the left and the rest of the photograph shows trees and vegetation on both the DPP grounds and in Phoenix Park.
Proposed View	The proposed office development is just visible through the trees and as such is outlined.
Construction Phase Impacts	There will be no construction phase impacts on protected structures in the vicinity of this view owing to the distance from the works.

	<p>Cranes will be present in the skyline during construction works. This impact will be slight negative and short-term.</p>
Operational Phase Impacts	<p>The office is difficult to discern through the foliage, and while winter might make it slightly more visible, with summer, its impact would be imperceptible.</p> <p>The impact is considered to be a neutral long-term impact with a slight significance</p>
Cumulative Impacts	<p>Part of the permitted SHD is also slightly visible through the vegetation and from this perspective appears higher than the office development.</p> <p>It is considered this impact is neutral and long-term with a slight significance</p>

View 23s- Photomontage	View Southwest – From Croppies Memorial Park (Summer)
Existing View	<p>This small park is located on the north bank of the river Liffey just east of Heuston Station. The view is to the Southwest and takes in the Frank Sherwin Bridge and behind it the monumentally scaled piano nobile of Heuston Station is visible. The Eir building, part of HSQ phase 1, is visible with the curved corner tower and three blocks facing across St John’s Road West. On the far, left Dr Stevens Hospital is just discernible through the trees.</p>
Proposed View	<p>The proposed office and hotel development is visible at the end of the existing Eir building, most of the building screened by the previous development. This view has already been altered by the development of phase 1. The glazed office is a number of floors higher than the section of the Eir building it is adjacent to.</p>
Construction Phase Impacts	<p>There will be no construction phase impacts on protected structures in the vicinity of this view owing to the distance from the works.</p> <p>Cranes will be present during construction works and other construction activity such as deliveries. This impact will be slight negative and short-term.</p>
Operational Phase Impacts	<p>The office forms part of the already developed streetscape but it is prominent from this view.</p> <p>The impact is considered to be moderate in significance but in the context of ongoing urban development its effect is neutral and long-</p>

	term.
Cumulative Impacts	<p>Only a small part of the permitted SHD is visible above the roofscape of the HSQ development and as such has no discernible impact.</p> <p>It is considered this cumulative impact is moderate, neutral and long term.</p>

View 23w- Photomontage	View Southwest – From Croppies Memorial Park (Winter)
Proposed View	While Dr Steevens hospital is more visible without the foliage, there are no substantial changes to the view in Winter.

View 24- Photomontage	View Southwest – From Croppies Memorial Park (Summer)
Existing View	This distant view is taken at the corner of Temple Street West next to Croppies Memorial Park and Wolfe Tone Quay. To the far left across the river the roof St Steevens Hospital is visible and the elongated first floor of Heuston station appears above the trees at its entrance. Behind the Campanile on the right of Heuston station, phase 1 of HSQ can be made out.
Proposed View	The proposed office and hotel development is visible behind the existing development and appears behind the north campanile. Visually, as it has a similar appearance at this distance, it merges with the earlier development and further alters the setting behind the Campanile weakening its visual prominence.
Construction Phase Impacts	<p>There will be no construction phase impacts on protected structures in the vicinity of this view owing to the distance from the works.</p> <p>Cranes will be present during construction works and other construction activity such as deliveries. This impact will be slight negative and short-term.</p>
Operational Phase Impacts	<p>As the proposed office development adds to the mass of development visible to the rear of the north campanile, it reduces the effect of the free-standing campanile relative to the station.</p> <p>It is considered this impact is slight, neutral and long-term, its significance reduced as there has already been an impact from the previous development.</p>
Cumulative Impacts	The permitted SHD is not visible above the station as it is obscured

	by phase 1 HSQ, it therefore has no additional impact.
	It is considered this cumulative impact is slight, neutral and long-term.

14.5.3 Cumulative Impacts

This assessment of the cumulative impacts has been assessed with reference to existing and proposed development as set out in Appendix 1A. The most important of these is the permitted SHD scheme which is shown in the photomontages.

