GOOD SHEPHERD
STUDENT CAMPUS

PART 2

GOOD SHEPHERD LRD

VOLUME III | EIAR

Appendices

CHAPTER TEN

LANDSCAPE AND VISUAL

APPENDIX 10-1 Photomontages

McCutcheon Halley
CHARTERED PLANNING CONSULTANTS

APPENDIX 10-1 Photomontages

VERIFIED PHOTOMONTAGE REPORT - PBSA Residential Development Good Shepherd

Project:
PBSA Residential Development Good Shepherd

Client:
Bellmount Good Shepherd Ltd.

Prepared by:
3rd Eye

Date of issue
April 2025

GOOD SHEPHERD
STUDENT CAMPUS

3RD · EYE

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Methodology for creation of photomontage views for the Good Shepherd development, Cork

1.0 Overview

This document has been prepared by 3RD Eye to explain the methodology used for producing photomontage images for the proposed development at Convent Avenue Cork. The purpose of this appendix is to present an accurate overview of the proposed development which enables its effect on the skyline and important settings and sensitive locations to be objectively evaluated with regard to relevant planning policy criteria. During this document, you will be guided through a step-by-step description of how 3RD Eye produced an accurate representation of the proposed building in pictorial form and to explain the process used.

2.0 Site Photography

The photomontage photographs were taken with a Canon EOS 5D full sensor camera using 24mm and 50mm dedicated prime lenses. At each viewpoint location the camera was setup at a height above ground of 1.6m using a professional heavy duty tripod. A bubble level fixed to the camera head was used to ensure that the camera is perfectly horizontal. The choice of photographic method used for each base line photograph has been determined in order to reflect as closely as possible the view as seen by the human eye. In each case, the lens that has been used has been chosen in order to avoid distortion and to provide an impartial and objective view of the proposed development in relation to existing views that will accurately reflects its scale, form, massing, proportion and silhouette and relationship to other structures. The views therefore reflect a realistic perspective of how the views are seen by the human eye in relation to the existing environment. The date and time of each photograph was recorded by the camera to allow for accurate lighting conditions to be recreated in the computer model as required. Additional detail photographs of the site area and surrounds were taken for reference purposes using a variety of lenses.

3.0 Survey Information

A detailed survey of the site and surrounds was supplied by the architects enabling a block model of the existing building and immediate landscape to be modelled. Each camera viewpoint location was surveyed by 3rd Eye using a Trimble RTK GPS Rover system (+/- 1cm accuracy) and identified by Ordnance Survey co-ordinates. The heights and distances of significant points within each view that are easily distinguishable have also been recorded as Ordnance Survey grid and level datum and their accuracy has been checked relative to the fixed camera position. The number of survey points that have been identified in each view range from 8 to 12 separate points dependent upon the particular view. These survey points provide an effective check for ensuring that the three dimensional model and existing views are accurately merged together.

4.0 Modeling

The development was modelled in 3d Studio Max from imported AutoCad drawings supplied by the architects. The provided site survey and proposed site layout were over-laid and aligned to create a 'Base' model file to include all relevant information. This Base model allowed for the laying out of the proposed building, camera positions and reference points. The individual models were then placed into the base model at the orientation and levels indicated. At each viewpoint location a virtual camera was set up in the 3D software using the surveyed coordinates. The 3D coordinates of the verification points were used to create an accurate model of the surveyed parts of the scene. The scene was verified by matching generated polygons between the digital model and the background photograph. The control survey points were used to confirm the target position and the field of view of the virtual camera.

5.0 Camera matching and rendering

The next step in the process involves accurately positioning the three-dimensional model of the proposed development within each existing view. The central horizon line in each of the existing views is then calculated and imported into 3D Studio Max as a backdrop to the 3D model. The survey points as well as the specifications of the lens type relating to each existing view is also entered into 3D Studio Max. The survey points of the camera position and those relating to specified objects within each particular baseline image are then highlighted on the digitised image. A further check of the accuracy of the survey points in each digitised existing view is carried out by overlaying the central horizon line of each existing view with the digitised survey points prepared in 3D Studio Max. This additional check ensures that the survey points match precisely. This exercise requires meticulous attention to detail. Once the process of camera matching is complete, the three-dimensional model of the proposed development is accurately positioned within each of the existing views. This is achieved by rendering the camera matched three dimensional model of the proposed development within 3D Studio Max at the same size as the digitised existing view.

