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1-6 CITY QUAY

DUBLIN CITY COUNCIL

ENVIRONMENTAL IMPACT ASSESSMENT REPORT VOLUME III: HERITAGE, TOWNSCAPE, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

DECEMBER 2024

CITYDESIGNER

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PROJECT

1-6 City Quay, Dublin City Council

CLIENT

Ventaway Limited

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1.0 INTRODUCTION

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1.1 Citydesigner ('the consultancy') has been commissioned by Ventaway Limited ('the applicant') to provide heritage, townscape, landscape, and visual assessment advice on the proposed commercial redevelopment the site at 1-6 City Quay, Dublin ('the site') (outlined in Fig.1.1). Where in the document a red line boundary is shown, it is shown as indicative. The accurate and legal boundary is as set out in the architect's planning application documents. The consultancy has prepared this Heritage, Townscape, Landscape, and Visual Impact Assessment (HTLVIA) report in support of the planning application for the development proposals on the site.

1.2 The development description is as below:

Ventaway Limited intend to apply for a 10-year planning permission for development at a site bound by City Quay to the north, Moss Street to the west and Gloucester Street South to the south, Dublin 2. The site includes 1-4 City Quay (D02 KT32), 5 City Quay (D02 PC03), and 23-25 Moss Street (D02 F854).

The proposed development comprises:

- *Demolition of the existing buildings and structures (it is noted the structures or part thereof may be demolished in compliance with a Dangerous Buildings Notice prior to a decision being made);*
- *Construction of a building up to 14 storeys in height (61.05 metres above ground) over a double basement including office use, arts centre and café, auditorium, and ancillary uses;*
- *The arts centre is contained at ground and lower ground floor levels;*
- *The offices are proposed from ground to 13th floor (14th storey) with terraces to all elevations;*
- *The double basement provides for 11 car parking spaces, 316 bicycle spaces, and 3 motorcycle parking spaces;*
- *The overall gross floor area of the development comprises 28,569 sq.m. including 910 sq.m. arts centre and 23,501 sq.m. offices;*

All ancillary and associated works and development including plant, temporary construction works, public realm, landscaping, telecommunications infrastructure, utilities connections and infrastructure.

An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and have been submitted with the planning application.

1.3 In this HTLVIA report, the consultancy sets out the development history of the surrounding area and the buildings on the development site and assesses the effects of the proposed development within its urban context. This includes assessment of: the townscape/landscape character of the area; the design quality of the proposed development; and the likely effects on the significance of nearby conservation areas, architectural conservation areas and protected structures, in relation to the requirements of relevant planning policy and guidance.



Fig. 1.1: Aerial view of the site with the application site outlined in red (Google Earth).

1.4 The report provides an assessment of verified views from 26 close and more distant locations. These views, including 2 nighttime variations, are produced by visualisation specialists Visual Lab and provide quantitative and in some cases qualitative evidence of the visual effect of the proposal in its townscape and landscape contexts. 17 verified views have been presented as photorealistic renders and 9 verified views are presented as wirelines. The consultancy's assessments of the verified views and the significance ratings assigned to the residual effects follow a full and complete analysis of the site, its history, its environs, and an assessment of the design quality.

1.5 This HTLVIA report forms Volume III of an Environmental Impact Assessment Report (EIAR) coordinated by planning consultants John Spain Associates (JSA). The HTLVIA presents a bespoke approach to heritage, townscape, landscape, and visual assessment, recognising the important overlaps between townscape, landscape, and visual effects, and the benefits of assessing these together in a single document. The HTLVIA should be read in conjunction with Volume I and II of the EIAR, the Architectural Design Statement produced by Henry J Lyons Architects (HJL), and accompanying planning application documents.

1.6 This HTLVIA has been supervised by the founder of Citydesigner, Richard Coleman DipArch ARB RIBA RIAI IHBC, with support from the consultancy's team of experienced professionals from the areas of architecture, urban design and heritage. Richard was Deputy Secretary of the Royal Fine Art Commission in the UK (precursor of Commission for Architecture and the Built Environment (CABE)) for 13 years and during that time developed highly refined skills in assessing architecture, urban design and heritage conservation. These skills are coupled with more than 40 years' experience as a chartered architect, since 1980, and more than 27 years being an independent consultant, since the consultancy was first established in 1997. Richard provides objective and informed judgments on urban design, view assessment and matters concerning new design in heritage contexts. With experience in proposals affecting World Heritage Sites, Royal Parks, sensitive and strategic views, listed and protected buildings and conservation areas, the consultancy has been commissioned to assess over fifty major schemes of Environmental Statement status in London, Dublin and also across the United Kingdom. The consultancy's Dublin work began in 2007.

2.0 METHODOLOGY

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GENERAL

2.1 This chapter sets out the methodology developed by Citydesigner to assess the likely effects of new development on the townscape, landscape, visual amenity, and built heritage. It draws upon best practice guidance set out in the 'Guidelines on the information to be contained in Environmental Impact Statements' produced by the Environmental Protection Agency (EPA) in 2022; DHPLG, Guidelines for planning authorities and An Bord Pleanala on carrying out Environmental Impact Assessment, 2018; the 'Guidance for Landscape and Visual Impact Assessment (GLVIA) Third Edition' published by the Landscape Institute and Institute of Environmental Management and Assessment within the UK in 2013; and other Irish and British national, regional and local planning guidance set out in paragraph 2.4. The purpose of the Heritage, Townscape, Landscape, and Visual Impact Assessment (HTLVIA) is to determine which effects on built heritage, townscape, landscape, and visual amenity are likely to be significant and whether those changes will be negative (adverse) or positive.

2.2 Three inter-related impact assessment methodologies have been used in this report, relating to:

(i) Effects on Built Heritage: assessment of the effects of new development on the significance of built heritage receptors, such as conservation areas, architectural conservation areas, and protected structures;
(ii) Townscape and Landscape Effects: assessment of the effects of new development on elements of townscape and landscape character known as townscape and landscape receptors; and
(iii) Visual Effects: assessment of the effects of new development on visual amenity, where the receptors are people experiencing views.

INTERACTIONS

2.3 There are important overlaps between built heritage, townscape and landscape, and visual effects, particularly in a dense urban environment, and it is sensible, therefore, to assess them together in a single document. In this HTLVIA, they are recognised as separate topics and each is considered in a separate chapter for this reason.

POLICY AND GUIDANCE

2.4 The assessment methodology takes into account national, regional and local planning policy and guidance, in particular that relating to townscape, landscape, urban design, views, built heritage and supplementary guidance related to specific sites. The proposed development has been designed in the context of policy and guidance listed below, in order to comply with the planning framework. Assessment of the proposed development against relevant policy and guidance is included at the end of each assessment chapter. The relevant publications informing this report include:

International level:

- Landscape Institute and Institute of Environmental Management and Assessment within the UK, Guidance for Landscape and Visual Impact Assessment (GLVIA) Third Edition, 2013; and
- Landscape Institute, Visual Representation of Development Proposals Technical guidance Note 06/19, 2019.

National Level:

- EU Directive 85/387/EEC as amended by Directives 97/11/EC, 2003/35/EC, 2011/92/EU, and 2014/52/EU;
- Environmental Protection Agency (EPA), Guidelines on the Information to be Contained in Environmental Impact Statements (EIS), 2022;
- Planning and Development Act 2000 (as amended);
- Planning and Development Regulations 2001 (as amended);
- Government of Ireland, Project Ireland 2040, National Planning Framework, 2018;
- Department of Arts, Heritage and the Gaeltacht, Architectural Heritage Protection, Guidelines for Planning Authorities, 2011; and
- Department of Housing, Planning and Local Government, Urban Development and Building Heights, Guidelines for Planning Authorities, December 2018;
- Government of Ireland, guidelines on sustainable residential development in urban areas, 2009; and
- Department of Housing, Planning and Local Government (DHPLG), Guidelines for planning authorities and An Bord Pleanála on carrying our Environmental Impact Assessment, 2018.

Regional and Local Level:

- Eastern and Midland Regional Assembly, Regional Spatial and Economic Strategy, 2019-2031;
- Dublin City Council (DCC), Dublin City Development Plan, 2022-2028;
- DCC, O'Connell Street ACA, Executive Summary, 2001; and
- DCC, Mountjoy Square ACA Report, Character Appraisal and Policy Framework, 2012.

ENSURING DESIGN QUALITY

2.5 The consultancy has worked with the architects and design team to understand the proposed development and to provide feedback on design throughout its development, as well as potential effects on built heritage, townscape, landscape, and visual amenity. Through this process, the intention has been to achieve a high quality of design in order to maximise the beneficial effects of the proposed development, on potentially affected receptors.

2.6 Computer and physical models were used during the design process to illustrate how different iterations of the design would affect views. This information was used to make early assessments on the townscape, landscape, heritage, and visual effects and thereby inform modifications to the design. The resulting high quality design provides integrated mitigation measures eliminating potentially harmful or adverse effects. This is further explained later in this chapter under the heading 'Mitigation and enhancement through design'.

2.7 The process of consultation with DCC, also enabled the current proposal to be further optimised, in terms of its design quality and associated heritage, townscape, landscape, and visual effects, prior to the assessments in this report being undertaken.

DISTINCTIONS BETWEEN HERITAGE, TOWNSCAPE, LANDSCAPE, AND VISUAL ASSESSMENT

2.8 Assessment of effects on built heritage considers the significance of heritage receptors. Heritage receptors may include conservation areas, architectural conservation areas, buildings therein and protected structures. These assets are known as 'built heritage receptors' in this HTLVIA.

2.9 In assessing the likely townscape and landscape effects of the proposed development, the aim is to identify how and to what degree it would affect the elements that make up the townscape and the landscape, its aesthetic and perceptual aspects and its distinctive character. These elements may include urban grain, building heights, scale, permeability, legibility, sense of place, or other architectural, urban design, townscape or landscape characteristics. These townscape and landscape elements are known as 'townscape and landscape receptors' in this HTLVIA. Where applicable, they are assessed in relation to character areas identified within the townscape and landscape.

2.10 Visual assessment considers the changes in visual amenity resulting from the proposed development as seen from specific viewpoints. It is concerned with the effect on the viewer of changes in the view. The people experiencing views are known, therefore, as 'visual receptors' in this HTLVIA.

2.11 The methodology for assessing built heritage, townscape, landscape and visual effects varies in response to their different characteristics and different statutory policy requirements affecting them. It also recognises, however, that in reality built heritage receptors, the townscape and the landscape are principally experienced by people in a visual way. The verified views included in Chapter 10.0 of this report are primarily used in the assessment of visual effects and the visual amenity of people, but they are also of value as representative views illustrating the effects of the proposed development on the built heritage, townscape, and landscape receptors considered in Chapters 8.0 and 9.0. For this reason, when an assessment of the effect of the proposed development on built heritage, townscape and landscape receptors made in Chapters 8.0 and 9.0 can be illustrated by one or more of the verified views in Chapter 10.0, a cross reference is made for the benefit of the reader.

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ESTABLISHING THE BASELINE CONDITIONS - THE EXISTING RECEIVING ENVIRONMENT

2.12 Desktop and archival research and site visits have been carried out to establish:

(i) the developmental history of the site and its surroundings;
(ii) the planning context;
(iii) the location, settings and significance of built heritage receptors;
(iv) the townscape and landscape character including topography, urban grain, building height, scale, uses, permeability, legibility and townscape and landscape features;
(v) viewpoint positions from where the proposed development would be visible; and
(vi) the availability of studies already undertaken by other institutions or bodies which help determine the baseline conditions (for example, urban and landscape character appraisals or historical landscape characterisation studies).

2.13 The outcome of this research is set out in the baseline conditions presented in the different chapters of this HTLVIA. Although they are not necessarily titled 'baseline' in the assessments at Chapters 8.0, 9.0 and 10.0, these conditions are meant to reflect the situation at the time of writing this report. In all assessments, therefore, there is an 'as currently existing' baseline condition against which the likely effects of the proposed development are assessed. In Chapter 7.0 the effects are those arising during demolition and construction works and hence considered to be temporary. In Chapters 8.0, 9.0 and 10.0 the effects assessed are operational, i.e. when the proposed development will be finished and in use.

Identifying potential built heritage, townscape and landscape receptors

2.14 The criteria for the selection of built heritage, townscape and landscape receptors (as presented in Chapters 8.0 and 9.0) are based primarily on the professional judgement of the assessor, informed by site visits and map analysis, and interpolations from verified views in order to identify potential receptors and whether or not they might be affected by the proposed development, depending on their sensitivity and their location in relation to the site.

2.15 The selected heritage assets and views were mapped out and agreed with DCC as part of the pre-application process. The maps at the start of each chapter are annotated to indicate the selected heritage assets and views that have been assessed.

ASSESSING EFFECTS ON THE SIGNIFICANCE OF BUILT HERITAGE RECEPTORS

2.16 The methodology for the assessment of potential and predicted effects on built heritage receptors takes into account national and regional planning policy and guidance, in particular that relating to conservation areas, architectural conservation areas, and protected structures.

2.17 Structures that are of special architectural, historical, archaeological, artistic, cultural, social, or technical interest or value have been identified by DCC and included in the Record of Protected Structures for Dublin (Volume 4 of the 2022-2028 Dublin City Development Plan) that came into force on 14th December 2022. Similarly, areas, places, groups of structures, or townscape of special interest or value have been designated architectural conservation areas (ACAs) by DCC. Their designation affords particular protection to all buildings and spaces within them. DCC has also designated a number of conservation areas (CAs) in recognition of their unique architectural character and important contribution to the heritage of the city. CAs enable managed development, sympathetic to their character.

2.18 There are two ways in which new development can affect the significance of built heritage receptors:

(i) by direct changes to the fabric of built heritage receptors, i.e., if the proposed development includes the demolition or alteration of protected structures, demolition within or changes to the character and appearance of architectural conservation areas; and,
(ii) by changes to the setting of built heritage receptors located in the vicinity of the development site.

The proposed development concerns the latter.

2.19 The Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of Arts, Heritage and the Gaeltacht in 2011 provide guidance to support planning authorities in their role to *"protect the architectural heritage when a protected structure, a proposed protected structure or the exterior of a building within an architectural conservation area is the subject of development proposals".* The document states that *"when dealing with applications for works outside the curtilage and attendant grounds of a protected structure or outside an ACA which have the potential to impact upon their character, similar consideration should be given as for proposed development within the attendant grounds....A new development could also have an impact even when it is detached from the protected structure and outside the curtilage and attendant grounds but is visible in an important view of or from the protected structure. The extent of the potential impact of proposals will depend on the location of the new works, the character and quality of the protected structure, its designed landscape and its setting, and the character and quality of the ACA. Large buildings, sometimes at a considerable distance, can alter views to or from the protected structure or ACA and thus affect their character. Proposals should not have an adverse effect on the special interest of the protected structure or the character of an ACA".*

Effects on built heritage receptors

2.20 The effects on the significance of built heritage receptors can range between enhancement and harm, and are rated according to the following criteria, where the proposed development can:

- **'Enhance its significance'**;
- cause no harm to the significance of the built heritage receptor, hence **'no effect on its significance'**; or
- cause **'harm'** or **'loss'** to the built heritage receptor, to be taken into account in making a balanced judgement.

2.21 With the exception of 'no effect', the effects abovementioned are considered significant effects in terms of EIAR. The reader should note that the tests for the assessment of effects on built heritage receptors are different to the tests for townscape, landscape and visual receptors, and, therefore, the ratings used to describe these effects are also different. The ratings for townscape, landscape and visual effects are described later in this methodology under 'Assessing effects on townscape, landscape and visual receptors'.

2.22 Based on policy and guidance, the following four steps are used in the consultancy's methodology to determine the potential effects of the proposed development on the significance of built heritage receptors, i.e. protected structures, CAs and ACAs:

Step 1: Selecting built heritage receptors

2.23 Selection is undertaken as described under 'Identifying potential built heritage, townscape and landscape receptors' in this methodology chapter. Built heritage receptors are protected structures, CAs and ACAs likely to be affected by the proposed development.

Step 2: Determining the significance of built heritage receptors

2.24 The significance of built heritage receptors is established by understanding the different characteristics which contribute to the receptor's significance, as described in the Planning and Development Act 2000 (as amended) and in the 2011 Architectural Heritage Protection Guidelines for Planning Authorities. The characteristics are considered under one or more of the following categories: architectural, historical, archaeological, artistic, cultural, scientific, technical, and social interest.

Step 3: Establishing the contribution of the setting to the significance

2.25 The assessor then establishes whether, and to what degree, the setting of the built heritage receptor also contributes to its significance. In this case the 'characteristics' approach is applied specifically to the setting of the receptor and the extent to which that setting makes a contribution to the asset's: special interest (in the case of protected structures); and special interest, the character or appearance of which it is desirable to preserve or enhance (in the case of architectural conservation areas).

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Step 4A: Assessing the effects of development on the fabric of built heritage receptors

2.26 When development affects the fabric of a built heritage receptor, such as a protected structure or architectural conservation area, through demolition, alteration, or addition, the effect on the receptor's significance is considered and rated in terms of its potential harm, loss or benefit to the significance of the heritage receptor, according to the ratings presented earlier under 'Effects on built heritage receptors'.

Step 4B: Assessing the effects of development on the setting of built heritage receptors

2.27 When development does not affect the fabric of a built heritage receptor, but does change its setting, this may have an effect on the significance of the heritage receptor. This is also considered and rated where relevant in accordance with the 'Effects on built heritage receptors'.

ASSESSING EFFECTS ON TOWNSCAPE, LANDSCAPE AND VISUAL RECEPTORS

2.28 The methodology for the assessment of effects on townscape, landscape and visual receptors is different to that used to assess the effects on built heritage receptors. It considers effects on the townscape and landscape resource as a whole and on visual receptors, i.e., people experiencing particular views.

Effects on townscape and landscape receptors

2.29 The purpose of the townscape and landscape assessment, undertaken in Chapter 8.0 of this HTLVIA, is to establish whether the effects of the proposed development on townscape and landscape receptors as an environmental resource are significant and whether positive or negative/adverse. The approach taken is in accordance with the EPA Guidelines (2022), the DHPLG EIA Guidelines (2018) and the GLVIA (2013) and considers how the proposed development will affect the key components of the townscape and landscape, its perceptual and aesthetic qualities, and its distinctive character.