The COV is understood to not be a static viewpoint but an impression and appreciation of the wider historical setting from the terrace above the RHK garden. The principal view, where one enters the garden, is along the central axis and as per the tables above in View 6 and 7, the COV remains as intended with the cupola of the Royal Infirmary appearing above the treeline. The cupola remains visible as one moves east and is only obscured when one reaches the edge of the COV, towards the eastern side of the Deputy Master's House. Here, while the cupola is visible in the existing view, the quality of this view is already compromised by the adjacent presence of phase 1 of the HSQ. With the permitted SHD completed, this view will look across blocks D and E. While the proposed development may obscure the cupola from the extreme periphery, regardless of the scale and height of the permitted SHD and commercial development, the impression of the COV is tempered by urban development (View 4 and 5).

The commercial proposal has acknowledged the COV in its design, as noted in the tables above, the offset panels of the office element with their warm tone and the curved glazed façade, soft the eastern edge of the COV and are an improvement on the current buildings which they obscure. (View 7)

The two residential blocks of the permitted SHD parallel to the wall of the RHK garden, are reduced by two floors in height by way of condition of grant of permission, primarily to prevent a sense of enclosure to the garden. The inspector's reason for recommending the reduction of these blocks is due to their impact on the immediate setting of the RHK formal gardens 'due to their overbearing visual impact on and proximity to the adjoining gardens of the RHK' (11.6.12). The hotel only shares a boundary with the garden in the far northeast corner over some 15 metres. As such, any sense of enclosure is reduced. The proposed material with their warm and natural tones, the formal modulation of the façade and the rooftop planting help to integrate the proposal with the garden. (Views 10 to 12)

The logic is that a development on its own may not have a significant negative impact, however, cumulatively, when taken with other developments, the effect may be negative. In this case, however, given the HSQ site was never fully developed due to earlier economic circumstances, the proposed development, built on the foundations of the previous building site, makes good the irregularities of the site. The form and orientation of the phase 1 development are odd because the scheme was never complete and this proposal completes what was begun and as pointed out above in the assessment of the photomontages, responds to its setting.

The Parkgate development, if developed, would radically change the urban character of the area outside Heuston station and the impact of the proposed development from this aspect would be less significant.

Overall, the cumulative impact of existing and permitted development in respect of Architectural Heritage is considered to be slight negative long-term tending towards neutral in the context of ongoing development in the area.

14.6 Do Nothing Scenario

The unfinished undercroft parking structures and fake grass element of the temporary landscaping associated with Phase 1 of the HSQ development would remain the eyesores they are today in a ‘Do Nothing Scenario’ and thereby detract from character and appearance of the area. Cumulatively, a failure to deliver a high-density mixed-use scheme would undermine strategic planning policy objectives that seek to promote urban consolidation by ensuring appropriate use is made of highly accessible brownfield urban lands, such as the application site.

14.7 Hazards or Accidents

While the proposed commercial scheme shares a boundary with the garden wall of the RHK for only some 15 metres, there is the potential for damage to this wall during works. The wall will need to be recorded, protection measures put in place and it should be monitored during works. Additionally, construction activity which results in vibration such as piling would need to be monitored to ensure there is no damage to protected structures in the vicinity.

14.8 Mitigation Measures

To reduce the risk of potential impacts to the protected structures and their curtilage through all phases, mitigation measures have been proposed. These measures have been discussed among the design team and has influenced the design.

14.8.1 Construction Phase

Mitigation measures for ensuring the works do not cause damage to adjacent protected structures and that the environment created by the construction works do not adversely impact on the RHK gardens and environs are listed below. The Outline Construction Management Plan (OCMP) details mitigation measures during the construction phase, see Appendix 6A of this Report.

Table 14.8.1 Table of Mitigation Measures for the Construction Phase

Character of potential impact	Mitigation measures
Construction Phase	
Visual Impacts	Scaffolding covers will be used to ameliorate the visual impact of scaffolding

	on the garden, and the impacts of debris and dust been blown from the site.
Visual Impacts	Discrete construction signage and hoarding will be utilised to reduce the visual impact on the garden and the public's enjoyment.
Vibration and Ground Disturbance	Vibration monitoring will be undertaken to mitigate risks to the RHK boundary wall and adjacent protected structures will be implemented. This will be undertaken under the supervision of a conservation architect.
Protection from Damage	Protection measures for the boundary will be put in place prior to the works at the proposed hotel and works to foundations and services. Protection measures will include measures to ensure both debris and machinery do not damage the wall. These measures should be monitored during the work.