6.0 Post production

The render of the three-dimensional model is then superimposed on the existing still views in Adobe Photoshop. The foreground of the existing views i.e. trees, lampposts, cars, buildings etc, are then copied and placed over the rendered model in order to ensure that the depth is accurate within the photomontage view between the foreground, background and the rendered model. At this stage, the textured model can be further adjusted to match the resolution, colouring and saturation of the photograph taken to create a close impression of what the textures of the building would look like. This is a qualitative exercise and requires interpretation by the designer on how the building will look, and guidance from the architect. A final qualitative check of all of the photomontage images has been carried out to ensure that they provide objectively accurate views of the proposed development.

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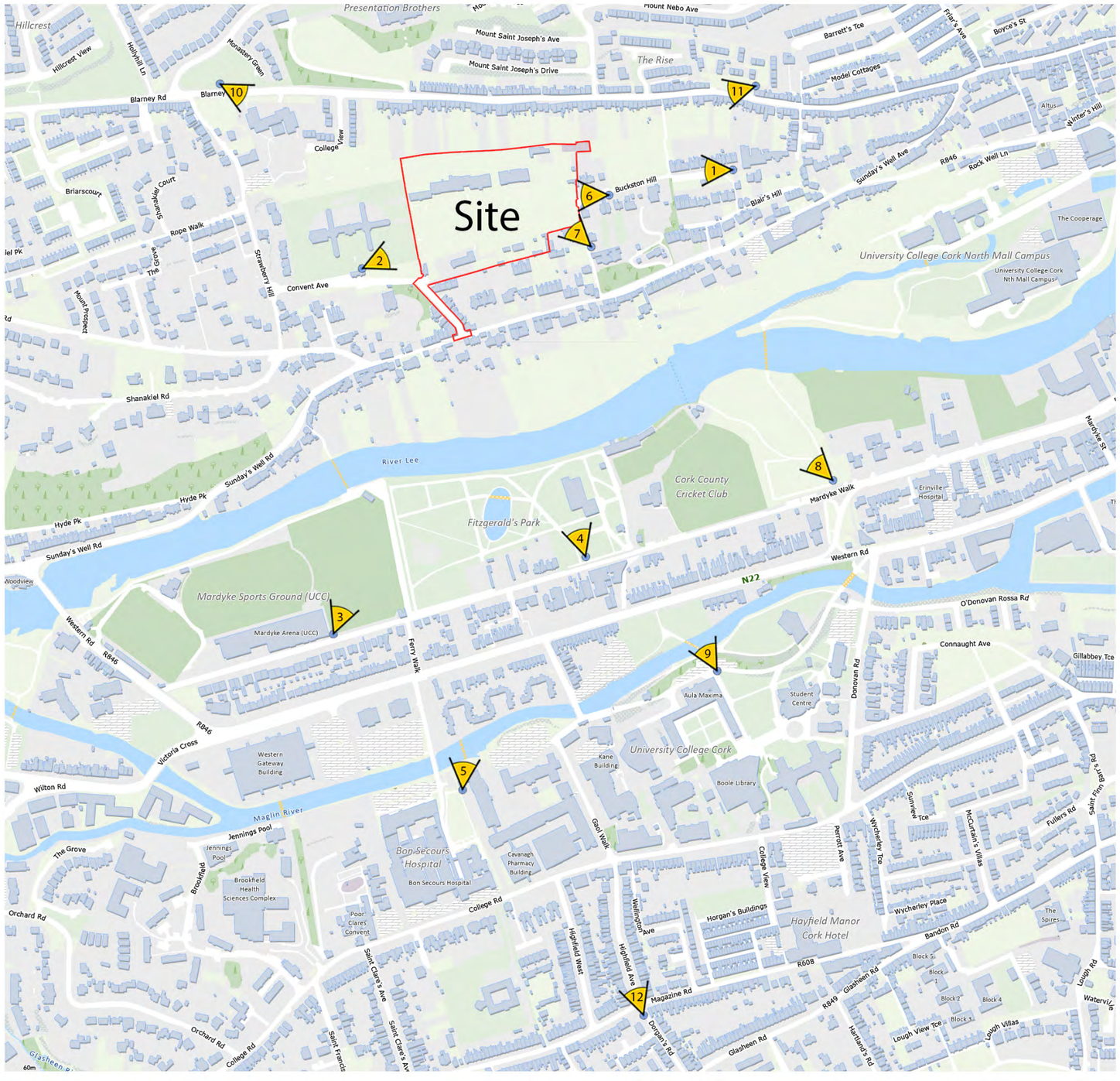
Drawing Title
Photomontage
Methodology Report