Establishing baseline conditions (the existing receiving environment)

2.30 To undertake the assessment, the baseline conditions are first established. This includes identifying areas of distinct townscape and landscape character in proximity to the application site, which have the potential to be significantly affected by the proposed development. These townscape and landscape character areas are mapped and key characteristics are described and illustrated using photography where appropriate. Key characteristics may include:

- the context or setting of the urban area or site;
- the topography;
- the grain of built form and its relationship to historic patterns of development;
- the layout and scale of buildings, including architectural qualities, period and materials;
- patterns of land use, past and present;
- contributions made by vegetation, green space and water bodies;
- contributions made by open space and the public realm; and
- access and connectivity through and across the area.

2.31 Townscape and landscape character areas and their key characteristics may be identified by the consultancy through field survey, but may also have been identified and illustrated by other bodies producing urban character appraisals. Where architectural conservation areas are designated in proximity to the development site, their appraisals may also be relevant to understanding the key characteristics of the townscape.

Identification of townscape and landscape receptors and the assessment process

2.32 Only the key characteristics of the townscape and the landscape within character areas that are likely to be affected by the proposed development are identified as townscape or landscape receptors. It is the effects on these townscape and landscape receptors that are assessed in Chapter 8.0.

2.33 The interactions between the proposed development and the townscape and landscape receptors identified are assessed by combining judgements about the sensitivity of the townscape and landscape receptor and the magnitude of change it would experience as a result of the proposed development. This is done in accordance with the table illustrated at Fig. 2.1, giving rise to the identification of significance of effects which are rated as 'profound', 'substantial', 'moderate', 'slight', 'very slight' or 'imperceptible'. These ratings and how they are arrived at are explained in more detail under the heading 'Establishing the significance of effects'.

2.34 This rating is then combined with a qualitative assessment of the effects, whether 'positive', 'neutral' or 'negative', as explained in later paragraphs. The assessments may refer, where relevant, to the townscape and landscape character areas identified in the baseline.

Effects on visual receptors

2.35 The assessments of effects on visual amenity presented in Chapter 10.0 are focussed on the likely effects of changes to views on visual receptors, i.e., people experiencing the views.

Identifying viewpoint positions for visual receptors

2.36 Site visits, supported by map analysis and the use of computer models, allow for the identification of publicly accessible ground level viewpoint positions from which the proposed development would potentially be visible (as presented in Chapter 10.0). Though digital means are used in the view studies, the choice of views is only made once the site has been visited. Considerations for selected views include, amongst other factors: the likely maximum visibility of the proposal; tree cover; traffic sign positions; hierarchy of viewpoint (e.g. public or semi-public access); the significance of the place; and ability for surveyors to safety place equipment without obstructing the public realm. Views are generally restricted to street level (i.e. 1.6m above ground), as this is from where townscapes and mostly appreciated. The most appropriate of these positions are chosen for formal assessment.

2.37 The consultancy considered the use of Zone of Visual Influence (ZVI) and Zone of Theoretical Visibility (ZTV) studies to inform the visual impact assessment, but concluded that verified views would provide greater accuracy and more detail with which to determine effects of the proposed development within the existing visual context.

2.38 The viewpoints represent a spread of close, medium and long-distance views, where particular topographical conditions allow longer views towards the development site. These include views from all directions, which illustrate the urban relationships likely to arise between the proposed development in its urban context and its surroundings, including built heritage receptors and other important elements of the townscape and the landscape. The viewpoints represent a range of publicly accessible spaces, from which viewers would experience the proposed development.

2.39 Each viewpoint and view from it aims to represent the 'maximum exposure' of the proposed development as well as its 'maximum conjunction' with sensitive elements in the built environment.

The assessment process

2.40 Verified views of the proposed development assessed in Chapter 10.0 were constructed from the viewpoint locations. The verified views were produced by incorporating a computer model of the proposed development accurately into surveyed photographs of the local area, in accordance with Visual Lab's methodology (see Appendix 1).

2.41 Where pertinent, cumulative effects owing to interaction between the proposed development and other relevant proposals have also been assessed.

2.42 The verified views have been used in this HTLVIA as a tool to illustrate how the proposed development would appear if built, and to assist with establishing significance ratings (see table at Fig. 2.1).

2.43 The assessments of visual effects in Chapter 10.0 are based therefore on the comparison of the 'existing' situation with an interpretation of likely effects using the 'proposed' verified view as a tool. The assessments are structured under the following elements:

(i) Existing: a description of the existing view, which seeks to evaluate its townscape and landscape qualities and visual amenity observed;
(ii) Sensitivity of the view to change: this considers both the townscape/ landscape value of the view and the susceptibility of people experiencing it;

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(iii) Proposed: a description of the proposed development's design quality and mitigation achieved through the design process;

(iv) Magnitude of change: a quantitative assessment of the magnitude of change in the view, owing to the proposed development;

(v) Residual significance of effect: a combined assessment of the sensitivity of the view and the magnitude of change, which gives rise to an overall effect; and an assessment of the qualitative aspects of the design to determine if the likely residual effect is of a 'positive', 'neutral' or 'negative' nature; and

(vi) Cumulative effect: where applicable, an assessment of the potential cumulative effects arising in combination with other consented or emerging development proposals is made, using all the previous elements of assessment to come to a residual cumulative effect.

Establishing the sensitivity of townscape, landscape and visual receptors

2.44 Understanding the sensitivity of townscape, landscape and visual receptors potentially affected by new development is an important part of the assessment. As mentioned above, establishing the sensitivity of receptors involves combining judgments about: (i) the value of the townscape and landscape receptor or the view; and (ii) the susceptibility of the receptor to change.

Townscape and landscape receptors

2.45 Where possible, distinct character areas of townscape and landscape are considered, in accordance with the EPA Guidelines (2022), the DHPLG EIA Guidelines (2018), and the GLVIA (2013). Townscape and landscape character areas are not a statutory designation, but arise out of historical patterns of development. They are not necessarily sensitive, though in each case their potential sensitivity has been considered by combining judgements about the value attached to their townscape or landscape qualities and their susceptibility to the type of change or development proposed.

2.46 The value of the townscape and landscape receptors could be identified by a range of criteria such as condition, scenic quality, rarity, representativeness/ recreational value, perceptual qualities and associations. The susceptibility to change is the ability of the townscape and the landscape receptors to accommodate the proposed development without negative consequences for the characteristics identified as being of value.

Visual receptors (people)

2.47 Chapter 10.0, which considers representative verified views of the proposed development from 26 viewpoints, enables assessment of the effects on people and their visual amenity. The sensitivity of visual receptors has been considered by combining judgements of the value attached to a particular view and the receptor's susceptibility to change in the view. It is acknowledged that people may have different responses to the appearance of the proposed development, depending on their circumstances and personal aesthetic preferences. Local residents are likely to have a different response than, for example, those working in the area or passing through as visitors. The viewpoints were chosen to address this factor by including a spread of viewpoints that different viewers would experience across the study area. Some of the viewpoints are located on important thoroughfares, while some are on minor streets where local residents are more likely to be the principal receptors.

2.48 The assessment of the effects of the proposed development on visual amenity is made with full awareness of these different standpoints and particular categories of visual receptors (i.e. people) are referred to where it is appropriate.

2.49 In this HTLVIA, the sensitivity of receptors (whether townscape, landscape or visual receptors) is described as 'very high', 'high', 'medium', or 'low'.

Establishing the magnitude of change

2.50 In EIAR terms, the magnitude of change for townscape, landscape and visual impact assessment is generally considered to be a combination of (i) the size and scale of the potential impact; (ii) the geographical extent of the area affected; and (iii) the duration of the impact of the proposed development in operation and its reversibility. These are quantitative factors which can generally be measured with some certainty. The assessment takes all these factors into account. In considering new development in urban contexts, the duration of the impact is generally considered to be permanent and non-reversible.

2.51 The magnitude of change in relation to visual receptors, in particular, is considered through assessing verified views, which indicate the proposed development's physical scale and visibility. The magnitude of change is largely a quantitative, objective measure of the impact of the proposed development as shown in the verified views.

2.52 In this HTLVIA, the magnitude of change (whether for townscape or visual receptors) is described as 'very high', 'high', 'medium', 'low' or 'nil'.

Establishing the significance of effects

2.53 The significance of townscape, landscape and visual effects is established by combining judgements about the sensitivity of the receptors affected with judgements about the magnitude of the change, in order to identify the potential effect. Thereafter, the mitigation and/or enhancement achieved through design is considered, giving rise to a residual, or overall, level of significance of effect.

2.54 The significance of townscape, landscape and visual effects is rated on a scale of 'Profound', 'Substantial', 'Moderate', 'Slight', 'Very Slight' or 'Imperceptible'. They are defined as follows:

Profound effects

2.55 Profound townscape and landscape effects are those which fundamentally change the existing townscape and/or landscape characteristics or fundamentally affects highly sensitive aspects of a townscape or landscape. Profound visual effects are those that fundamentally alter the character of a view or completely obscure or alter highly sensitive elements of a view.

2.56 They are produced by a combination of (i) very high receptor sensitivity and a very high magnitude of change; (ii) high receptor sensitivity and a very high magnitude of change; or (iii) a very high receptor sensitivity and a high magnitude of change, owing to the proposed development.

2.57 For the purposes of this HTLVIA, profound effects (whether negative, neutral, or positive) are considered significant and are therefore material in planning terms.

Substantial effects

2.58 Substantial townscape and landscape effects are those that cause notable changes to townscape and/or landscape characteristics. Substantial visual effects are those that notably alter the character of a view or notably affect or partially obscure sensitive elements of a view.

2.59 They are produced by a combination of either (i) very high receptor sensitivity and a medium magnitude of change; (ii) high receptor sensitivity and a high magnitude of change; (iii) high receptor sensitivity and a medium magnitude of change; (iv) medium receptor sensitivity and a very high magnitude of change; or (v) medium receptor sensitivity and a high magnitude of change, owing to the proposed development.

2.60 For the purposes of this HTLVIA, substantial effects (whether negative, neutral or positive) are considered significant.

Moderate effects

2.61 Moderate townscape and landscape effects are those that alter the townscape and/or landscape characteristics in a manner that is consistent with the existing baseline and emerging trends (where relevant). Moderate visual effects are caused by clearly perceptible changes to a view that is coherent with the character of the view or affecting any sensitive elements within the view in a minor way.

2.62 They are produced by a combination of either (i) very high receptor sensitivity and a low high magnitude of change; (ii) high receptor sensitivity and a low magnitude of change; (iii) medium receptor sensitivity and a medium magnitude of change; (iv) low receptor sensitivity and a very high magnitude of change; (v) or low receptor sensitivity and a high magnitude of change, owing to the proposed development.

2.63 For the purposes of this HTLVIA, moderate effects (whether negative, neutral or positive) are considered significant.

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Slight effects

2.64 Slight townscape and landscape effects are those that cause minor changes to the townscape or landscape characteristics. Slight visual effects are caused when there are minimal perceptible changes in a view.

2.65 They are produced by combination of either (i) low receptor sensitivity and a medium magnitude of change; or (ii) medium receptor sensitivity and a low magnitude of change, owing to the proposed development.

Very Slight

2.66 'Very slight' townscape and landscape effects are those that cause changes to the townscape or landscape that are negligible.

2.67 They are produced by combination of (i) low receptor sensitivity and a low magnitude of change, owing to the proposed development.

2.68 Frequently, when the effects are very slight, it may not be possible to identify whether they are beneficial, neutral, or adverse, though this is not always the case, and rating decisions are modified in such exceptional circumstances.

Imperceptible

2.69 'Imperceptible' in terms of townscape, landscape or visual effects refers to those cases where it is not possible to identify/discern any effects on receptors owing to the proposed development. This may occur when receptors are located at considerable distance from the proposed development, such that it does not have any effect on their setting or is not visible from that assessment location owing to obscuration by surrounding buildings or vegetation.

2.70 The table at Fig. 2.1 summarises how judgements about receptor sensitivity and magnitude of change are combined to establish the significance of potential townscape, landscape and visual effects.

Significance of Likely Effects

		Sensitivity of the Receptor			
		Very High	**High**	**Medium**	**Low**
Magnitude of change	**Very High**	Profound	Profound	Substantial	Moderate
	High	Profound	Substantial	Substantial	Moderate
	Medium	Substantial	Substantial	Moderate	Slight
	Low	Moderate	Moderate	Slight	Very Slight
	Nil	Imperceptible	Imperceptible	Imperceptible	Imperceptible

Table 2.1: Significance of Effects

2.71 In exceptional cases the assessor may make judgements which are not in accordance with the above table. For example, the assessor may consider that effects are substantial, even when the sensitivity of the receptor is low. Such cases are usually owing to the magnitude of the change being exceptionally high in the context within which it is experienced. Vice-versa, low magnitudes of change can also give rise to substantial (and therefore significant) effects when townscape, landscape or visual receptors are exceptionally sensitive. Where such exceptional professional judgements are made, they are explained in the assessment text.

Establishing the qualitative nature of effects

2.72 Once the significance of the potential effect has been established, the assessor must consider to what extent mitigation and enhancement (as detailed later in this Chapter) has been achieved through design and whether the qualitative nature of the overall, or residual, effect is 'positive', 'neutral' or 'negative'.

Positive effects

2.73 Positive townscape, landscape and visual effects occur when the proposed development would give rise to an improvement in townscape, landscape or view quality and the visual amenity of the viewer owing to:

- enhancement of the townscape or landscape quality;
- enhancement or reinforcement of the key characteristics of the townscape or landscape character areas; and/or
- the introduction of features or elements of high design quality, which enhance the existing character, view and/or visual enjoyment.

Neutral effects

2.74 Neutral townscape, landscape and visual effects occur when:

- there is neither a beneficial nor adverse effect, i.e., it is 'neutral';
- beneficial and adverse effects are finely balanced, i.e., the effect is a 'net equation' judgement that takes into account both beneficial and adverse impacts; or
- the form and silhouette of the proposed development are clearly seen but the detailed design aspects of it are not discernible (for example, when views are too distant for the architectural detail of facades to be seen); the qualitative contribution is therefore limited, leading to a 'neutral' effect.

Negative effects

2.75 Negative townscape, landscape and visual effects occur when the proposed development would give rise to deterioration in townscape/landscape key characteristics or features, or view quality, composition and the visual amenity of the viewer owing to:

- harm to the townscape or landscape quality;
- harm to the key characteristics of townscape or landscape character areas, if applicable; and/or
- the introduction of features or elements of poor design quality, which detract from the existing view composition and/or character, and harm visual enjoyment.

Overall significance ratings

2.76 The townscape, landscape and visual effects of the proposed development are given a rating that refers to both, the significance of the potential effect and whether it is positive, neutral, or negative, after mitigation and/or enhancement through design have been taken into account. These effects are referred to as 'overall' or 'residual' effects. The overall significance ratings for townscape, landscape and visual effects, therefore, can be:

- **profound** and **positive;**
- **substantial** and **positive;**
- **moderate** and **positive;**
- **slight** and **positive;**
- **very slight** and **positive;**
- **profound** and **neutral;**
- **substantial** and **neutral;**
- **moderate** and **neutral;**
- **slight** and **neutral;**
- **very slight** and **neutral;**
- **profound** and **negative;**
- **substantial** and **negative;**

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- **moderate** and **negative;**
- **slight** and **negative;**
- **very slight** and **negative;** or
- **imperceptible**

2.77 The overall significance ratings should not be converted into statistics, because it is crucial that the qualitative written assessment of each effect is taken into account by decision makers.

2.78 Judgements about the significance of effects are made as transparently as possible so the reasoning can be traced and examined by others. It is not possible to make these qualitative or perceptual measurements wholly scientifically; rather they depend on professional judgement, as the EPA Guidelines and GLVIA makes clear. The commentary used to express the judgement uses words and phrases to qualify the nature of change and effect on human perception. The intention has been to use these qualifiers consistently; the reader is encouraged to read and understand them in the context of the wider narrative about each effect.

CUMULATIVE EFFECTS

2.79 In addition to an assessment of the townscape, landscape, visual, and built heritage effects of the proposed development in isolation, this HTLVIA also considers the contribution of the proposed development when assessed in combination with other committed development. For the purposes of this HTLVIA, committed development includes development currently under construction or development in receipt of a planning consent, as well as developments that were granted permission by the local authority, but are pending decision by the Board. The committed developments considered as part of the cumulative assessment are those in close vicinity to the development site that have been tested for their visibility in the verified views. They are presented in Chapter 5.0.

2.80 The significance ratings given for cumulative effects refer to the contribution of the proposed development to the overall effect, in combination with other relevant committed and emerging development. Those schemes which have been consented have been accepted as appropriate in their urban context through the operation of the planning process. In cases where the proposed development has an effect when considered in isolation, but does not act cumulatively with committed or emerging development, the significance rating will be indicated as 'no cumulative effect'.

2.81 Where the cumulative effect is very different to that of the proposed development in isolation, the individual contribution of the proposed development to the cumulative effect will be made clear in the assessment text.

DEMOLITION AND CONSTRUCTION EFFECTS

2.82 Demolition and construction effects are usually temporary, short-term and reversible. They would typically be adverse in terms of townscape, landscape and visual receptors and harmful to the setting of built heritage receptors, as the proposed development is erected behind scaffolding and with the visible use of heavy machinery. Though temporary, construction effects could also be potentially significant, especially for people (visual receptors) who live or work in the area of the development site. The assessments of effects on the setting of built heritage, townscape, landscape, and visual receptors likely to arise during demolition and construction are presented in Chapter 7.0.

MITIGATION AND ENHANCEMENT THROUGH DESIGN

2.83 The process of design development allows potentially harmful effects on the setting of built heritage receptors and adverse effects on the townscape, landscape or visual amenity to be reduced as far as possible or eliminated. In proposing a notable object in the townscape, it is incumbent on the design team to develop a design which will be a delight to see from all directions. This is part of the normal iterative design process and the skill of the designer ensures that mitigation need not be 'added on' later. Hence, for the purpose of this HTLVIA, the mitigation is considered to be embedded in the design.

2.84 Many urban development projects provide an opportunity to enhance the existing townscape and landscape through sensitive and high quality design. This is because the existing townscape is itself a layering of built form which has developed over time, providing an engaging and often unique character that, despite its existing qualities, can often be added to in a beneficial way. In addition, there is a requirement in the planning system for new development to preserve or enhance the setting and character and appearance of built heritage receptors and therefore there has been an intention to provide such enhancements from the outset. The degree of enhancement achieved through high quality design is an important component in determining the overall residual effect of the proposed development. A description of the design of the proposed development and its particular qualities can be found in Chapter 6.0 of this document.