14.8.2 Operational Phase

The nature of the garden will change with the proximity of the hotel and light spillage, overlooking and noise from the terrace of the hotel will potentially negatively impact on the secluded nature of the garden, particularly the 'Wilderness' with its tall hedging and quiet avenues.

Table 14.8.2 Table of Mitigation Measures for the Operational Phase

Character of potential impact	Mitigation measure
Operational Phase	
Noise	The use of the roof terrace should not allow for events to take place which generate excessive noise during times when the gardens are open
Lighting	Lighting at the development will be managed so that light spillage will not detract from the enjoyment of the garden.

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14.9 Residual Impacts

The long-term visual impacts are described above. Maintenance of the proposed planting on the roof terraces and general maintenance of the facade of the building and design measures will ensure that the proposed development responds to its setting are maintained. In this way, no significant negative residual impacts have been identified.

14.10 Interactions Arising

The relevant environmental interactions for architectural heritage are with landscape and visual impact

and noise and vibration.

Landscape and Visual Impact - the impact of the proposed development is reduced through the interaction between the planting on the roof top terraces and the impact is a slight positive impact. The massing of the scheme has been considered so that the 12-storey element is outside of the eastern edge of the COV and the mass of the hotel is kept lower so as the views from the COV towards the Royal Infirmary remain unobstructed save for the extreme eastern edge as noted above. The proposal is also an improvement on the existing irregular buildings which the proposal obscures. The formal geometry of the hotel façade as well as the proposed materials with their muted and natural tones respond to their setting.

Vibration Monitoring – This is dealt with in Chapter 10 and occurs during the construction phase. Chapter 10 indicates that vibration during the construction phase will be monitored and therefore impacts on adjoining structures will not occur. In this way, construction phase interactions are imperceptible. Interactions are not anticipated during the operational phase.

14.11 Monitoring

Table 14.11.1 Table of Monitoring Requirements

Character of potential impact	Mitigation measure
Construction Phase	
Historic Wall	Monitoring of the historic wall adjacent to the proposed hotel as well as monitoring of vibration
Operational Phase	
N/A	No monitoring is required at operational phase

14.12 References

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Advice Notes for Preparing Environmental Impact Statements 2015 (EPA)

Dublin City Development Plan 2016-2022

NIAH (National Inventory of Architectural Heritage)

15 LANDSCAPE AND VISUAL IMPACT ASSESSMENT

15.1 Introduction

This chapter has been prepared by Landscape Architect David O'Sullivan M. Ag. Sc. (HORT), M.L.A., MLI of doyle + o'troithigh landscape architecture. David has prepared Landscape & Visual Impact reports for a wide range of projects including mixed residential, care homes, hotels, student accommodation and a number of solar projects throughout the country. The purpose of this study is to appraise the existing landscape settings of the site and to assess the potential and predicted landscape and visual impacts arising from the proposed development and describe the proposed mitigation measures. The Council of Europe defines 'Landscape as an area, as perceived by people, whose character is a result of action and interaction of natural and/or human factors'. This definition of Landscape, which is referenced in the 3rd edition of the Landscape Institute's Guidelines on Landscape and Visual Impact Assessment and is included in the Planning and Development Amendment Act 2010 (No. 30), broadens the concept of landscape further than solely framed in terms of aesthetics and visual amenity. This definition of landscape is what will be used in this report.

This assessment should be read in conjunction with Chapter 3 Description of Development and Alternatives Examined and in conjunction with the Photomontages prepared for the scheme (refer to Appendix 14A).

15.2 Assessment Methodology

This assessment has been based on the following guidelines:

- Environmental Protection Agency (EPA) – Guidelines and the information to be contained in Environmental Impact Statements (EPA 2002) and Advice Notes on Current Practice and the Preparation of Environmental Impact Statements (EPA 2003). and Guidelines on the Information to be contained in Environmental Impact Statements (2022)
- 'Guidelines for Landscape and Visual Assessment', 3rd Ed., The Landscape Institute and Institute of Environmental Management and Assessment, 2013.
- *Urban Development & Building Heights*, Dept. of Housing Planning & Local Government 2018

This assessment has involved:

- Undertaking a desk-top study of the site; including reviewing ordnance survey mapping and aerial photography.
- Reviewing the plans, sections, and elevations of the proposed scheme.
- A review of statutory planning and other documentation in order to ascertain the local and wider; significance; and

- Visiting the site and surrounding area, including the Royal Hospital Kilmainham and its gardens, during the spring of 2020 / 2021 and preparing a photographic record of views and landscape features.