Job Title
PBSA Residential Development Good Shepherd

Client
Bellmount Good Shepherd Ltd.

Drawing No.
VH 01



Legend

Camera Position:

View 1:	Buckston Hill
View2:	Cork Gaol
View3:	Mardyke Sports Arena
View4:	Fitzgerald Park
View5:	UCC Kane Building
View6:	Buckston Hill 50m from Site
View7:	Buckston Hill South
View8:	City end of Mardyke Walk
View9:	Aula Maxima UCC
View10:	Blarney St Looking East
View11:	Blarney St Looking West
View12:	Magazine Rd Highfield Ave Junction

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Drawing Title

View Location Map

Job Title
PBSA Residential Development Good Shepherd

Client
Bellmount Good Shepherd Ltd.

Drawing No.
VH 02

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Drawing Title

Existing view from Buckston Hill

Photography information

Camera:	EOS 5d M3
Lens:	50mm
Photography Date:	23-03-25
Photography Time:	12:01

Camera coordinates

Easting:	566166
Northing:	572119
Elevation:	50.20

Job Title
PBSA Residential Development Good Shepherd

Client
Bellmount Good Shepherd Ltd.

Drawing No.
VA 03a

3RD EYE
9 Rocklands
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Co Cork
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Drawing Title

Proposed view from Buckston Hill

Photography information

Camera:	EOS 5d M3
Lens:	50mm
Photography Date:	23-03-25
Photography Time:	12:01

Camera coordinates

Easting:	566166
Northing:	572119
Elevation:	50.20

Job Title
PBSA Residential Development Good Shepherd

Client
Bellmount Good Shepherd Ltd.

Drawing No.
VA 03b

3RD EYE

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Drawing Title

Existing view from Cork Gaol

Photography information

Camera:	EOS 5d M3
Lens:	24mm
Photography Date:	11-01-25
Photography Time:	13:55

Camera coordinates

Easting:	565670
Northing:	571991
Elevation:	41.10

Job Title
PBSA Residential Development Good Shepherd

Client
Bellmount Good Shepherd Ltd.

Drawing No.
VA 04a

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Drawing Title

Proposed view from Cork Gaol

Photography information

Camera:	EOS 5d M3
Lens:	24mm
Photography Date:	11-01-25
Photography Time:	13:55

Camera coordinates

Easting:	565670
Northing:	571991
Elevation:	41.10

Job Title
PBSA Residential Development Good Shepherd

Client
Bellmount Good Shepherd Ltd.

Drawing No.
VA 04b

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Drawing Title

Existing view from Mardyke Sports Arena

Photography information

Camera:	EOS 5d M3
Lens:	50mm
Photography Date:	1 1-01-25
Photography Time:	13:35

Camera coordinates

Easting:	565632
Northing:	571502
Elevation:	3.49

Job Title
PBSA Residential Development Good Shepherd

Client
Bellmount Good Shepherd Ltd.

Drawing No.
VA 05a

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Drawing Title

Proposed view from Mardyke Sports Arena

Photography information	
Camera:	EOS 5d M3
Lens:	50mm
Photography Date:	11-01-25
Photography Time:	13:35

Camera coordinates	
Easting:	565632
Northing:	571502
Elevation:	3.49

Job Title
PBSA Residential Development Good Shepherd

Client
Bellmount Good Shepherd Ltd.