2.85 Given that the proposed development has been designed with the purpose of enhancing its urban environment and mitigating its potential effects on the townscape and the landscape, it is unlikely that any further or 'supplementary mitigation' will need to be considered. If considered necessary, however, it would be clearly stated in the assessments and in the conclusions of the assessment Chapters (8.0, 9.0 and 10.0).

AVOIDANCE, REMEDIAL AND MITIGATION MEASURES

2.86 The HTLVIA considers the likely residual effects of the proposed development, i.e., the effects after mitigation and enhancement measures, inherent in the proposed development's design, have been taken into account in Chapter 6.0 of this document. The mitigation measures incorporated into the proposed development's design are explained below.

2.87 The most appropriate form of mitigation is 'primary mitigation' where mitigation is fully incorporated into a series of iterations on the design of the new development. The proposed development would incorporate primary mitigation through its high-quality design. Potential impacts on views more widely would also be mitigated by high quality detailing and a sensitive approach to the visibility and use of materials and colour.

2.88 In this case, the scale, proportion and composition of the proposed development would embody not only mitigation, as outlined above, but also significant benefits in terms of enhancement. The qualities of the design would be such that its visibility and high quality of design would add to the townscape, making it more legible and creating a more characterful frontage along North Wall Quay. Beneficial townscape, landscape, and visual effects would be experienced from within the River Liffey corridor and surrounding areas. The effects of the proposed development are set out in detail in Chapters 8.0, 9.0 and 10.0 of this HTLVIA report.

REINSTATEMENT

2.89 The proposed development, including its hard and soft landscaping, aims to regenerate the site and the wider area and provide an enhanced public realm and high-quality architecture. Following the completion of the construction stage, features such as temporary signage would be removed and any damage to roads, pavements and other street features would be reinstated to their previous state.

DO NOTHING IMPACT

2.90 In the absence of redeveloping the site, the due to be vacant former corporate headquarters is likely to remain vacant in the absence of any long-term, sustainable occupation. As a substantial bespoke HQ for an American bank, it is highly unlikely to attract a similar HQ purpose, in particular its spatial arrangements no longer provide acceptable workspace and, though efficient in its early life, no longer matches the sustainability requirements of similar occupants. The effect of it remaining empty for a substantial amount of time on the local and wider townscape and landscape character and visual amenity would be adverse, owing to the site's lack of life and the necessary security measures, and the connectivity with its surroundings. To do nothing, therefore, is not an option.

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ASSUMPTIONS AND LIMITATIONS (DIFFICULTIES ENCOUNTERED) IN COMPILING THIS REPORT

2.91 The methodology for assessing townscape, landscape, visual, and heritage effects in this HTLVIA includes some assumptions and has limitations:

(i) The baseline conditions have been established through site visits and reference to publicly accessible documentation relating to the development site and its surroundings;

(ii) The assessments have been arrived at from the verified views which were fully researched on-site and in a real life sense. The experience on the ground, however, can only be represented through photographs, verified views, maps, and plans. Readers of this document are encouraged to visit the development site and surrounding area with this HTLVIA in hand;

(iii) The views included in Chapter 10.0 of the HTLVIA do not cover every possible view of the proposed development, but are rather a broad spread of representative views from publicly accessible places or from points where there are particular conjunctions of townscape, landscape, visual, or heritage sensitivity;

(iv) The assessments have been based on the architects' planning application drawings and Architectural Design Report, site visits, as well as verified views produced by visualisation specialists Visual Lab. The photorealistic verified views included in Chapter 10.0 are a useful tool for assessment, but there is a degree of professional judgment made by the visualisation specialists in the artistic representation of materials and the effects of weather conditions, daylight and distance;

(v) Assumptions have been made in the HTLVIA about the susceptibility of particular groups of people to visual changes in the urban environment and the types of people at particular viewpoints. These assumptions have been based on professional judgment but inevitably have limitations because in reality the responses of individuals are varied and not all can be covered in the assessment.

PROFESSIONAL STANDPOINT OF THE AUTHOR

2.92 Assessments in this HTLVIA are made from a professional point of view and from a particular standpoint. The standpoint is that of a townscape and heritage consultant employed by the applicant to qualitatively assess and advise on the design as it was being developed by the architects and following feedback from consultees. The HTLVIA presents the results of the townscape and heritage consultant's independent professional advice. In accordance with guidance, however, the townscape, landscape, visual, and heritage assessments are undertaken on an independent and transparent basis and weigh up both the positive and negative effects of the proposed development.

2.93 Naturally, for the more subjective aspects of the assessment to be of substance, the assessor must have the necessary skills. Citydesigner is a consultancy of experienced professionals from the areas of architecture, urban design and heritage, all trained in townscape, landscape and architectural assessments by its founder, Richard Coleman, Chartered Architect and former Deputy Secretary of the Royal Fine Art Commission (the national design review body for England, Wales and Northern Ireland from 1985 - 1998) for 13 years.

PHOTOGRAPHY IN VERIFIED VIEWS AND ASSESSMENT

2.94 Photographs and photomontages are a useful way to replicate the experience of the human being when standing at a particular viewpoint, but they cannot fully convey the visual effect of a new development in the townscape and the landscape. For this reason, it is recommended that readers of this document and decision makers visit each viewpoint to fully understand the effects illustrated by each verified view. It is understood, however, that not everyone is able to do this, and for those readers the verified views remain an essential tool. Though monocular, the verified images can be held up in front of the viewer with one eye closed and used to replace the view in accurate terms, while the associated commentaries describe the effects likely to be experienced.

2.95 In current guidance, it is accepted that the field of view and image size of photographs and photomontages should be selected to give a reasonably realistic view of how the townscape and landscape will appear when the image is held at a comfortable viewing distance from the eye. Good practice for townscape and landscape photomontage usually gives rise to a lens with a field of view of between 68 and 73 degrees so that sufficient context can be included to make the assessment meaningful. The field of view may be reduced to as little as 40 degrees in the case of particularly long distance views. The visualisation specialist's methodology in this case is included at Appendix 1 of this document.

2.96 It is often said that a photograph makes the subject look further away. This is true only in regard to a cursory comparison. If the photograph is cropped and held in the right position on site and from the right spot with one eye closed, it will replicate the view. The eye will tend to zoom in on the subject and is able to appreciate much greater detail than is normally possible with a photograph. In certain circumstances, where this is important to illustrate, zoomed photographs can be included in the assessment, on request.

USING AN ORIGINAL COPY OF THIS DOCUMENT

2.97 The AVRs in this HTLVIA originate from high resolution photographs. It is important to use an original copy printed at high resolution so that the detail can be fully understood. For this reason, the 'Contents' page of top-quality copy versions includes a Citydesigner hologram which guarantees the highest resolution. Photocopies or downloaded versions may not depict such a high level of definition.

2.98 In the case of digital copies, the file size of a high resolution version will be indicated on the 'Contents' page to enable readers to identify whether they have a top-quality digital version of the report. If the reader is only able to download low resolution split sections of the report from the local planning authority's planning portal, a combined high resolution pdf of the document can be provided upon request.

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3.0 HISTORICAL DEVELOPMENT OF THE SITE AND ITS STUDY AREA CONTEXT

INTRODUCTION TO DUBLIN'S HISTORY

3.1 This chapter outlines the historical development of the site and its surroundings. A brief overview introduces the general history of the area. The assessment is based on historical records including maps and aerial views. Published sources consulted include: The Buildings of Ireland (Pevsner Architectural Guides: Buildings of Ireland) Dublin: The City Within the Grand and Royal Canals and the Circular Road, with the Phoenix Park by Christine Casey (2005); Cultural Heritage Assessment report prepared for development at Tara Street Station Redevelopment, produced by Sheila Lane & Associates (2009); Crimmins, Cathal, Conservation Report on Kennedy's Workshop Bar (2015); the Archaeology report by IAC Archaeology forming part forming chapter 4 of Tara Street EIAR (2017); Mahoney Architecture City Quay Architect's Report (2022); and AWN Consulting and IAC Archaeology's Archaeological Architectural and Cultural Heritage report for 1-4 City Quay forming chapter 12 of the City Quay EIAR (2022).

3.2 The proposed development site is located on City Quay, bound by Moss Street to the west and Gloucester Street South to the south. The Talbot Memorial Bridge crosses the River Liffey to the north. The site is currently occupied by derelict properties and a car parking area.

3.3 There are no individual recorded monuments known within the site boundary, outside the site the nearest monument comprises City Quay (DU018-020479) to the immediate north. There are no protected structures within the site. The closest protected structures include: RPS No.1854 St. Mary's Church (Immaculate Heart of Mary) built 1863, about 20m to the east; RPS No.1853 St Mary's Presbytery built 1914, about 10m to the east; and City Quay, RPS No.8825, located around 20m to the northeast. The development site partially lies within the Development Plan's Conservation Area, which covers most of the city centre, including the River Liffey, its bridges and its quays. The proposed development is not located within an Architectural Conservation Area (ACA).

3.4 The surrounding area is rich in both architectural and industrial heritage. The Dublin City Industrial Heritage Record (DCIHR) survey records the proposed development area as the historical location of a brewery which was later used as a coal yard.



Fig. 3.1: 1756 map by John Rocque illustrating the location of the development site on the periphery of the expanding city of Dublin (Gallica website).

Dublin City

3.5 The first recorded settlements in the Dublin area were located on the south side of the River Liffey, to the west of the development site. This would have been a small agricultural and fishing community sited at a strategic ford on the Liffey, where three ancient routes intersected. The second settlement was 'Dubhlinn', meaning 'black pool', an important ecclesiastical site in the 7th century sited in the vicinity of a tidal pool (Linn Duib), near the confluence of the River Liffey and culverted Poddle River. In the subsequent centuries Dublin became an independent city state with wide reaching trading connections but following the Anglo-Norman invasion of 1171 it lost this status.

3.6 The 18th century was a period of peace and economic growth. Port activity expanded. After 1750 suburban expansion was rapid. The great urban residences of the elite followed the classical rules of proportion, but with less uniformity than the squares in London. Houses were commonly built in small groups of two to five, characteristically built in terraces bordering wide streets or squares.

3.7 The development schemes of the late 18th century reflected the role of Dublin as the capital of Ireland. In 1757 an Act of the Irish Parliament established the Wide Streets Commissioners who became an early planning body ensuring the quality of streets and developments. Through their work an effective network of circulation between the new developments and the older core was established. Its functions were eventually absorbed by the Dublin Corporation in the early 1840s.

3.8 The map at Fig.3.1 illustrates the location of the development site as originally peripheral to the development of early Dublin. Gradually, as the city expanded and the quays along the river extended eastwards, the development site became more and more central, occupying a prime location opposite the second Custom House built by 1794, to designs by James Gandon, which had also moved further east (an earlier Custom House that was later demolished, was located further west, at Essex Quay).

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3.0 HISTORICAL DEVELOPMENT OF THE SITE AND ITS STUDY AREA CONTEXT (CONTD.)

OLD DOCK

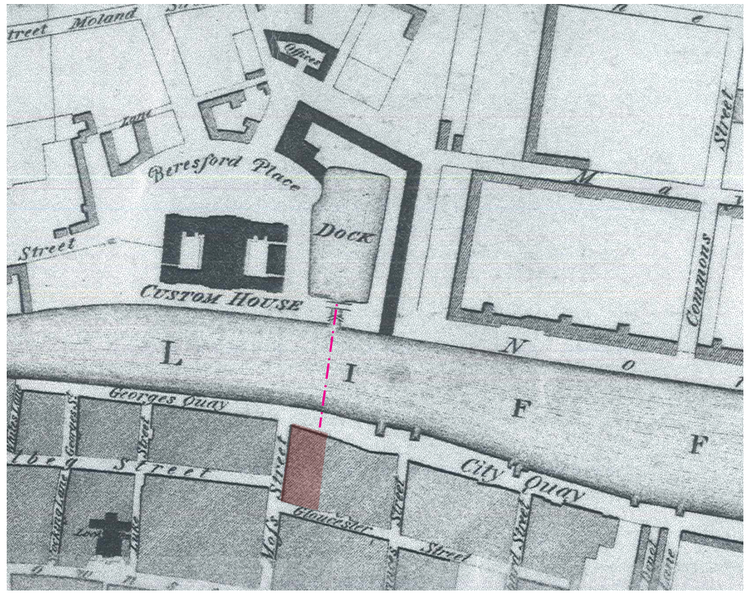

Fig. 3.2: 1811 map showing the Custom House and 'Old Dock', the latter built by circa 1796. The approximate location of the site is in pink, on axis with the dock.

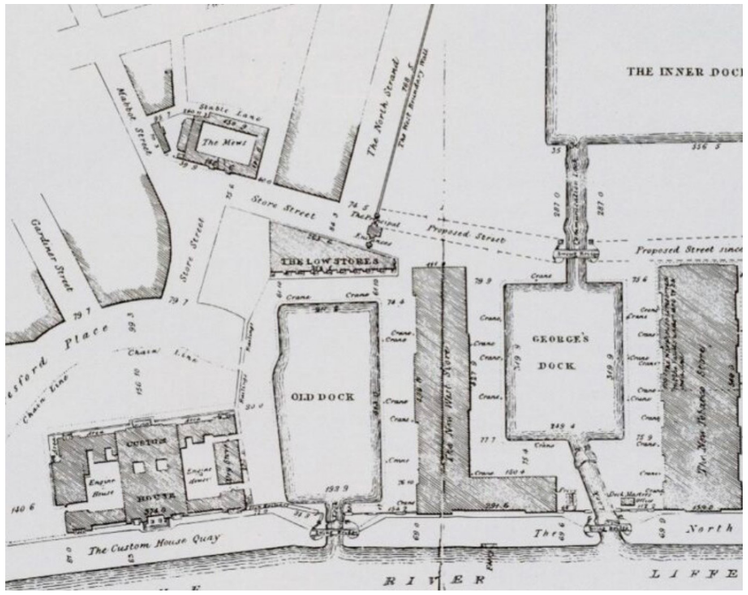

Fig. 3.3: 1824 plan by John Taylor, showing the construction of George's Dock and Inner Dock to the east and north east of the Old Dock.

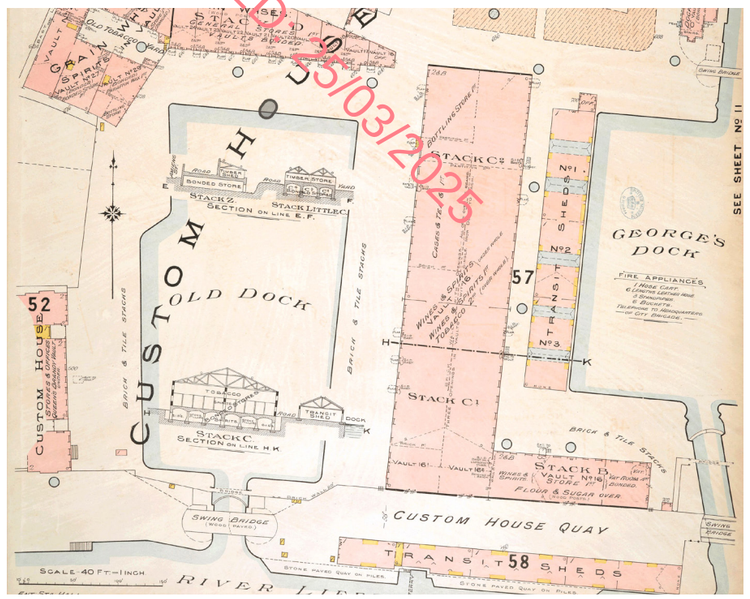

Fig. 3.4: 1893 Goad Fire Insurance Plan of the Old Dock.

The Old Dock

3.9 When Gandon was appointed in 1781, the Custom House and adjacent docks were his first large-scale commission. The adjacent Old Dock and swing bridge on the east side of the building were also designed by Gandon and completed slightly later in 1796. The 1811 Campbell Map (Fig.3.2) shows the dock to the east of Custom House.

3.10 The 1824 plan by John Taylor, shows the construction of George's Dock and Inner Dock to the east and north east of the Old Dock. Together these would form what was later known as Custom House Docks. The 1893 Goad Fire Insurance plan shows the dock in detail.

3.11 The Old Dock was infilled by the 1930s (see map at Fig.3.15) with many of the store buildings and the swing bridge across the inlet removed to make way for an extension of Amiens Street and Beresford Place through to Custom House Quay, thus creating a new stretch of road now known as Memorial Road. It would later link to Talbot Memorial Bridge in 1978.

3.12 The view at Fig.3.5 illustrates the infilled Old Dock to the east of Custom House and the Talbot Bridge, built 1978, on axis to the site (Custom House Docks - Report on redevelopment 1980 Dublin Port Company).



Fig. 3.5: Circa 1980 view of the infilled Old Dock to the east of Custom House and the Talbot Bridge, built 1978, in relation to the site, circled in red (Custom House Docks - Report on redevelopment 1980 Dublin Port Company)

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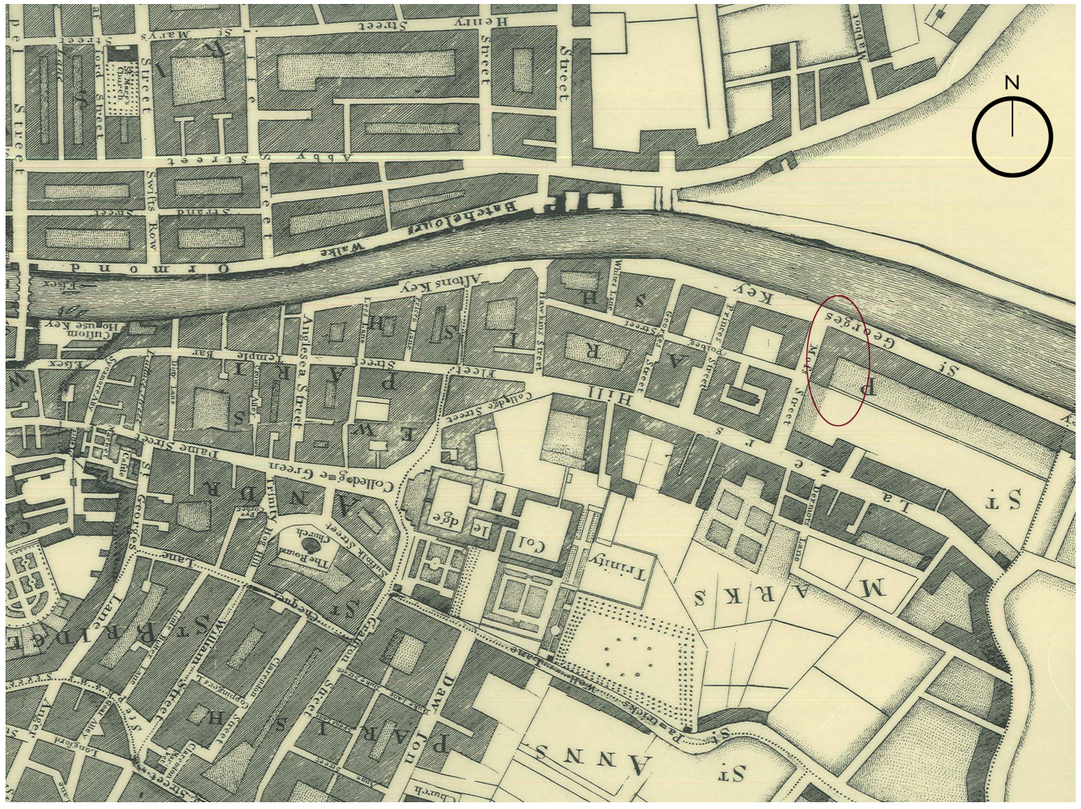
3.0 HISTORICAL DEVELOPMENT OF THE SITE AND ITS STUDY AREA CONTEXT (CONTD.)