15.2.1 Nature of Impacts

Impact on landscape arising from development has two distinct but closely related aspects as outlined in Chapter 2 of the 3rd edition of the Landscape Institute's Guidelines for LVIA and in the EPA Advice Notes for Preparing an EIAR. The first is impact in the form of change to character of the landscape that arises from the insertion of the proposed development into the existing context. The second aspect is the visual impact, which depends on the degree and nature of change in the visual environment.

It is recognised that the combined impact on character and views will draw responses, the significance of which will be partly informed by an individual's subjective perception of how much the changes matter.

The assessment of landscape and visual impacts include:

Off Site: -

- Designated tourism Routes – roads, paths, trails and associated view points;
- Public Roads, paths and access areas;
- Residences, hotels and amenities;
- Sites and monuments of archaeological, architectural or historical interest.

Site and environs: -

- Topography and drainage;
- Enclosures;
- Settlement patterns and land-uses;
- Natural features;
- Archaeological, architectural, historical or cultural features;
- Visual foci – external and internal;
- Vegetation;
- Circulation routes

15.2.2 Significance Criteria

Whenever appropriate the following terms are used to describe the degree, quality and duration of an impact: (Note this is based on the EPA Advice Notes and Guidelines) and provided in table 15.2.2.1 below.

Table 15.2.2.1 Impact Significance Criteria

Impact Criteria	Description
Profound Effects	An effect which obliterates sensitive characteristics
Very Significant	An effect which, by its character, magnitude, duration or intensity significantly alters the majority of a sensitive aspect of the environment
Significant Effects	An effect which, by its character, magnitude, duration, or intensity alters a sensitive aspect of the environment
Moderate Effects	An effect that alters the character of the environment in a manner that is consistent with the existing and emerging trends
Slight Effects	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities
Not Significant	An effect which causes notable changes in the character of the environment but without noticeable consequences
Imperceptible	An effect capable of measurement but without noticeable consequences

Terms used to describe the quality of change:

- Positive effect A change which improves the quality of the environment.
- Neutral effect: A change that does not affect the quality of the environment.
- Negative / adverse effect: A change that reduces the quality of the environment.

Terms relating to the duration of impacts as described in the EPA Guidelines are listed as follows:

- Temporary effect: Lasting one year or less
- Short-term effect: Lasting one to seven years
- Medium-term effect: Lasting seven to fifteen years
- Long-term effect: Lasting fifteen to sixty years
- Permanent effect: Lasting over sixty years.

15.2.2.1 Cumulative Impacts

Cumulative impacts are described in the EPA Guidelines (2022) as '*The addition of many minor or insignificant effects, including effects of other projects, to create larger, more significant effects*'. The EPA Guidelines (2022) states: - '*The project needs to be considered in its entirety for screening purposes. This means that other related*

projects need to be identified and assessed at an appropriate level of detail. This will identify the likely significance of cumulative and indirect impacts, thus providing the CA with a context for their determination’.

The Guidelines for Landscape and Visual Impact Assessment (3rd Ed.) defines cumulative visual impacts as the effects on views and visual amenity enjoyed by people, which may result from either adding the effects of the project being assessed to the effects of the other projects on the baseline conditions or from their combined effect. This may result from changes in the content and character of the views experienced in particular places due to the introductions of new elements or removal of or damage to existing ones.