Drawing No.
VA 05b

3RD EYE

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Drawing Title

Existing view from Fitzgerald's Park

Photography information

Camera:	EOS 5d M3
Lens:	50mm
Photography Date:	11-01-25
Photography Time:	14:04

Camera coordinates

Easting:	565971
Northing:	571599
Elevation:	3.52

Job Title
PBSA Residential Development Good Shepherd

Client
Bellmount Good Shepherd Ltd.

Drawing No.
VA 06a

3RD EYE

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Drawing Title

Proposed view from Fitzgerald's Park

Photography information

Camera:	EOS 5d M3
Lens:	50mm
Photography Date:	11-01-25
Photography Time:	14:04

Camera coordinates

Easting:	565971
Northing:	571599
Elevation:	3.52

Job Title
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Client
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Drawing No.
VA 06b

3RD EYE

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Drawing Title

Existing view from UCC Kane Building

Photography information

Camera:	EOS 5d M3
Lens:	50mm
Photography Date:	11-01-25
Photography Time:	14:46

Camera coordinates

Easting:	565959
Northing:	571315
Elevation:	12.68

Job Title
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Client
Bellmount Good Shepherd Ltd.

Drawing No.
VA 07a

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www.3rd-eye.ie

Drawing Title

Proposed view from UCC Kane Building

Photography information

Camera:	EOS 5d M3
Lens:	50mm
Photography Date:	11-01-25
Photography Time:	14:46

Camera coordinates

Easting:	565959
Northing:	571315
Elevation:	12.68

Job Title
PBSA Residential Development Good Shepherd

Client
Bellmount Good Shepherd Ltd.

Drawing No.
VA 07b

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Drawing Title

Existing view from Buckston Hill 50m from East Boundary

Photography information

Camera:	EOS 5d M3
Lens:	24mm
Photography Date:	11-01-25
Photography Time:	13:07

Camera coordinates

Easting:	566009
Northing:	572095
Elevation:	46.8m

Job Title
PBSA Residential Development Good Shepherd

Client
Bellmount Good Shepherd Ltd.

Drawing No.
VA 08a

3RD EYE
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Drawing Title

Proposed view from Buckston Hill 50m from East Boundary

Photography information

Camera:	EOS 5d M3
Lens:	24mm
Photography Date:	11-01-25
Photography Time:	13:07

Camera coordinates

Easting:	566009
Northing:	572095
Elevation:	46.8m

Job Title
PBSA Residential Development Good Shepherd

Client
Bellmount Good Shepherd Ltd.

Drawing No.
VA 08b

3RD EYE
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Drawing Title

Existing view from Buckston Hill southern section looking towards site

Photography information

Camera:	EOS 5d M3
Lens:	24mm
Photography Date:	11-01-25
Photography Time:	13:19

Camera coordinates

Easting:	565978
Northing:	572027
Elevation:	39.9m

Job Title
PBSA Residential Development Good Shepherd

Client
Bellmount Good Shepherd Ltd.

Drawing No.
VA 09a

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Drawing Title

Proposed view from Buckston Hill southern section looking towards site

Photography information

Camera:	EOS 5d M3
Lens:	24mm
Photography Date:	11-01-25
Photography Time:	13:19

Camera coordinates

Easting:	565978
Northing:	572027
Elevation:	39.9m

Job Title
PBSA Residential Development Good Shepherd

Client
Bellmount Good Shepherd Ltd.

Drawing No.
VA 09b

3RD EYE

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Drawing Title

Existing view from City End of Mardyke Walk

Photography information

Camera:	EOS 5d M3
Lens:	50mm
Photography Date:	11-01-25
Photography Time:	14:17

Camera coordinates

Easting:	566306
Northing:	571701
Elevation:	2.6m

Job Title
PBSA Residential Development Good Shepherd

Client
Bellmount Good Shepherd Ltd.