HISTORY OF THE QUAY AREA


N
Ormond Quay
Bachelors Walk
Abbey Street
Henry Street
Mary Street
Liffey Street
Lord Edward Street
Swifts Row
Strand Street
Aston's Key
Essex Key
Custom House Key
Arran Quay
Church Street
Arran Street West
Queen Street
Bridge Street
Chapel Street
Mary's Lane
Capel Street
Jervis Street
Mabbot Street
Sackville Street
Lower Gardiner Street
Upper Gardiner Street
Great Britain Street
Marlborough Street
Cavendish Row
Hardwicke Street
Temple Street
Granby Row
Parnell Street
Gloucester Street
Frederick Street
Dominick Street
Eccles Street
Mountjoy Square
Hill
Trinity
Dock
Custom House
Collidge Green
Lane
Row
Street
Place
Square
Court
Alley
Quay
Key
Walk
Hall
Church
The Round Church
The Bowling Green
Barracks
Prison
Gaol
Hospital
Infirmary
Library
Theatre
Exchange
Tennis Court
Riding House
Glass House
Timber Yard
Brew House
Sugar House
Soap House
Work House
Ship Yard
Dock

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HISTORY OF THE QUAY AREA (CONTD.)

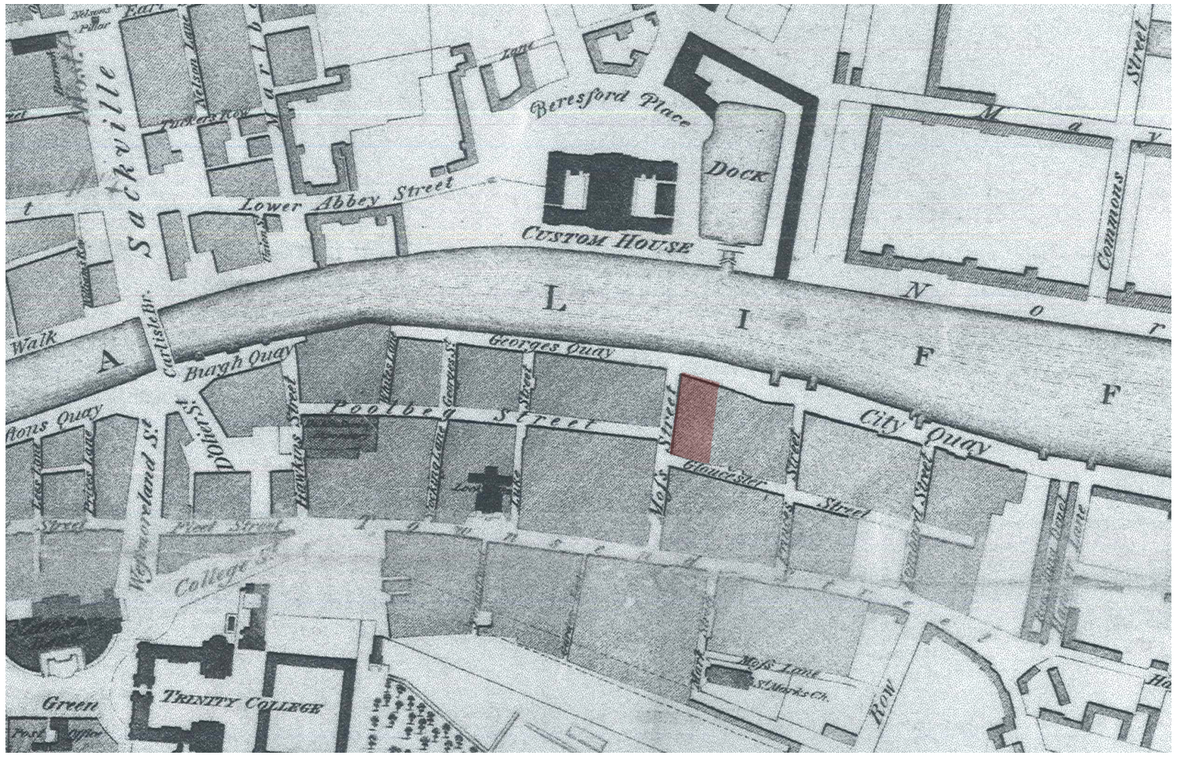

Fig. 3.9: 1811 Thomas Campbell map with the site highlighted in pink showing the 'new' Custom House (UCD Library).

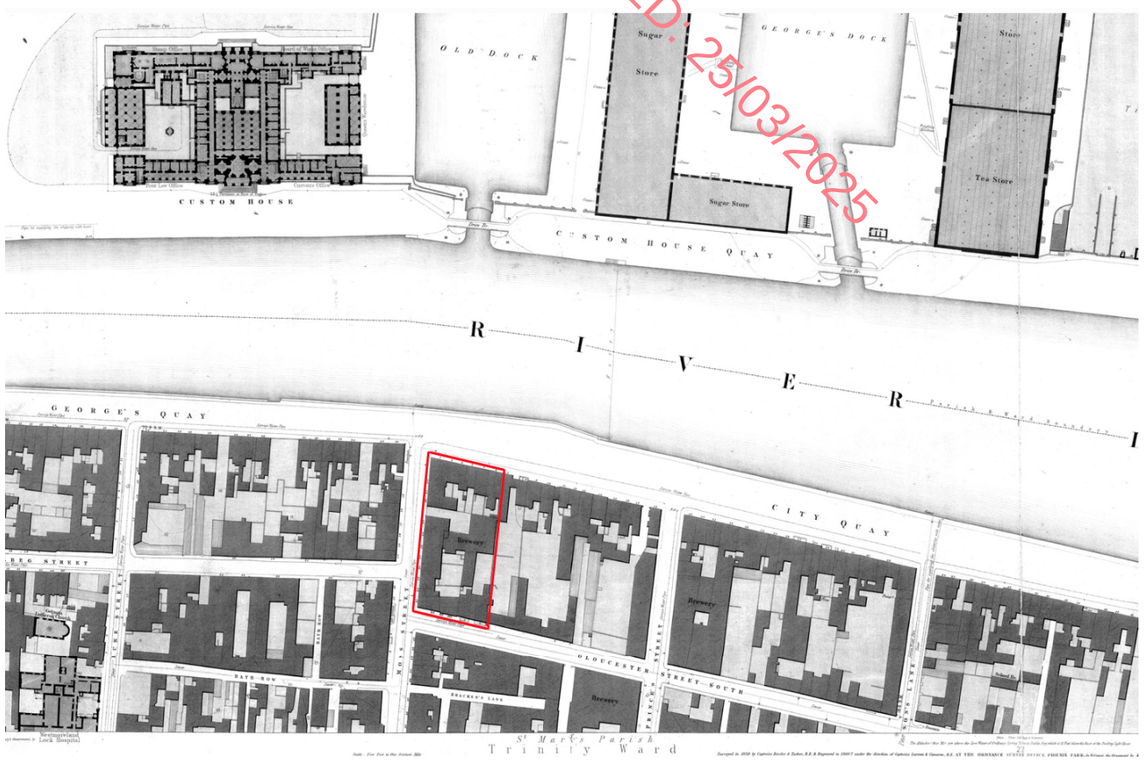

Fig. 3.10: 1847 OS with site (UCL Digital).

3.18 The construction of the new Custom House in the 1780s and 1790s, designed by the architect James Gandon, shifted the focus of port activity to the area surrounding Custom House Quay, with quays to its south also benefitting from increased traffic. By 1810, granite quay walls were built to City Quay by the Ballast Board as part of the continuous quay along the south side of the river. The name of this area of riverside is noted in the 1847 Ordnance Survey.

3.19 In the 19th century, the area was characterised by 'campshires' - stretches of land between the quay and road on both the north and south quays. They were so named because various British military regiments, such as the Gloucestershires or Leicestershires, would camp there before setting off or returning from overseas, making 'campshire' a portmanteau of 'camp' and '-shire'.

3.20 In 1863, the church of the Immaculate Heart of Mary was built just east of the proposed development. Built originally as a chapel of ease to St. Andrews, Westland Row, it became a parish church in 1908. Its presbytery was built in 1914 to designs by O'Callaghan & Webb (RPS No.1853).

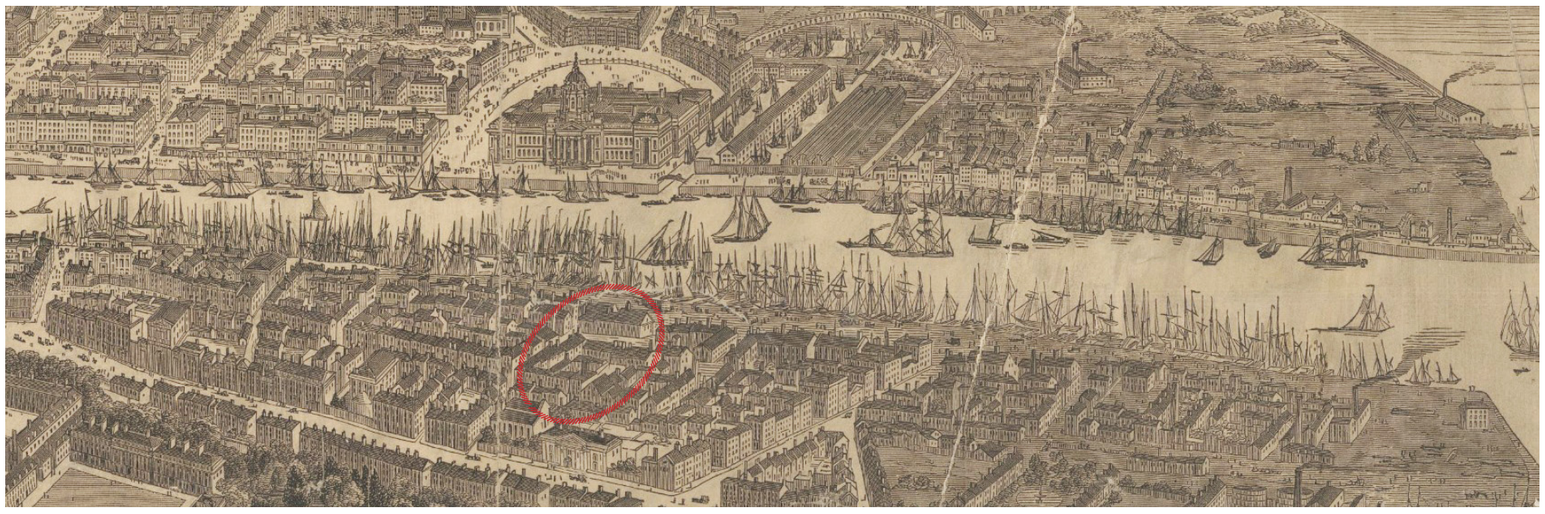

Fig. 3.11: 1846 Bird's eye view of Dublin by Smyth published in the Illustrated London News.

3.0 HISTORICAL DEVELOPMENT OF THE SITE AND ITS STUDY AREA CONTEXT (CONTD.)

HISTORY OF THE QUAY AREA (CONTD.)

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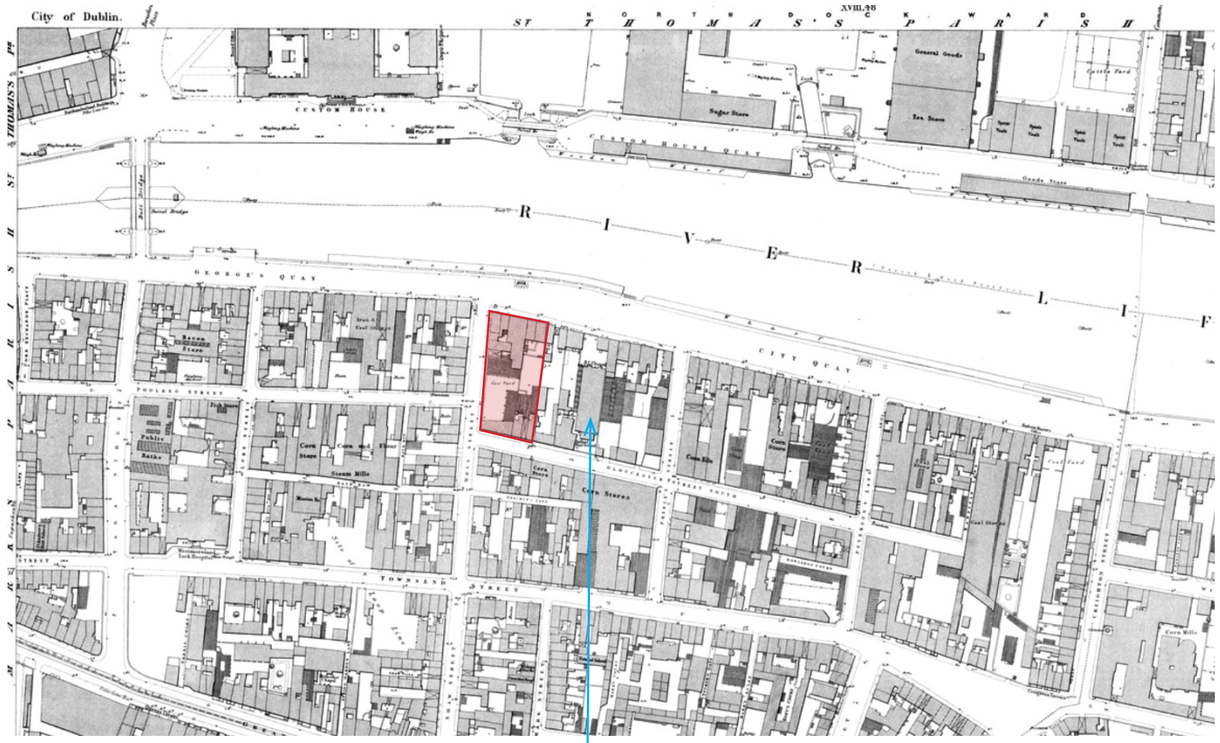

Fig. 3.12: 1889 Ordnance Survey 60 inch map (UCD Library), showing the construction of the 1863 church of the Immaculate Heart of Mary, the location of which is marked by a blue line.

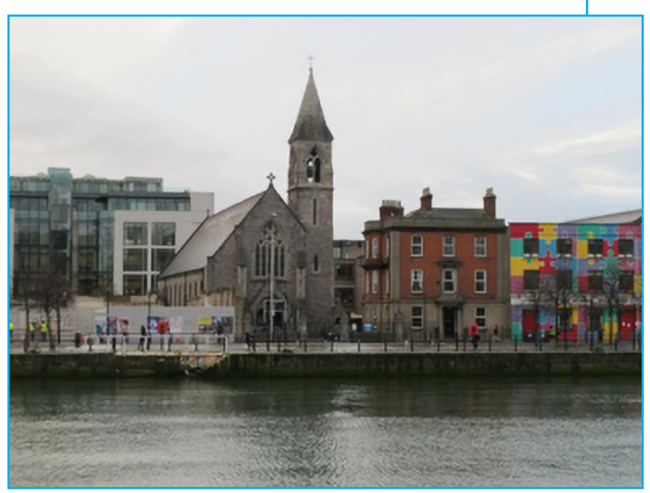

Fig. 3.13: View of the 1863 church of the Immaculate Heart of Mary, with its presbytery of 1914 to the right.

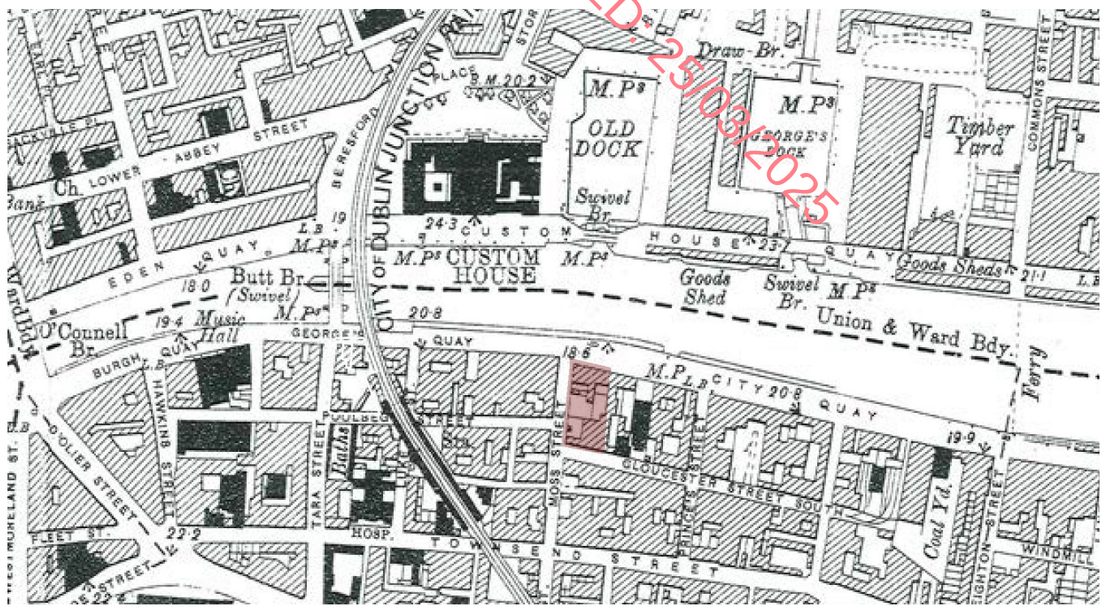

Fig. 3.14: 1907-08 Ordnance Survey 6 inch map (UCD Library).