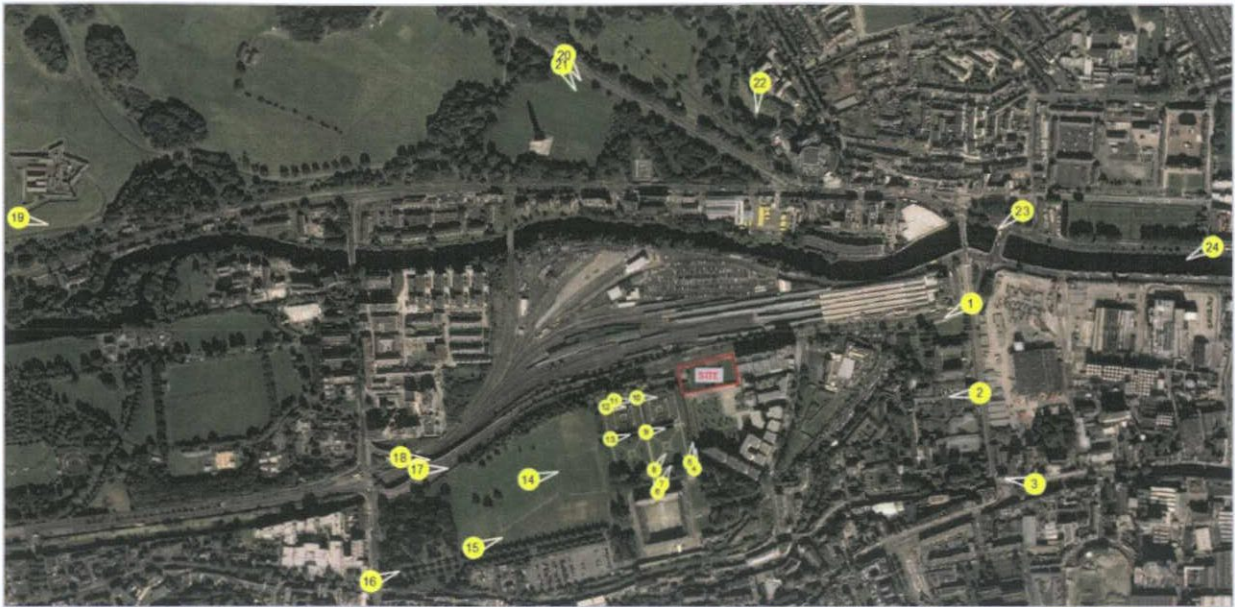
The baseline study area, as defined by the photomontage location map (Fig. 15.2.3.1), relates to the general area of the site and includes important features and vistas which are relevant to the study. The study area was developed by site visits and visual assessment of the site and surrounding area. It also included the review of Dublin City Council existing and proposed planning applications in the area and for those projects outside the normal public planning process such as the Section 5 Irish Rail building in Heuston Station and the new Garda Security Centre buildings under construction on Military Road. The location of National Monuments and National Inventory of Architectural Heritage listed buildings as listed in the Historic Environment Viewer of Archaeology.ie identified those National Monument sites and listed buildings that could be impacted by the development proposals. The interaction with Dublin City Council regarding photomontage locations that would give a factual representation of the visual impacts of the proposed development also guided the extent of the study area.

15.2.3 Photomontages

A collection of 24 photomontages have been prepared surrounding the site to fully illustrate the physical and visual nature of the proposed development. The initial locations of the proposed photomontages were issued to Dublin City Council and following discussions with the Council additional viewpoint locations were added to give a total of 24 no. viewpoints spread around the site.

There were official meetings held between the HSQ Commercial design team and Dublin City Council and these took place on the 7th and 12th of December 2021. The main landscape related issues discussed concerned the pedestrian access arrangements from St John’s Road to the existing HSQ pedestrianised areas and the proposed landscape treatment to these areas. A number of meetings were also held with Dublin City Council representatives regarding design proposals for the adjoining and now permitted SHD development which would have relevance to the design of the commercial development.

A cumulative impact has also been added to show the proposed commercial phase and now granted Strategic Housing Development (SHD- Reg. Ref. ABP-311591-21) application to the south of the site and other proposed and granted developments relevant to the study. The Photomontages have been prepared from locations that are representative of views of the scheme from surrounding areas (Appendix 14A). Existing views and proposed versions both summer & winter of most views have been provided, (winter views in some cases were not possible due to these images being included at a late stage of the study when summer foliage was present on the trees), and the photomontage views have been taken at the following locations: -

Figure 15.2.3.1 Location of photomontages (see Modelworks submission for full map & locations)**Table 15.2.3.1 View Locations**