Drawing No.
VA 10a

3RD EYE
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Drawing Title

Proposed view from City End of Mardyke Walk

Photography information

Camera:	EOS 5d M3
Lens:	50mm
Photography Date:	11-01-25
Photography Time:	14:17

Camera coordinates

Easting:	566306
Northing:	571701
Elevation:	2.6m

Job Title
PBSA Residential Development Good Shepherd

Client
Bellmount Good Shepherd Ltd.

Drawing No.
VA 10b

3RD EYE

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Drawing Title

Existing view from car park area to the north of the Aula Maxima in UCC

Photography information

Camera:	EOS 5d M3
Lens:	50mm
Photography Date:	11-01-25
Photography Time:	14:30

Camera coordinates

Easting:	566155
Northing:	571449
Elevation:	14.5m

Job Title
PBSA Residential Development Good Shepherd

Client
Bellmount Good Shepherd Ltd.

Drawing No.
VA 11a

3RD EYE

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Drawing Title

Proposed view from car park area to the north of the Aula Maxima in UCC

Photography information

Camera:	EOS 5d M3
Lens:	50mm
Photography Date:	11-01-25
Photography Time:	14:30

Camera coordinates

Easting:	566155
Northing:	571449
Elevation:	14.5m

Job Title
PBSA Residential Development Good Shepherd

Client
Bellmount Good Shepherd Ltd.

Drawing No.
VA 11b

3RD EYE
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Drawing Title

Existing view from Blarney Street looking east towards the site

Photography information

Camera:	EOS 5d M3
Lens:	24mm
Photography Date:	23-03-25
Photography Time:	12:37

Camera coordinates

Easting:	565495
Northing:	572237
Elevation:	77.37

Job Title
PBSA Residential Development Good Shepherd

Client
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Drawing No.
VA 12a

3RD EYE
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Drawing Title

Proposed view from Blarney Street looking east towards the site

Photography information

Camera:	EOS 5d M3
Lens:	24mm
Photography Date:	23-03-25
Photography Time:	12:37

Camera coordinates

Easting:	565495
Northing:	572237
Elevation:	77.37

Job Title
PBSA Residential Development Good Shepherd

Client
Bellmount Good Shepherd Ltd.

Drawing No.
VA 12b

3RD EYE

9 Rocklands
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Drawing Title

Existing view from Blarney Street looking west towards the site

Photography information

Camera:	EOS 5d M3
Lens:	24mm
Photography Date:	23-03-25
Photography Time:	12:49

Camera coordinates

Easting:	566046
Northing:	571000
Elevation:	37.700

Job Title
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Client
Bellmount Good Shepherd Ltd.

Drawing No.
VA 13a

3RD EYE

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Drawing Title

Proposed view from Blarney Street looking west towards the site

Photography information

Camera:	EOS 5d M3
Lens:	24mm
Photography Date:	23-03-25
Photography Time:	12:49

Camera coordinates

Easting:	566046
Northing:	571000
Elevation:	37.700

Job Title
PBSA Residential Development Good Shepherd

Client
Bellmount Good Shepherd Ltd.

Drawing No.
VA 13b

3RD EYE
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Drawing Title

Existing view from Junction of Magazine Rd & Highfield Ave

Photography information

Camera:	EOS 5d M3
Lens:	24mm
Photography Date:	23-03-25
Photography Time:	13:17

Camera coordinates

Easting:	566046
Northing:	571000
Elevation:	38.91

Job Title
PBSA Residential Development Good Shepherd

Client
Bellmount Good Shepherd Ltd.

Drawing No.
VA 14a

3RD EYE
9 Rocklands
Carrigtwohill
Co Cork
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Drawing Title

Proposed view from Junction of Magazine Rd & Highfield Ave

Photography information

Camera:	EOS 5d M3
Lens:	24mm
Photography Date:	23-03-25
Photography Time:	13:17

Camera coordinates

Easting:	566046
Northing:	571000
Elevation:	38.91

Job Title
PBSA Residential Development Good Shepherd

Client
Bellmount Good Shepherd Ltd.

Drawing No.
VA 14b