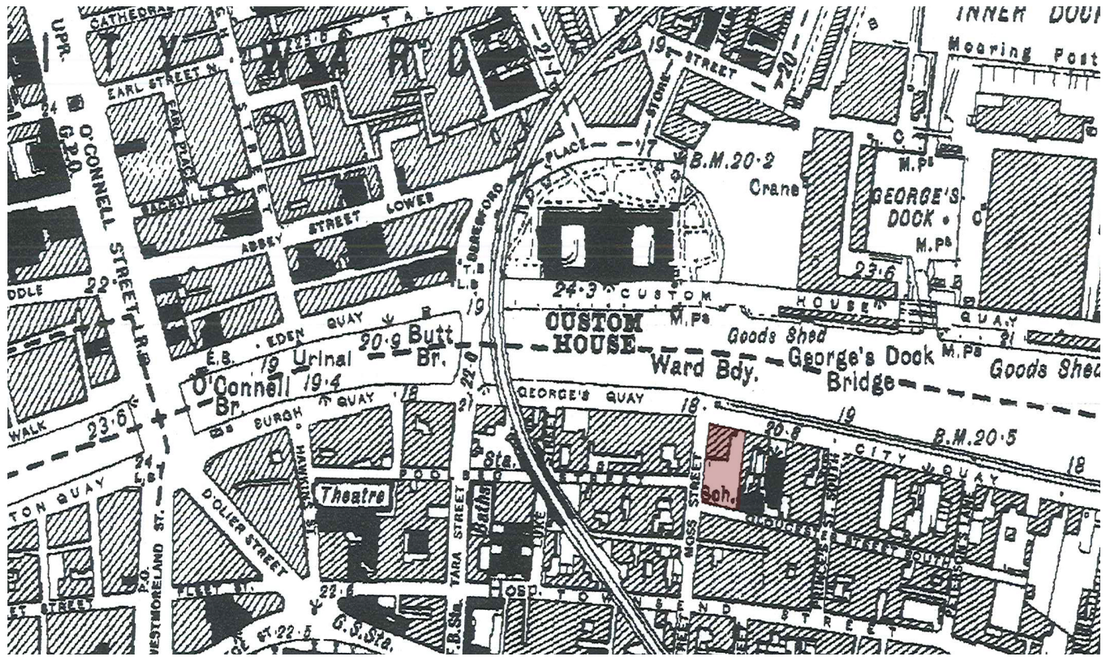

Fig. 3.15: 1935-36 Ordnance Survey 25 inch map (UCD Library).

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3.0 HISTORICAL DEVELOPMENT OF THE SITE AND ITS STUDY AREA CONTEXT (CONTD.)

SITE SPECIFIC HISTORY

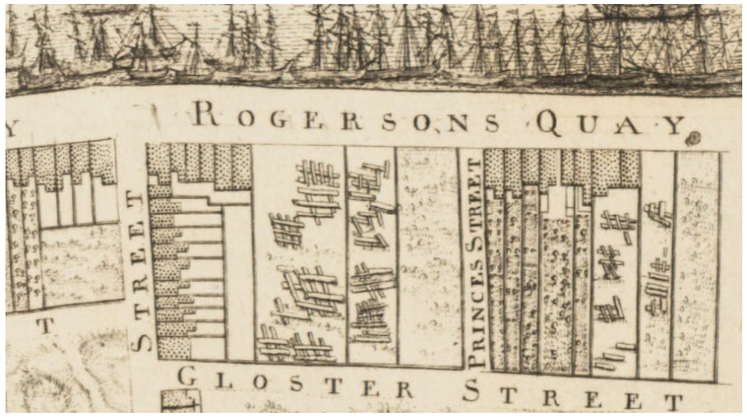

Fig. 3.16: 1756 Rocque map detail.



Fig. 3.17: 1847 OS detail.



Fig. 3.18: 1889 OS detail.

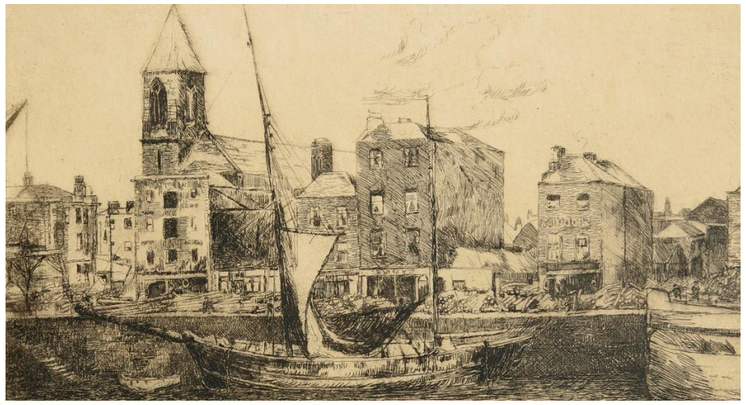

Fig. 3.19: Undated sketch showing the canted corner of the building in the foreground on the right.

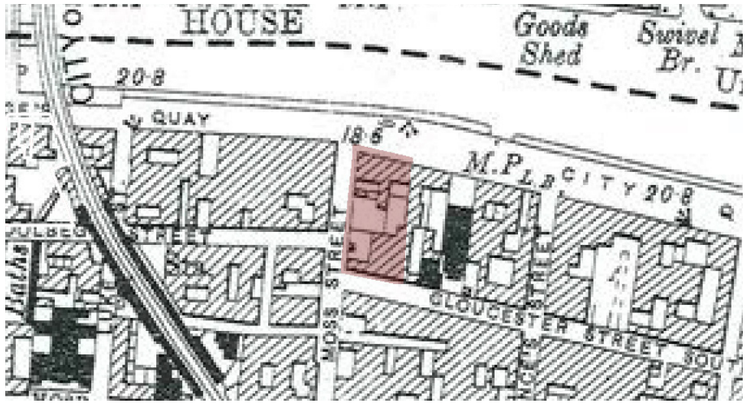

Fig. 3.20: 1907 OS detail.

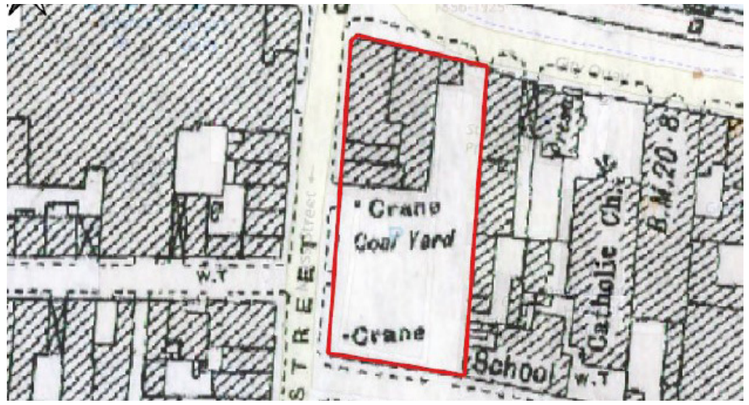

Fig. 3.21: 1930s OS detail.

Site Specific History

3.21 In Charles Brooking's Map of Dublin, 1728 a continuous stretch of quay wall can be seen running from Hawkins Street (George's Quay) as far east as the Dodder (Sir John Rogerson's Quay) (Fig.3.6). City Quay is not named on the map, instead referred to as 'St George's Key'.

3.22 The 1728 map also includes the depiction of a view from the north across the Liffey suggesting red brick gabled terraced buildings fronting onto City Quay with smaller buildings to the west likely representing warehouses. A tight grid of small streets has been laid out behind these buildings.

3.23 Roque's 1756 map (Fig.3.16) does not include City Quay as not annotated with the site occupied by terraced dwellings lining the quayside and the western limit fronting onto Moss Street. Yards extend behind each building and a long narrow open plot borders these to the east. The adjacent site appears occupied by a timber yard, or similar.

3.24 By the 1830s the plot as largely built up, with terraced buildings fronting onto City Quay, Moss Street to the west, and Gloucester Street South to the south. A large building is also present to the central area and an open space is shown in the eastern limit of site.

3.25 The Ordnance Survey City of Dublin of 1847 illustrates the individual properties with their associated numbers; 1-7 City Quay, 20-31 Moss Street, and 1-3 Gloucester Street South (Fig.3.17). It also illustrates the boundary walls and the stepped approaches to the terraced houses which fronted onto Gloucester Street; and the stepped approach to the rear of No. 5 City Quay Road. The large building which occupied the centre of the site is labelled on this map as a Brewery. There are two other breweries illustrated nearby to the east and southeast flanking the junction of Princes Street and Gloucester Street.

3.26 By 1864 the brewery had been either demolished or substantially reduced. Directories suggest tenements and merchants occupied some of the site. The Church of the Immaculate Mary was built in 1863 just to the east of the site.

3.27 By the 1880s the southern half of the site was occupied by a coal yard, replacing housing on Moss Street and the former brewery (see 1889 Ordnance Survey at Fig.3.18).

3.28 An undated sketch of the quay by Estella Frances Solomon (Fig.3.19) illustrates the northwest corner building as a canted structure, some fabric from this building may have been incorporated in the 20th century corner premises we see on site today.

3.29 The 1907 map (Fig.3.20) shows the coal yard and sheds replaced by terraced housing along Gloucester Street South, but none along Moss Street.

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3.0 HISTORICAL DEVELOPMENT OF THE SITE AND ITS STUDY AREA CONTEXT (CONTD.)

SITE SPECIFIC HISTORY (CONTD.)

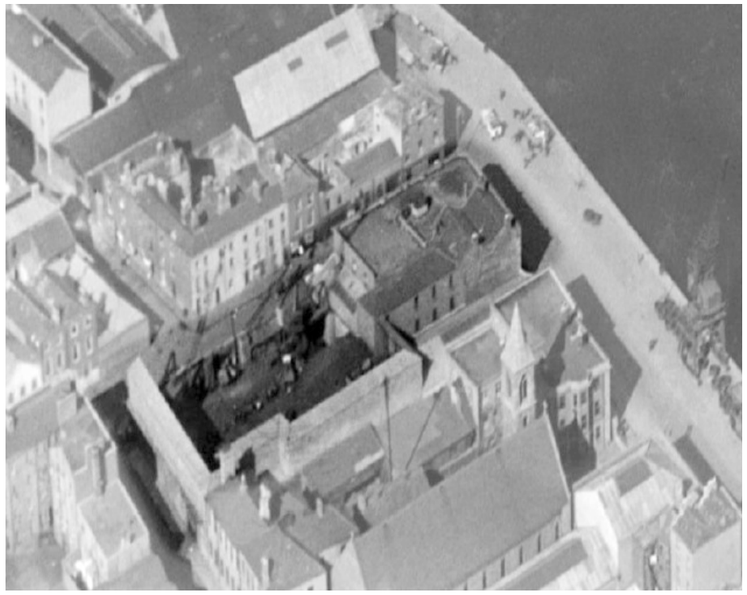

Fig. 3.22: 1949 aerial view showing the site occuopied by some of the current buildings, albeit not in a delapidated state.



Fig. 3.23: Recent aerial view from the east showing a similar viewpoint to the 1949 aerial view.



Fig. 3.24: 1977 still from film of the start of construction of the Talbot Memorial Bridge, site is on left just before railway bridge (RTE').



Fig. 3.25: 1977 still from Talbot Memorial Bridge construction - site just out of view on extreme right (RTE').



Fig. 3.26: 2018 photograph of the Talbot Memorial Bridge on the right, with the former Ulster Bank HQ on the left and the site below left (Geograph.ie Eric Jones).

3.30 The 1930s map (Fig.3.21) shows the northwestern portion of the site comprises a concrete-built structure likely to date to the 1930s, though some earlier fabric survives in places.

3.31 The 1949 aerial view (Fig.3.22) shows the site close in layout to how it appears today. The corner building was in use as the City Arts Centre from the 1980s and converted for use as to rehearsal rooms, a theatre auditorium and a café. The Centre enjoyed great success during the 1990s but appears to have left the premises by the early 2000s and the building may have been left unused from that time.

3.32 Currently, the perimeter of the site largely comprises hoarding. The central open portion contains a large area of hard standing which has been until recently operated as a car park by Park Rite (Fig.3.23).

3.33 Planning records suggest the following planning history:

Corner of Moss Street and Gloucester Street South **PA Ref. 3255/01** – Permission granted for 4 storey plus penthouse over basement, atrium office building, café retail unit and 18 no. car parking spaces at basement level. This permission was not implemented.

PA Ref. 4065/21 – Application refused permission for demolition of 3 storey building and single storey structure and their foundations, demolition of boundary walls, foundations and entrance archway, hoarding, all associated works.

PA Ref. 4674/22 (ABP-315053-22) – Refused planning permission for *"Demolition of the existing buildings and structures; Construction of a building up to 24 storeys in height (108.4 metres above ground) over a double basement including arts centre, offices, gym and ancillary uses; The arts centre is contained at basement -1, ground and first floor level; The gym is proposed at ground level onto Moss Street; The offices are proposed from ground to 23rd floor (24th storey) with terraces to all elevations; The double basement provides for 11 car parking spaces and 424 bicycle spaces; The overall gross floor area of the development comprises 35,910 sq.m. including 1,404 sq.m. arts centre, 22,587 sq.m. offices and 244 sq.m. gym; All ancillary and associated works plant, and development including temporary construction works, public realm, landscaping, telecommunications infrastructure, utilities connections and infrastructure. An Environmental Impact Assessment Report and Natura Impact Statement have been prepared in respect of the proposed development and have been submitted with the planning application."*

3.34 Just north of the site, the Talbot Memorial Bridge was built by 1978, construction began in April 1976 to a design by LF Stephens from De Leuw, Chadwick and O'hEocha, Consulting Engineers Dublin. Two stills from an RTE' film shows construction in 1977 (Figs.3.24 and 3.25). Matt Talbot was a temperance campaigner from Dublin's Northside, a statue of whom stands at the south end of the bridge, just to the north of the site.

20th Century Redevelopment

3.35 From the 1950s slum clearance and economic expansion resulted in the redevelopment of Georgian streets for the construction of blocks of council flats and large office buildings. Around City Quay, from the 1960s, a number of large sites were assembled for comprehensive reconstruction and smaller plots were consolidated into larger sites.

3.36 The quays continued to be active for cross river freight until the late 1960s, but by the 1980s there was much dereliction, followed by economic expansion in the 1990s.

3.37 On the eastern portion of George's Quay, across Moss Street from the development site, the headquarter of Ulster Bank was built in 2000 by the architects Keane Murphy Duff in a Post-Modern style (Fig.3.26). Behind this, George's Quay Plaza, was completed in 2003 also by Keane Murphy Duff. The complex is an eleven storey tower forming the core with six perimeter towers gradually diminishing in height.

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4.0 THE DEVELOPMENT SITE AND CURRENT CONTEXT

4.1 The site is a 0.22ha brownfield land parcel which fronts onto River Liffey and is bound by City Quay to the north, Moss Street to the west and Gloucester Street South to the south (Figs. 4.1 and 4.2). The site falls partially within the River Liffey and its Quays Conservation Area. A map showing protected structures, conservation areas and architectural conservation areas is included in chapter 9.0 of this report.

4.2 The site is occupied by a three-storey red brick building in derelict condition fronting City Quay and Moss Street, with a large yard to the side and rear. The yard is currently used for parking and is enclosed by a concrete wall (Figs. 4.10 and 4.11). Along Gloucester Street South a tall metal coal yard screen protrudes above the wall (Fig.4.12). Overall, the site contributes to a poor streetscape quality along its frontage to City Quay, Moss Street and Gloucester Street South.

4.3 Adjacent to the east of the site is City Quay National School, which is accessed from Gloucester Street South. Beyond the school is the Immaculate Heart of Mary Church, a protected structure. The church is set back from City Quay so that it has limited presence in the built frontage to the quay, but its spire is a notable feature in views from across the Liffey (see Fig.4.4). Fronting City Quay to the immediate east of the site is a three-storey commercial building, and the church's presbytery (also a protected structure). To the east of this group of diverse, relatively small-scale buildings is the recently built Grant Thornton building fronting City Quay and Prince's Street, completing the city block. To the south of the site across Gloucester Street South a new eight storey hotel has completed construction. To the west of the site across Moss Street is the George's Quay office campus, a complex of four late 20th century office buildings including George's Quay Plaza, the tallest element of which is 12 storeys. To the north of the site across the Liffey is the International Financial Services Centre (IFSC) and to the north-west (135m from the site), the Custom House.

4.4 The site and wider area are in the Strategic Development and Regeneration Area (SDRA) 6 (Docklands) and are therefore at a strategic Development Plan level identified for change. The site allocation map for 'SDRA 6 Docklands' in Figure 13-9 of the Development Plan identifies the site for a 'locally higher building'. The following pages include a photographic inventory of the development site and the surrounding area.



Fig. 4.1: Bird's eye view of the site from north-east. The church of the Immaculate Heart of Mary and its presbytery seen to the left of the site. (Google Earth).

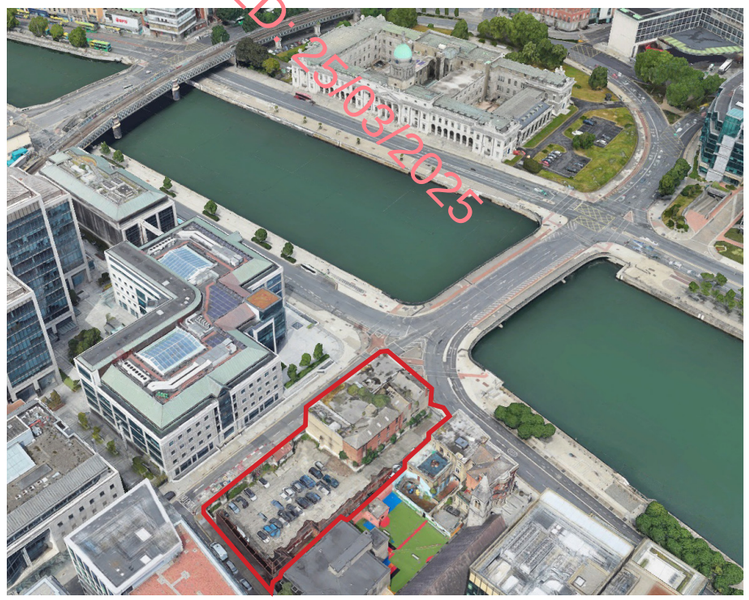

Fig. 4.2: Bird's eye view of the site looking north-west. Custom House can be seen in relation to the site. (Google Earth).