View	Description	Location
View 01	View Southwest from St John's Road West / Heuston St.	Northeast
View 02	View west from car park Dr. Steevens' Hospital	East
View 03	View northwest from James's Street	Southeast
View 04	View north from rear of Deputy Masters House	Southwest
View 05	View north from rear of Deputy Masters House	Southwest
View 06	View northeast from the central axis of the Royal Hospital	Southwest
View 07	View northeast from in front of Royal Hospital	Southwest
View 08	View northeast from top of RHK garden access steps	Southwest
View 09	View east from the central focal point of the RHK formal gardens	West
View 10	View east from the pavilion in the formal garden RHK	West
View 11	View east from northern end of RHK formal gardens	West
View 12	View east from corner of the formal garden RHK.	West
View 13	View east from western edge of formal gardens	West
View 14	View east from centre of Bully's Acre.	West

View 15	View northeast from Bully's Acre	Southwest
View 16	View northeast from Richmond Tower, South Circular Road	Southwest
View 17	View east from St John's Road West.	West
View 18	View east from St John's Road West.	West
View 19	View southeast from Magazine Fort in the Phoenix Park	Northwest
View 20	View south from Chesterfield Avenue, Phoenix Park	North
View 21	View south from Chesterfield Avenue, Phoenix Park	North
View 22	View south from DPP's Office Infirmaroy Road	North
View 23	View southwest from Croppy Acre, Wolfe Tone Quay	Northeast
View 24	View southwest from Wolfe Tone Quay	Northeast

NOTE: Refer to Appendix 14A for locations of Photomontage viewpoints and Modelworks for their submission

15.3 Receiving Environment

15.3.1 Site Description

The site is located in the Heuston South Quarter district on St John's Road, Dublin 8 and is part of a Strategic Development and Regeneration Area (SDRA) zoned area which commenced in 2005 with a mix of residential, commercial and retail. A SHD application for the adjoining portion of the site to the south has been recently granted by An Bord Pleanála (Reg. Ref. ABP-311591-21).

The proposed commercial site area is to the north of the existing lower car park level within the Heuston South Quarter (HSQ) development and contain elements of previous building construction works, as part of an earlier granted application, which have been left in abeyance for some time. To the south of the proposed commercial site are the grassed area SHD site and to the east of the site lie the various contemporary designed buildings of the earlier development phase. St John's Road and Heuston Station and associated infrastructure is to the north and the historically important Royal Hospital Kilmainham (RHK) lies to the west. The RHK and its formal gardens is an important historic and cultural location constructed in 1684 as a hospital and retirement home for soldiers. The buildings were set on high ground on the south bank of the Liffey with wide views over the Royal Hunting Park which is now known as the Phoenix Park and the wider surrounding area.

15.3.2 Existing Character and Visibility

This commercial site, which faces onto St John's Road West, is set to the rear of earlier Phase 1 HSQ buildings that face onto Military Road. To the west of the site are the formal gardens of the RHK which are at an elevated level compared to the existing site lands which were excavated as part of the original HSQ development. The proposed commercial site contains the base of an earlier unfinished building

phase fronting onto St John's Road and the unfinished rising structural elements have been clad in a visually neutral green material. The proposed commercial development has been designed to link with the proposed permitted SHD development and existing commercial and residential phases in terms of pedestrian and vehicle access. Formal hedge features line the boundary of the RHK's formal gardens and the site allowing some glimpse views into the site from the gardens of the upper terraces of the formal gardens to the rear of the Deputy Master's House. When developed, the proposed commercial buildings will be partially screened from views from the south by the granted SHD buildings but there would be angled views from the front of the North Range of the RHK and from the terraces and formal gardens as shown in the photomontages. The view northwards from the North Range of the RHK has changed over time with the development of Heuston Station and associated infrastructure and the growth of trees which partially screen views northwards. Views generally from the north of the North Range of the RHK are of mainly residential apartment developments, which include the tall blocks of the Kilmainham Square residential development. Kilmainham Square lies to the west and is visible over the trees in Bully's Acre along with the recently completed residential development at Clancy Quay. The relatively recently constructed residential developments along Conyngham Road to the north and the residential elements of the existing HSQ development to the east are all part of the vista from the front range of the RHK. The character of the immediate site is that of an area that has experienced significant infrastructural, residential and office development in the recent past and all this adjoining a long established culturally important building and grounds which comprise the RHK. There are proposals for a visually significant development on a site on Parkgate Street, adjoining Sean Heuston Bridge and across the Liffey from Heuston Station. The proposals includes plans for the construction of a tall tower which will be visible from a wide area. Given the proximity of the subject site lands to the RHK grounds and the strategic nature of the site requiring a significant level of floor area, it is inevitable that elements of the proposed new buildings will be visible from the RHK. The proposed design and arrangement of the various elements of the building and open spaces should mitigate for any loss of context brought about by the development.