Fig. 4.3: Aerial view from the south showing the current composition of the site (Google Earth).



Fig. 4.4: View of the site from Custom House Quay with River Liffey in the foreground and Talbot Memorial Bridge to the right.

4.0 THE DEVELOPMENT SITE AND CURRENT CONTEXT (CONTD.)

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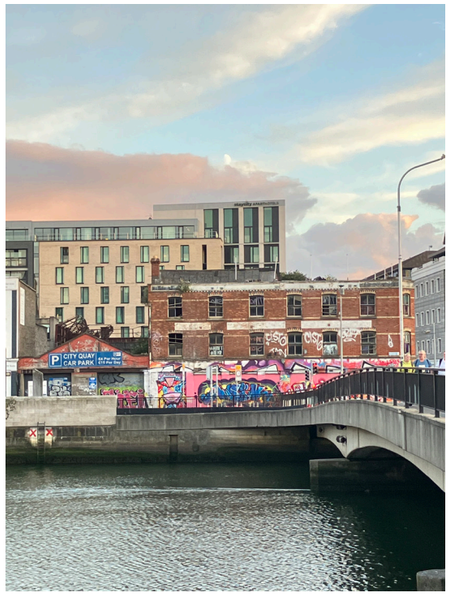

Fig. 4.5: Zoomed in view of the site from across River Liffey.



Fig. 4.6: View of the northeastern corner of the site.



Fig. 4.7: View of the site from junction of George's Quay and Talbot Memorial Bridge.



Fig. 4.8: View of the northwestern corner of the site.



Fig. 4.9: View from Moss Street looking north at the western side of the site.



Fig. 4.10: View of the eastern side of the existing building from within the car park area of the site.



Fig. 4.11: View of the surface car park at the rear part of the site.

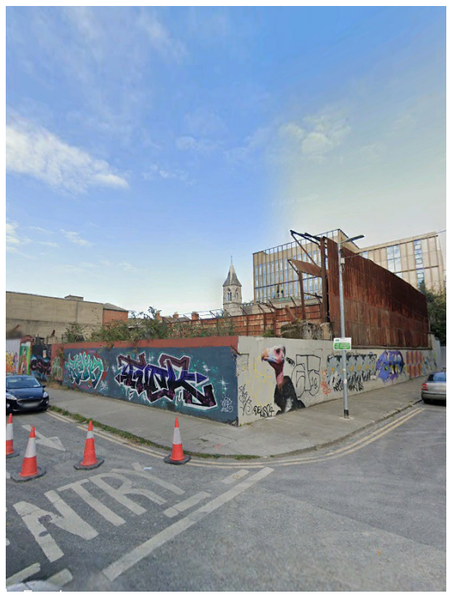

Fig. 4.12: View from Moss Street looking at the southwestern corner of the site.

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5.0 CUMULATIVE DEVELOPMENT

5.1 Cumulative townscape, landscape, heritage, and visual effects may occur where the proposed development would combine with other committed and emerging developments in certain views. This chapter contains a list of the cumulative developments included in the assessment of effects as part of the EIAR. The cumulative developments relevant to the assessments in this report are identified below; the numbering corresponds to that on the adjacent map at Fig. 5.1.

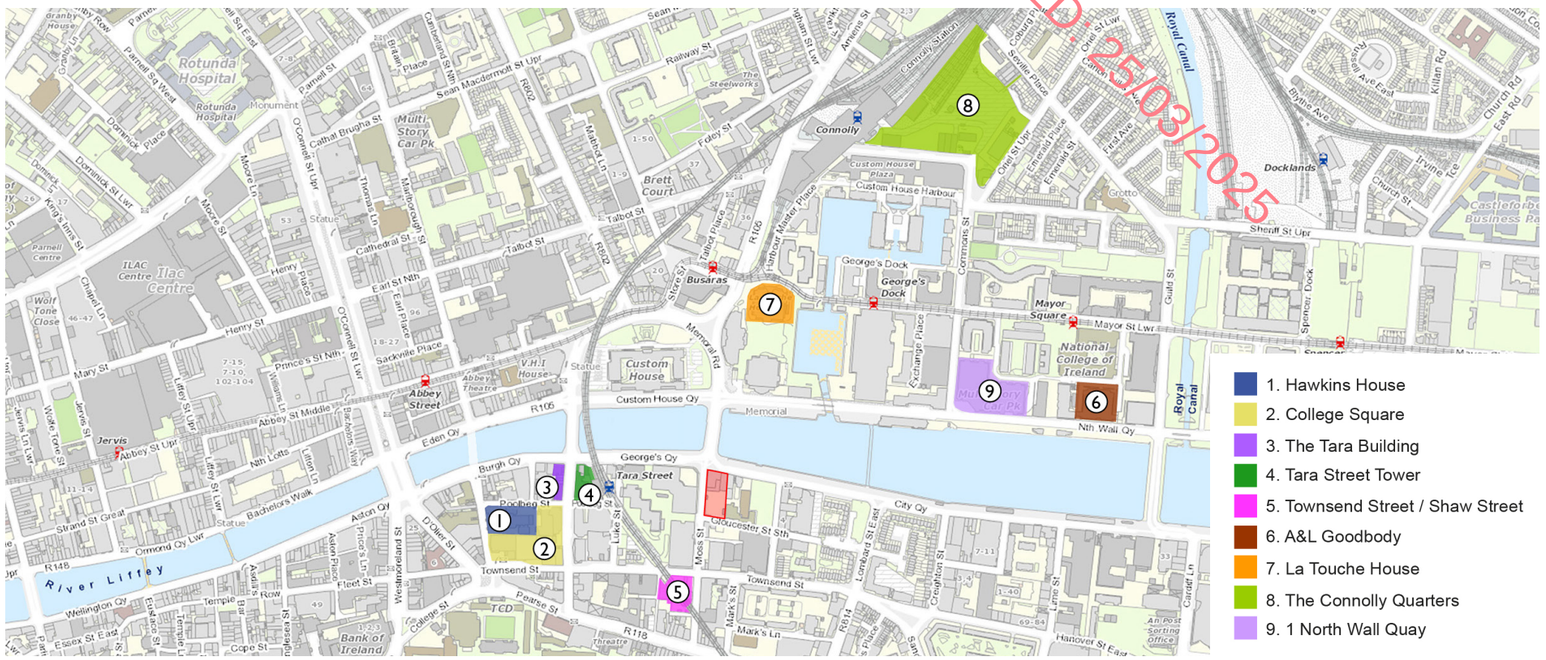

Fig. 5.1: Map showing the location of the cumulative schemes assessed in this report, in relation to the development site (Note: the base map does not show all recently completed schemes.).

1. Hawkins House (consented, under construction)

DCC Reg. Ref.: 3037/16

Demolition of existing Hawkins House and construction of an office building ranging in height from 6 to 10 no. storeys.

2. College Square (consented, under construction)

DCC Reg. Ref.: 3036/16 / ABP Reg. Ref.: PL29S.247907

Demolition of existing Apollo House and the construction of an office building ranging in height from 5-12 no. storeys.

DCC Reg. Ref.: 4170/19 / ABP-306335-20

Amendments to previous permission to provide 54 no. BTR units over 10 no. storeys above permitted office building. The total height of the building will now stand at 21 no. storeys.

DCC Reg. Ref.: 2583/20

Demolition of the existing 'The Brokerage' building and the construction of a new 8-11 storey office building adjacent to the permitted College House and Apollo House.

DCC Reg. Ref.: 3684/21

Following numerous amendment applications, an additional floor of residential was added to the permitted building bringing the total height of the building to 22 no. storeys.

3. The Tara Building (consented)

DCC Reg. Ref.: 3560/19

Mixed-use development ranging in height from 3-8 no. storeys comprising hotel, co-working spaces and café.

4. Tara Street Tower (expired but represented as notional landmark building)

DCC Reg. Ref.: 3794/18 / ABP Ref. 302980-18

Demolition of existing Tara House Office Building and buildings at Nos. 2-16 Tara Street. Construction of a new 22 no. storey landmark hotel and office development with a rooftop restaurant over 2 No. levels of basement to include upgraded public concourse serving Tara Street Station

DCC Reg. Ref.: 4054/19

Amendments to previous permission to provide an additional hotel floor and mezzanine floor within the permitted envelope, no overall change to the building height.

5. Townsend Street/Shaw Street (consented, under construction)

DCC Reg. Ref.: 4778/19

Construction of an 11 no. storey development with office, retail and BTR residential units.

6. A&L Goodbody, (consented, under construction)

DCC Reg. Ref.: 3245/20

Refurbishment of the existing 6 no. storey building and provision of 2 no. additional floors and provision of new façade treatment to all elevations. The total height of the development is 8 no. storeys (31.7 m).

DCC Reg. Ref.: 4202/21

Amendments to previous permission for changes to layout and alterations of the roof profile. The total height of the development is 38.9m.

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5.0 CUMULATIVE DEVELOPMENT (CONTD.)

7. La Touche House, Custom House Dock (consented)

DCC Reg. Ref.: 3315/22

Refurbishment/reconfiguration, partial demolition, recladding and vertical extension of existing 7-storey building to a 10-storey office building (max. 45.84 m) with additional commercial floorspace provided.

8. The Connolly Quarter (consented)

DCC Reg. Ref: 2723/20

Construction of 3 no. commercial blocks (Blocks A, E and D3) ranging in height from 9-13 storeys, retention, and integration of protected structures Luggage Store Building, Workshop and boundary walls along Oriel St with new blocks.

DCC Reg. Ref: 5501/22

Amendments to previous permission to increase gross floor area, reconfiguration of internal layouts, modifications to facades treatment and minor reductions in height for blocks A and E increase in height of 300mm to block D3.

DCC Reg. Ref: 3054/22

Construction of 4 no. mixed-use blocks (Blocks B1, B2, B3 and B4) consisting of office and BTR residential units in blocks ranging in height from 5-16 no. storeys (max. 69.9m)

9. 1 North Wall Quay (emerging – subject to appeal following DCC refusal)

DCC Reg. Ref: 3274/24

Demolition of existing building and construction of a mixed-use development of 12 (Block A), 17 (Block B), 10 (Block C) and 9 storeys (Block D) comprising office accommodation, arts/community/cultural spaces and retail/cafe/restaurant uses.

5.2 Cumulative effects arising from the interaction of the proposed development with the cumulative developments described above are assessed in detail, where they occur, in chapters 7.0, 8.0, 9.0, and 10.0 of this TLHVIA.

6.0 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

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6.1 The site allocation map for 'SDRA 6 Docklands' in Figure 13-9 of the Development Plan identifies the site for a locally higher building. The DCC development plan defines 'locally higher building' as *'buildings that are significantly higher than their surroundings and are typically up to 50 metres in height. Higher buildings can act as Local or District landmarks.'*

6.2 This proposal falls into the locally higher building definition in terms of the siting, the urban design and cityscape aspects of the scheme. In essence the site has an undeniable capacity for urban density, because of its Liffey Quay location at the axis of the Talbot Memorial Bridge, landmarking the most direct entry to the southern part of the city. The form of the emerging design is both sensitive to its adjacent context and also to wider views from significant townscape locations. It is also a form which aims to adorn the cityscape and skyline with a composition of carefully devised proportions. This will ensure not only beauty and local landmark quality but also a recognisable signal of urban legibility.

6.3 It is recognized that general policy states that the height on this site be in the region of 50 metres. The scheme exceeds this height in order to achieve a satisfactory composition of elegant proportions. It will emphasise a point of particular civic and visual significance' as set out in The Plan by addressing the large scale of the Liffey, an exceptional location in the context of the City as a whole and be on axis with the Talbot Memorial Bridge and gateway to the south side of the City Centre; it will contribute in a meaningful way to the legibility of the City; it will recall, by that same axis, the lost 'Old Dock' on the north side of the Liffey; it will contribute positively to the skyline. It has the potential to act as a strategic intervention, a catalyst for regeneration and make both a significant economic and cultural contribution. The site is located in an area with excellent high frequency/capacity public transport and could contribute to improved pedestrian and cycle infrastructure. Planning gain will include regeneration of a long term derelict site, upgrade to public realm, environmental improvements, significant social/community infrastructure by way of the provision for community/arts facilities and high quality architecture.

6.4 The site is at the heart of the commercial centre of the City and is in that sense within the cluster of economic activity. Visually it would spread the cluster eastward. The strategic position at the Talbot Memorial Bridge supporting this approach.

6.5 We have considered the following contexts to assist with the design approach. The setting of the Custom House; the effect on views from Amiens Street; on the views between Mountjoy Square and Gardiner Street Lower; from Trinity College; from the southern Georgian Quarter and in views from up and down the River Liffey, in that order.

6.5.1 Custom House - The broad space around all sides of the protected structure and its direct relationship to the Liffey is its essential setting. It's wider setting is not formal and consists of ad hoc conjunctions with a variety of buildings of all ages. The diverse form of such structures, of varying architectural quality, together with a limited number of smaller more historic structures, creates a rich and diverse visual experience which is brought into common relationship on account of the River Liffey. Chronologically the main elements of its setting are: Loopline Bridge; Liberty Hall; Busaras; IFSC; Irish Life HQ; Former Ulster Bank HQ. Plus, emerging: College Square and a notional landmark building at the site of the Tara Street Tower.

6.5.2 Height and representative scale are significant components of the judgement about whether a building is dominant or inappropriate regarding the effect on this important setting. The height of 58m is not dominant. To the southwest of the Custom House and set back from the quays, the notional landmark building at Tara Street Tower site has been considered to be the highest point of the projected city centre densification. The development site is similarly placed to the southeast of the Custom House. It should and does reduce in height as the periphery of the City centre cluster. The proposal steps down in a suitable manner from the potential future development of a landmark building at Tara Street. This potentiality is consolidated by the already under construction College Square development.

6.5.3 Amiens Street: For the most part views from Amiens Street are not sensitive to the visible appearance of the proposal in its currently proposed form. But at the point where Amiens Street meets Beresford Place the proposal is likely to become a feature which consolidates rather than disrupts the townscape. At this point, the Custom House is well to the right. The view focus is across The Talbot Memorial Bridge towards the site and is framed by the IFSC HQ to the left and the former Ulster Bank to the right. The current view culminates in a disappointing and unwelcoming townscape and a pause in civic quality. The current proposal addresses this view positively by being axial to it.

6.5.4 Mountjoy Square - Such a distant view of the proposal at the far end of Gardiner Street would not affect the square's special interest or its meaningful setting, at the height proposed. In fact, making the link between this historic square and the Liffey valley, as an addition to the city centre, is a beneficial addition in terms of urban legibility as indeed is the Custom House when seen from further down Gardiner Street.

6.5.5 Gardiner Street - Views of the Custom House cupola are slowly revealed in views from the east side of the street. First the cupola is seen as a backdrop to the west flank of street enclosure buildings. Progressively the cupola and the peristyle become visible within the gap and above the Loopline Viaduct. It is only seen as a central element, diagonally across the street when the viewer has become quite close to the viaduct. This asymmetric and ever-changing relationship between the street and the cupola emphasises the impending arrival at the centre of the city. The previously proposed LAP scheme for the subject site, at 12 storeys, would have played a part in this unfolding urban experience. The proposal is to align the development on the Talbot Memorial Bridge axis and significantly, with the higher visible part brought close to the river. This approach plays down any formal relationship with Gardiner Street which is axial to the site position. This also enables the lower parts further south arranged along Moss Street to be modelled such that in the Gardiner Street views the cupola is embraced and celebrated within a suitably framed sky space when seen from the key views.

6.5.6 Trinity College Campus – At the height proposed there is no significant impact/effect on Trinity College buildings or its primary spaces. It will be visible, however, from the rugby pitch.

6.5.7 Georgian Quarter – The development would not be visible from Merrion Square or from within St Stephen's Green. There would be a glimpse of it from the outer edge of The Green, looking down Kildare Street. This street is not within a conservation area but contains a number of listed buildings.

6.5.8 Views westward (and eastward) from the River Liffey - These views reveal the long side of the development which is significantly broader in dimension than the axial Talbot Bridge views. However, these parts of the overall form are sensitively articulated and step down towards the lower context to the south. The high part of the proposal is, from all directions, seen as a group of forms defined by both the distinctive plan form and the juxtaposition of well-proportioned elevations. Its proportions in all directions will be of a similar elegance.

6.6 Conclusion - The design development has resulted in a significant contrast to the refused appeal scheme and is developed from quite different parameters and aspirations. It is also of a contrasting measure of scale, which does not challenge the already agreed higher city centre buildings but plays a part in the evolutionary intensification of the city centre. It does this while directly relating to the Talbot Memorial Bridge, a bridge in need of a qualitative 'companion'. It also provides a local townscape feature which aids urban legibility.

6.0 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT (CONTD.)

PROPOSED ELEVATIONS

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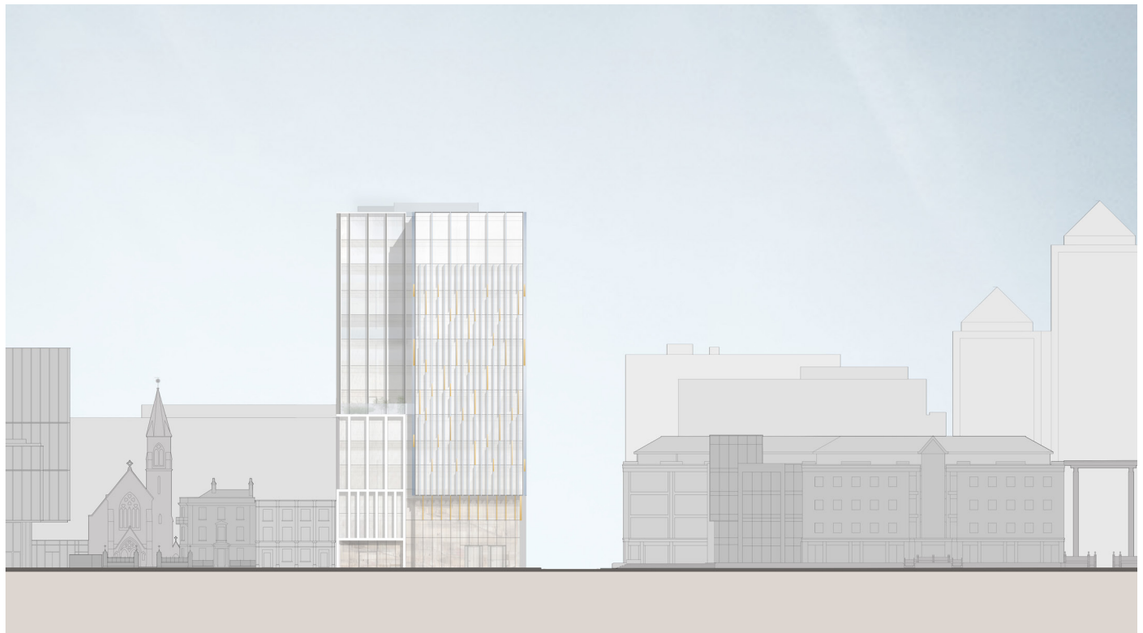

Fig. 6.1: Proposed north elevation

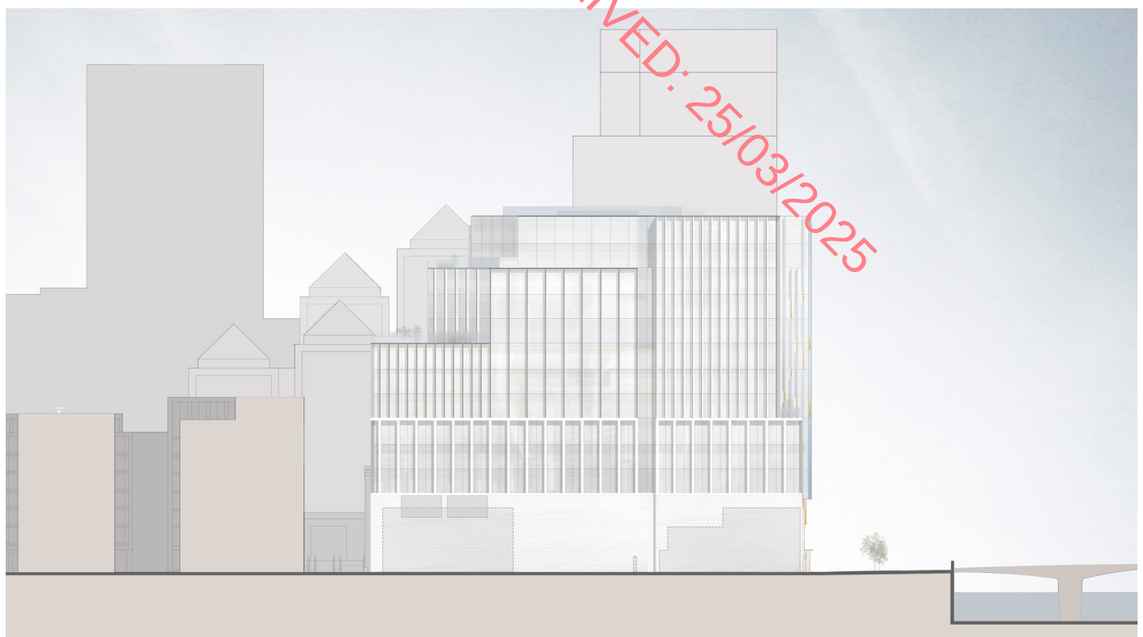

Fig. 6.2: Proposed east elevation



Fig. 6.3: Proposed south elevation



Fig. 6.4: Proposed west elevation

6.0 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT (CONTD.)

PROPOSED PLANS

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Fig. 6.5: Proposed ground floor plan

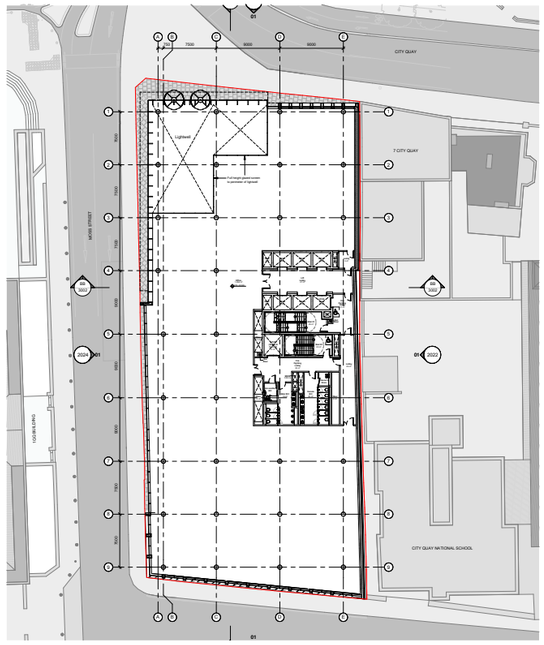

Fig. 6.6: Proposed 1st floor plan



Fig. 6.7: Proposed 9th - 10th typical floor plan

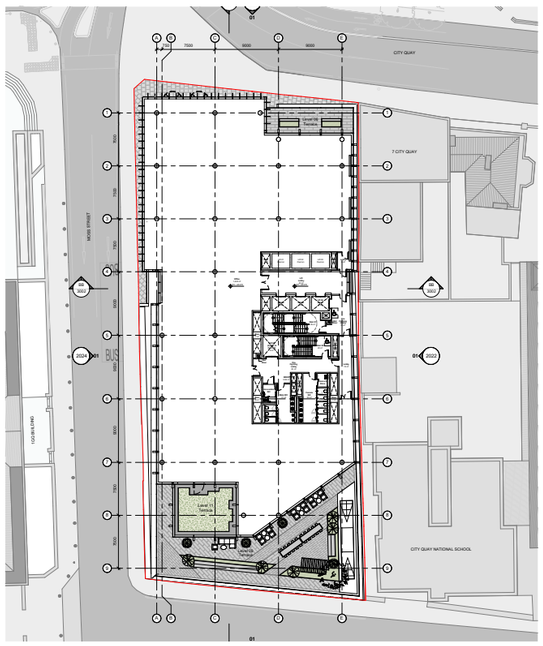

Fig. 6.8: Proposed 11th floor plan

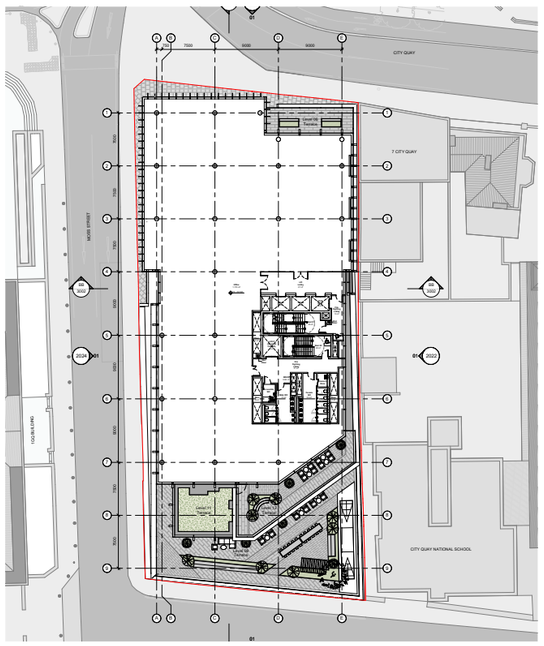

Fig. 6.9: Proposed 12th - 13th typical floor plan

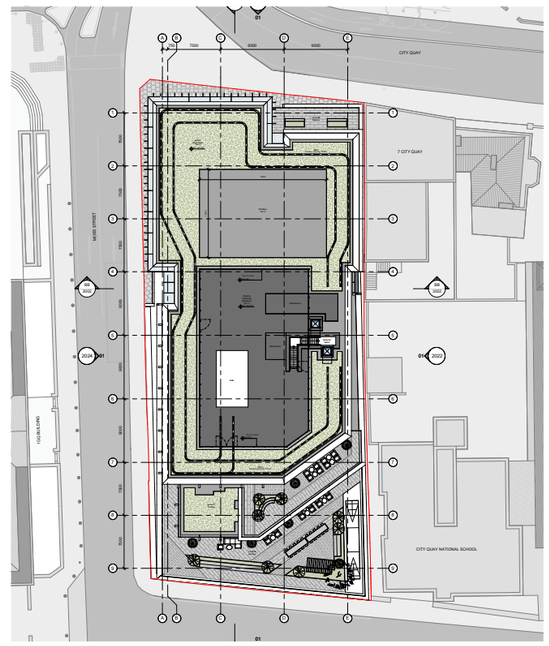

Fig. 6.10: Proposed roof plan

6.0 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT (CONTD.)

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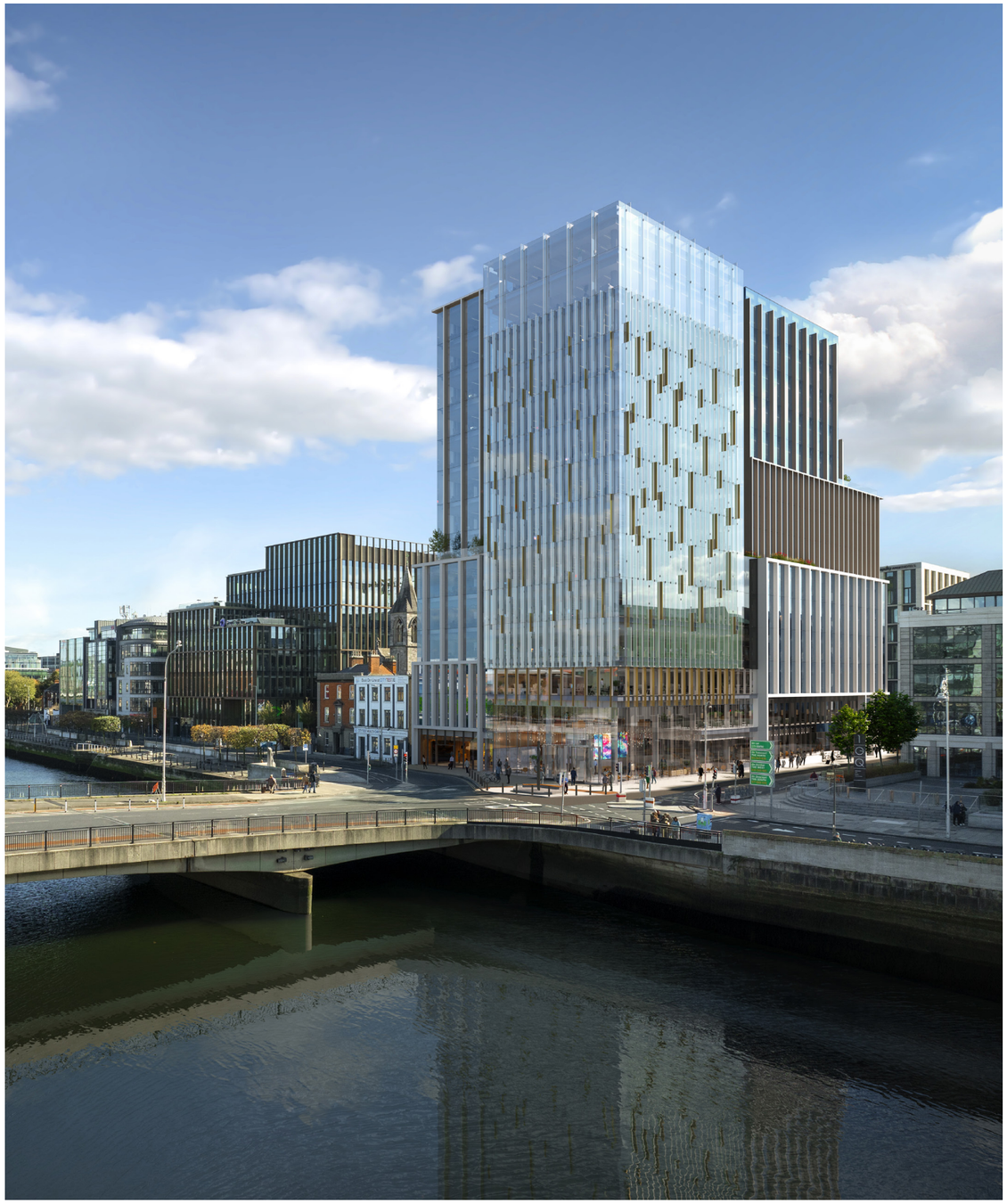

Fig. 6.11: This elevated view from Custom House focuses on the corner element which represents a townscape gesture, aligned with Talbot Memorial Bridge and providing legibility to south Dublin.



Fig. 6.12: A Gardiner Street Lower view illustrating the design sensitivity which aims to frame and therefore focus the view towards the Custom House cupola.

6.0 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT (CONTD.)

ASSESSMENT AGAINST POLICY AND GUIDANCE RELATED TO DESIGN

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Assessment against policy and guidance relating to design

6A.1 Having considered the design, it is found that the proposed development would be in accordance with policies, objectives, and development standards of the National Planning Framework 2018 and the DCC Development Plan 2022-2028.

6A.2 The National Planning Framework (NPF) places greater emphasis on achieving a more compact urban form and delivering effective densities and greater consolidation of urban development. National Policy Objective 11 states that "*in meeting urban development requirements, there will be presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth*". Objective 13 adds "*in urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected*".

6A.3 Appendix 3 of the DCC Development Plan 2022-2028 defines 'locally higher buildings' as '*buildings that are significantly higher than their surroundings and are typically up to 50 metres in height. Higher buildings can act as Local or District landmarks.'* Guidance in Chapter 13 within the Development Plan relating to height for 'Strategic Development Regeneration Areas' describe that "*where the planning context is suitable, locally higher buildings of greater height and landmark buildings can be appropriate, and positions for these buildings are clearly described for key sites*" with the supporting map in Figure 13-9 of the Development Plan identifying the application site as a key site for a 'Locally Higher Building'. The proposed development would enhance the skyline of the city and its local landmark quality would make a positive contribution to the existing and emerging context and the urban character as described in policy SC17 and in the assessment criteria outlined in Appendix 3 of the Development Plan. The proposed development's plan form and high quality architecture would comply with policies SC19, SC20, SC21 and SC22. Great consideration has been taken in limiting the effect of the proposed development on important views and view corridors as stated in Appendix 3 of the Development Plan. An assessment of relevant townscape views undertaken by the consultancy has been included in chapter 10.0 of this report. Its effect on the historic city centre has been assessed in detail in chapter 9.0 and on character areas in chapter 8.0 of this report. The policies are further described in the following paragraphs.

<u>Performance criteria in assessing proposals for enhanced height, density and scale</u>

6A.4 Appendix 3 of the Development Plan outlines the development standards required by emerging development. These design standards and criteria have been fully considered throughout the design development and a response to the objectives set out in Table 3 of Development Plan Appendix 3 has been detailed below:

1. *To promote development with a sense of place and character*
2. *To provide appropriate legibility*
3. *To provide appropriate continuity and enclosure of streets*
4. *To provide well connected, high quality and active public and communal spaces*
5. *To provide high quality, attractive and useable private spaces*
6. *To promote mix of use and diversity of activities*
7. *To ensure high quality and environmentally sustainable buildings*
8. *To secure sustainable density, intensity at locations of high accessibility*
9. *To protect historic environments from insensitive development*
10. *To ensure appropriate management and maintenance.*

<u>Response:</u>

6A.5 The building form evolved through numerous iterations, where the emphasis was in creating a building of elegance, design purity and timeless quality was prioritised. The progressive evolution of the building form can be seen in detail in the Architectural Design Statement by Henry J Lyons Architects.

6A.6 The proposed development would represent an example of 'best practice' relating to sustainable design and green credentials. The high quality design of the building and its relationship to the existing context has been a guiding principle through the many design iterations. The environmental consequences of demolishing the existing building have also been taken into account.

6A.7 The proposed development enhances the currently decayed perimeter of the site and a revitalised public realm space around the building will be enhanced by the increased number of entrances including office entrances, and arts/cultural space for public/community use.

6A.8 One of the key purposes of the proposal is to achieve a local landmark quality which the public can fully engage with. As a locally higher building complex, the proposed development will be seen from certain parts of the city, and will, in those cases, provide visual delight, urban legibility and public enjoyment. The provision of community space at ground floor and lower ground floor will make this building an asset to the community. At lower levels, the treatment of building form will enhance the approach to and from Talbot Memorial Bridge, marking an important crossing of the Liffey.

6A.9 The EIAR fully considers the heritage, townscape, landscape, and visual effects of the proposed development. It uses the methodology developed by the consultancy, which draws upon best practice guidance set out in the 'Guidelines on the information to be contained in Environmental Impact Statements' produced by the Environmental Protection Agency (EPA) in 2022; DHPLG, Guidelines for planning authorities and An Bord Pleanála on carrying out the Environmental Impact Assessment, 2018; the 'Guidance for Landscape and Visual Impact Assessment (GLVIA) Third Edition' published by the Landscape Institute and Institute of Environmental Management and Assessment within the UK in 2013; and national, regional and local planning guidance. This HTLVIA assesses the effects on four character areas, the Development Plan's Conservation Area (including the Liffey corridor), two architectural conservation areas, 10 groups of protected structures, and townscape views from 26 positions. These assessments offer a holistic representation of the effect of the proposed development on the surrounding townscape and landscape.

6A.10 The impact on townscape views by the proposed development has been explored in Chapter 10 of this HTLVIA. Of the proposed verified views from 26 positions a selection has been rendered to provide images representing the quality of the design and its likely effect on views. The 26 views represent a spread of close, medium and long-distance views that will illustrate the urban relationships that are likely to arise between the proposed development and its urban context, including built heritage receptors and other important landmarks in the townscape and landscape.

6A.11 Built heritage receptors in the immediate surroundings and in the wider setting have been assessed in relation to the proposed development in Chapter 9 of this report. The assessments show the visibility of the proposed development in relation to protected structures, the settings of conservation areas and architectural conservation areas. It is predicted that the significance and setting of protected structures will not be adversely affected by the development proposal. Such conjunctions are not considered harmful owing to the present context and the redeeming quality of the design.