15.3.3 Landscape Policy Context

The site is Zoned Z5 in the Dublin City Council Development Plan 2016 to 2022, *to consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity*. The site is located in SDRA 7 and a number of guiding principles are listed in this development area centred on Heuston Station but including the RHK and a section on the north bank of the Liffey. Points relevant to this Chapter include:

- 2. To incorporate sustainable densities in a quality contemporary architecture and urban form which forges dynamic relationships with the national cultural institutions in the Heuston environs.*
- 4. To protect the fabric and setting of the numerous protected structures and national monuments, many of which are major national cultural institutions.*
- 7. As a western counterpoint to the Docklands, the Heuston gateway potentially merits buildings above 50 m (16-storeys) in height in terms of civic hierarchy.*
- 8. The 'cone of vision', as set out in the 2003 Heuston Framework Plan, represents a significant view between, the Royal Hospital Kilmainham and the Phoenix Park extending from the west corner of the north range of the Royal Hospital Kilmainham, and the north-east corner of the Deputy Master's House to the western side of the Magazine Fort and east edge of the main elevation of the Irish Army*

Headquarters (former Royal Military Infirmary) respectively. Any new developments within this 'cone' shall not adversely affect this view. A visual impact analysis shall be submitted with planning applications to demonstrate this view is not undermined.

9. Other important visual connections to be respected include Chesterfield Avenue to Guinness Lands and from key parts of the City Quays to the Phoenix Park (Wellington Monument).

15.3.4 Relevant Development Plan Objectives

15.3.4.1 Green Infrastructure General Policies

G11: *To develop a green infrastructure network through the city, thereby interconnecting strategic natural and semi-natural areas with other environmental features including green spaces, rivers, canals and other physical features in terrestrial (including coastal) and marine areas.*

G15: *To promote permeability through our green infrastructure for pedestrians and cyclists.*

15.3.4.2 Landscape Policies

G17: *To continue to protect and enhance landscape, including existing green spaces through sustainable planning and design for both existing community and for future generations in accordance with the principles of the European Landscape Convention.*

G18: *To protect and enhance views and prospects which contribute to the appreciation of landscape and natural heritage.*

15.3.4.3 Landscape Objectives

G108: *To undertake a 'Views and Prospects' study to identify and protect the key views and prospects of the city. Additional views and prospects may be identified through the development management process and local area plans.*

The Dublin City Development Plan 2016-2022 outlines several policies and objectives relating to protected views: -

SC7: To protect and enhance important views and view corridors into, out of and within the city, and to protect existing landmarks and their prominence.

SC04: To undertake a views and prospects study, with the aim of compiling a list of views and prospects for protection and/or enhancement which will be integrated with and complement the urban form and

SC16: To recognise that Dublin City is fundamentally a low-rise city and that the intrinsic quality associated with this feature is protected whilst also recognising the potential and need for taller buildings in a limited number of locations subject to the provisions of a relevant LAP, SDZ or within the designated strategic development regeneration area (SDRA).

SC17: To protect and enhance the skyline of the inner city, and to ensure that all proposals for mid-rise and taller buildings make a positive contribution to the urban character of the city, having regard to the

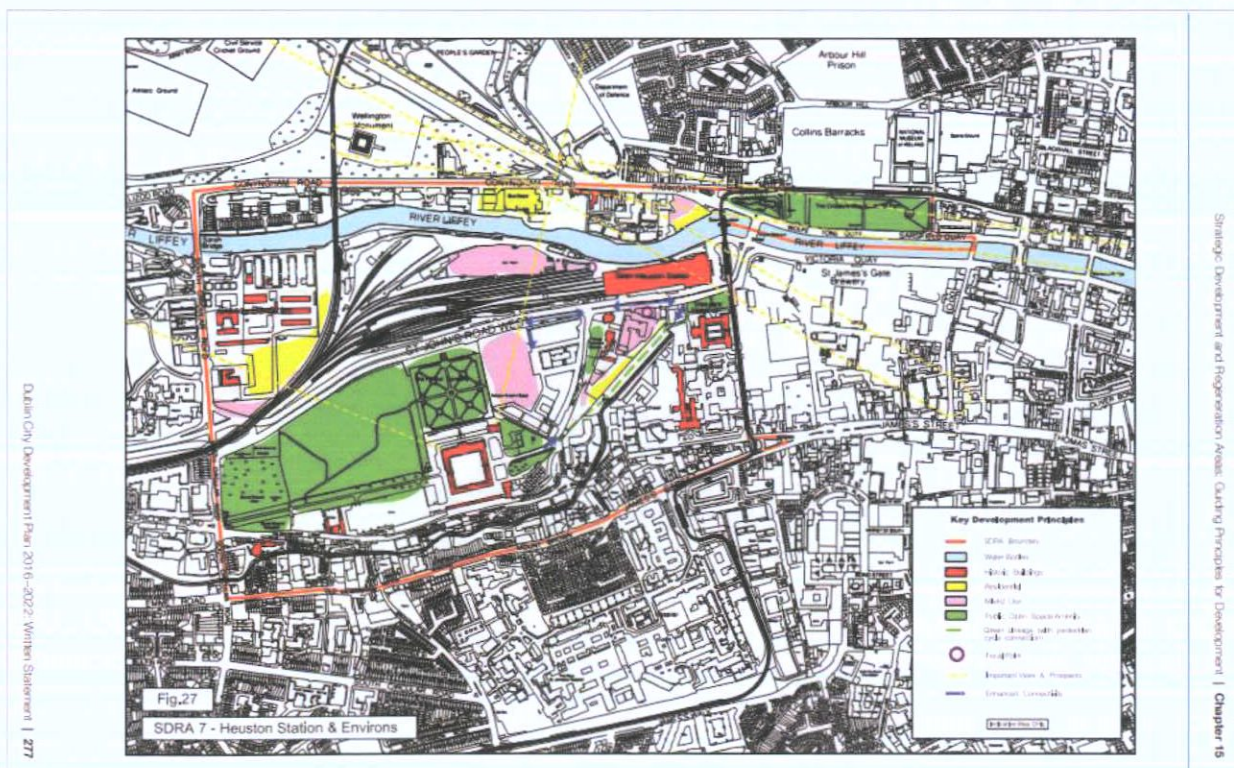
criteria and principles set out in Chapter 15 (Guiding Principles) and Chapter 16 (development standards). In particular, all new proposals must demonstrate sensitivity to the historic city centre, the River Liffey and quays, Trinity College, the cathedrals, Dublin Castle, the historic squares and the city canals, and to established residential areas, open recreation areas and civic spaces of local and citywide importance.

SC18: To promote a co-ordinated approach to the provision of tall buildings through local area plans, strategic development zones and the strategic development and regeneration areas principles, in order to prevent visual clutter or cumulative negative visual disruption of the skyline.

SDRA 7 - Heuston and Environs

8: The 'cone of vision', as set out in the 2003 Heuston Framework Plan, represents a significant view between, the Royal Hospital Kilmainham and the Phoenix Park extending from the west corner of the north range of the Royal Hospital Kilmainham, and the north-east corner of the Deputy Master's House to the western side of the Magazine Fort and east edge of the main elevation of the Irish Army Headquarters (former Royal Military Infirmary) respectively. Any new developments within this 'cone' shall not adversely affect this view. A visual impact analysis shall be submitted with planning applications to demonstrate this view is not undermined.

Figure 15.3.4.1 Fig 27 (DCC Development Plan 2016-2022) SDRA 7 Showing 'Cone of Vision'



The design proposals for the site are guided by the above policies and objectives with respect to addressing the visual impact of the development in terms of height and massing. It also includes the siting of the lower elements of the development closer to the listed features of the RHK. The 'Cone of Vision' and the development proposals are considered fully in Section 15.5.1.2.