6A.12 Designed by Henry J Lyons, one of Ireland's most accomplished architectural practices, the proposed development will also meet the expectations of policies SC19, SC20, SC21 and SC22, marking City Quay with an elegant townscape marker that will enhance legibility and add a sense of place to this strategic location in the city while providing handsome frontages along its surrounding street.

7.0 DEMOLITION AND CONSTRUCTION

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7.1 The proposed development works would comprise the demolition of the existing buildings and structures on site and the construction of a 14 storey building over two basement levels, as well as associated access arrangements, and landscaping. The site is located on City Quay opposite the Custom House Quay and International Financial Services Centre (IFSC) area of Dublin. Due to its location, demolition and construction works will potentially affect the visual amenity of a number of people who work or live in the area.

7.2 According to the applicant's schedule and subject to a successful grant of planning, construction works are likely to commence in Q1 or Q2 of 2026. The proposed development is anticipated to be constructed over a 30-month period approximately. The intention is to demolish the existing building. The site is not considered likely to be fully operational until 2029, which is the year on which the operational assessments in Chapters 8.0, 9.0 and 10.0 of this HTLVIA are based.

Assessment of effects during representative intermediate years

7.3 This chapter assesses the likely heritage, townscape, landscape, and visual effects of the proposed development during representative intermediate years, when demolition and construction will be occurring. The following intermediate year scenarios represent a likely worst case for the purpose of the assessments of effects:

- construction works in 2026-2029.

Potential effects of the proposed development

7.4 Practices followed during demolition and construction works can have visual effects on the quality of the surrounding townscape, landscape, and the setting of nearby built heritage receptors. These practices include:

- demolition of existing building on the site;
- transportation of heavy machinery and materials to and from the site;
- enabling works;
- construction of Secant Pile Wall;
- earthworks, including the excavation of soil and bedrock;
- construction of foundations and basement;
- excavations for sewage and drainage;
- the erection of infrastructure needed for construction and safety, including hoarding, scaffolding, a fixed tower crane, mobile cranes, site lighting, temporary site offices and facilities, etc.; and
- the construction of the new building, hard and soft landscaping and all other ancillary works.

7.5 The demolition and construction effects would vary according to their temporary nature and some operations may have more perceptible effects than others. Unlike the operational effects assessed in Chapters 8, 9 and 10, which are considered to be permanent, the effects during the demolition and construction phases are considered to be temporary and short to medium-term, i.e., for approximately 4 years based on the timescale set out in paragraph 7.2. The assessments are therefore broader than operational effects and apply to townscape and visual receptors, taking into account all elements of the townscape.

7.6 The significance of construction effects is related to the scale of the development being built and the assessor has therefore extrapolated from the verified views presented in Chapter 10.0, which show the proposed development in operation, to judge the likely effects that will arise from the visibility of machinery, equipment, building cores, and infrastructure during construction.

7.7 Visible demolition and construction practices are most likely to represent a relatively small or medium addition to views and would generally be seen in combination with existing buildings or other townscape and landscape features. The visual receptors (people) experiencing them are not likely to consider them incongruent or totally unfamiliar to the urban context. It is recognised that some receptors may even enjoy observing the construction process and the machinery used for it. Unlike completed buildings of high architectural quality, however, for EIAR purposes construction effects are more likely to be of an adverse nature but are not permanent and are short-term effects.

7.8 The effects are likely to vary according to the distance between the receptors and the site, with those receptors located closer to the site more exposed to a higher visibility of machinery and infrastructure (e.g. scaffolding around the lower part of the building under construction) and likely to have a larger effect than those located at a longer distance (where the visibility is reduced to the taller section of the building, owing to occlusion from other townscape and landscape elements). The following assessments are therefore organised according to receptors located at close, medium and long distances from the site, with levels of occlusion from the specific viewpoints also taken into account. The effects are applicable to visual receptors (as identified through verified views in Chapter 10.0).

Close distance effects

7.9 The likely effect of construction-related practices on closer views or open views with limited intervening built form, where most infrastructure would be visible including the construction of some lower sections, would be short term, reversible, and in most cases (e.g. views 1, 2, 3, 4, 5, 7, 8, 18 and 25) would be of a **moderate to substantial** significance and **adverse** in nature.

Medium distance effects

7.10 The likely effect on views further from the site or those in which the site is partially obscured by intervening built form (e.g. views 6, 9, 10, 16, 17, 19, 23 and 24), where cranes and restricted or acute views of the building construction works would be obtainable, would be short term, reversible, of a **slight to moderate** significance and **adverse** in nature.

Long distance effects

7.11 The likely effect on long views or those in which the site is largely obscured by intervening built form (e.g. Views 11, 12, 13, 14, 15, 20, 21, 22 and 26), where only tall cranes would be visible and the building construction works only marginally visible or screened entirely from view, would be short term, reversible, of a **slight to very slight** significance and **adverse** in nature.

Effects on townscape receptors

7.12 In the absence of mitigation, the likely effects of construction-related practices on nearby townscape receptors (as identified in Chapter 8.0), namely Character Area A: River Liffey and the Quays, Character Area C: City Quay and George's Quay where most infrastructure would be visible including the construction of some lower sections, would be short term, reversible, of a **moderate to substantial** significance and **adverse** in nature. Medium and long distance townscape receptors, such as Character Area B: Custom House, Busáras, Gardiner Street Lower and George's Dock and Character Area D: Trinity College Campus would not be affected by demolition and construction activities on the development site. The effect on long distance townscape receptors would be **imperceptible**.

Effects on built heritage receptors

7.13 As stated in the methodology at Chapter 2.0, effects on built heritage receptors are assessed differently from those on townscape, landscape, and visual receptors. The effects on built heritage receptors depend on the potential enhancement or harm caused to their significance, either through direct interventions to their fabric or through changes to their setting. Since the demolition and construction effects are short term and mostly affect visual receptors, however, for the purpose of this assessment only the operational effects on built heritage receptors are assessed and can be found in Chapter 9.0.

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7.0 DEMOLITION AND CONSTRUCTION (CONTD.)

Mitigation

7.14 According to industry best practice, the applicant has developed a Construction Management Plan, setting out the standards and procedures to be adhered to during construction, in order to manage the associated short term environmental effects.

7.15 The mitigation of potential construction effects will follow industry best practice construction standards, such as the use of appropriate hoarding. The use of measures such as high-level screening to hide the visibility of equipment above rooflines or trees is not proposed, as this can be more visually obtrusive than the equipment itself.

7.16 Site lighting would be designed to minimise light pollution on the surroundings of the site, using light sources of the minimum intensity required and ensuring that light is only use where needed.

7.17 The mitigation measures set out here are likely to have the greatest effect on areas closer to the site, where hoarding would screen views of the construction activities related to the lower elements of the proposed development. In this case, the potential effects of construction could be reduced from 'moderate to substantial and adverse' to a **slight to moderate** significance and **adverse** nature. These effects are temporary.

7.18 Unlike visual receptors, the residual effects on townscape receptors are not affected by these mitigation measures.

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8.0 EFFECTS ON TOWNSCAPE AND LANDSCAPE RECEPTORS

INTRODUCTION

8.1 The proposed development represents an increase in density, height and character similar to other recently developed sites in the city centre. This chapter considers the existing townscape and landscape character of the site and its surrounding environment, as well as the potential effects of the proposed development on townscape and landscape receptors.

8.2 The methodology in Chapter 2.0 sets out the consultancy's criteria for selecting the townscape and landscape receptors to be assessed. Where relevant, these are based on character areas set out by Dublin City Council as part of their development plan. The townscape review in this chapter provides a study of the principal areas likely to be affected by the proposed development. Character areas have been identified by the consultancy and are assessed in detail in the following pages, in terms of their architecture, mass & scale, permeability, legibility, urban grain, and landscape.

8.3 The character which may be affected by the proposed development is considered in four different principal contexts. The urban analysis takes each context in turn:

- Character Area A: River Liffey and the Quays
- Character Area B: Custom House, Busáras, Gardiner Street Lower and George's Dock
- Character Area C: City Quay and George's Quay
- Character Area D: Trinity College Campus

The development site falls within Character Area C and is positioned to the immediate south of Character Area A. The boundaries of the character areas are shown on the accompanying plan at Fig.8.1.

8.4 The effects on surrounding townscape and landscape receptors assessed in this chapter are of 'operational' effects, i.e. once the proposed development is completed and in use. The assessments of the effects arising during construction are set out separately in Chapter 6.0 of this HTLVIA.

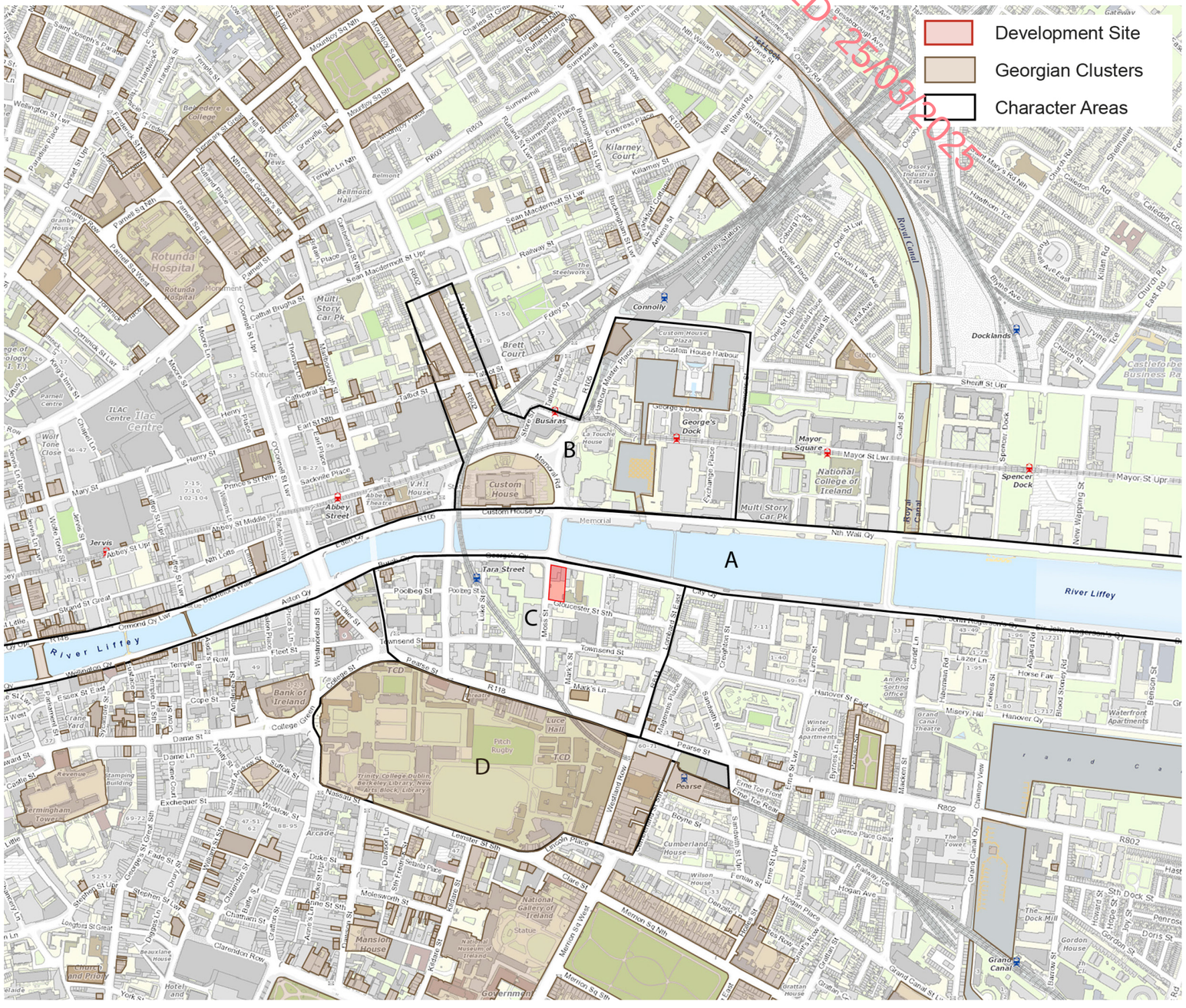

Fig. 8.1: Map showing the character areas identified by the consultancy. The development site is marked in red.

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8.0 EFFECTS ON TOWNSCAPE AND LANDSCAPE RECEPTORS (CONTD.)

CHARACTER AREA A: RIVER LIFFEY AND THE QUAYS

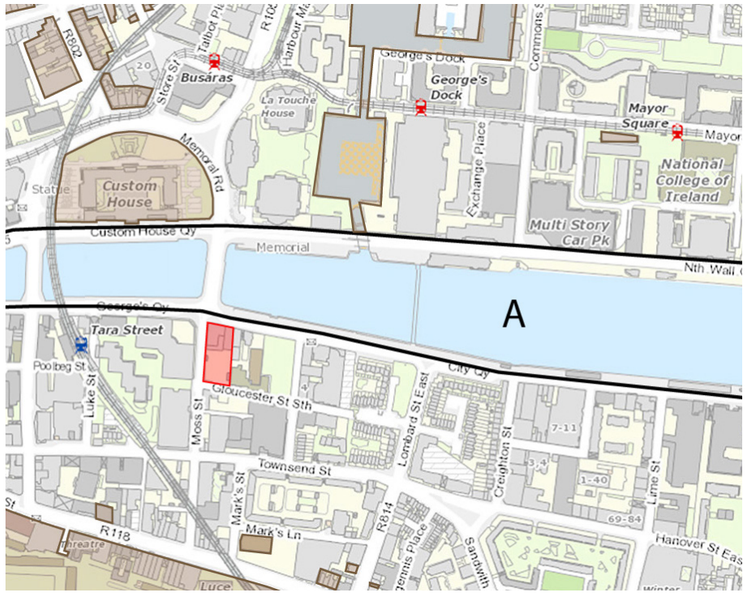

Fig. 8.2: Map indicating Character Area A.

Character Area A: River Liffey and the Quays

8.5 The importance of the River Liffey corridor to the city of Dublin as a historic asset and current recreation and tourist focus is acknowledged and reflected in the status of the corridor as a conservation area, further described in Chapter 9.0. The context of the River Liffey is central to understanding the heart of Dublin. The quays and the celebrated bridges provide an ever-changing perception of the city core with its Georgian, Victorian and 20th century elements. From the west at the Four Courts Building, to the centre at the Custom House, and east past Kevin Roche's Convention Centre towards the harbour, no one view is more important than others. The perambulating individual experiences are a collective and kinetic sense of place through time, movement and memory.

8.6 The river bridges define the personality of each place on an otherwise straight and regular part of the waterway. The bridges are meeting places and viewing places. Their differing ages and designs assist in the urban legibility of the river space.

8.7 The Hailing Station, part of the Capital Dock campus on the south quays, figures strongly in easterly views of the river whilst Liberty Hall north of the Liffey figures strongly in views west along this stretch of the river. Both contribute to the experience along the routes. The elongated sophisticated form of the Hailing Station, Dublin's tallest building to date, indicates where the south quays terminate, and the River Dodder and Grand Canal enter the Liffey. Liberty Hall is also an elegant form in these views and its crowning canopy adds personality to its otherwise crude simplicity. As the viewer moves closer, the pre-eminence of the Custom House cupola, a focus to the axis of the river, becomes more and more important in the view.

8.8 The river bends and widens at this point, where both Liberty Hall and the Custom House stand. This is therefore a significant place in the city for many reasons. It forms a place of transition, from the intimate, urban river quality in the west, to the broad harbour character of the river in the east where the Hailing Station is located on the south quay and the development site is located, directly opposite, on the north quay.

8.9 From the Docks in the east the river gradually widens to the sea. It no longer has an intimate character but one of expansiveness. Until the viewer reaches the Samuel Beckett Bridge, the focus of the view is that bridge with its striking form.

8.10 From the Samuel Beckett Bridge, from the south quay and from the Sean O'Casey Bridge, the compositional focus of the view to the west is Liberty Hall, the O'Connell Street Spire and the Custom House. Liberty Hall is a singular and elegant element.

8.11 From the south quay and Samuel Beckett Bridge the view east is dominated by the iconic curved glass form of the Dublin Convention Centre at Spencer Dock followed by a number of large-scale modern structures, interspersed with occasional, much smaller scale, historic structures. Within the completion of developments such as The Exo Building, North Docks, and Spencer Place, City Block 9 now represents the only notable disturbance in the urban grain of the north quays.

Assessment of the likely effect of the proposed development in isolation:

8.12 The sensitivity of this character area, as a combination of its value and susceptibility to change, is **medium**, the development site being adjacent to a part of the character area that has undergone significant change in recent years. The proposed development would be a high-quality and elegant addition to City Quay that provides a marker on the south side of the Talbot Memorial Bridge, as a gateway to the south of the city. It would feature in views from the River Liffey corridor, its bridges and quays. It has been the conscious intention of the design team to produce a design which enhances the character of the Liffey Quays, and it is considered that this has been successful. The proposed development's articulation of the plan to the north onto the river enhances the public realm. In relation to the character area as a whole, the magnitude of change is deemed to be **medium**. The likely effect of the proposed development on the character area is considered, therefore, to be **moderate** and **positive**.



Fig. 8.3: View east from Custom House Quay. Talbot Memorial Bridge is visible to right and the exisiting builidng on site to the far right of the image.



Fig. 8.4: View of River Liffey and the Quays from Samuel Beckett Bridge looking west, Liberty Hall and Custom House is visible in the distance.



Fig. 8.5: View from Millennium Bridge looking east, Liberty Hall is visible to left. Custom House appears prominently in the centre of the view.

Assessment of the likely cumulative effect of the proposed development in combination with other consented schemes:

8.13 The cumulative effect of consented and emerging schemes adjacent to the character area is significant, seeing a general intensification of commercial activity with enhanced public realm, both sides of the river. The combined effect would be substantial, however, the proposed development's contribution to a cumulative effect would be **moderate** and also **positive**.

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8.0 EFFECTS ON TOWNSCAPE AND LANDSCAPE RECEPTORS (CONTD.)

CHARACTER AREA B: CUSTOM HOUSE, BUSÁRAS, GARDINER STREET LOWER AND GEORGE'S DOCK

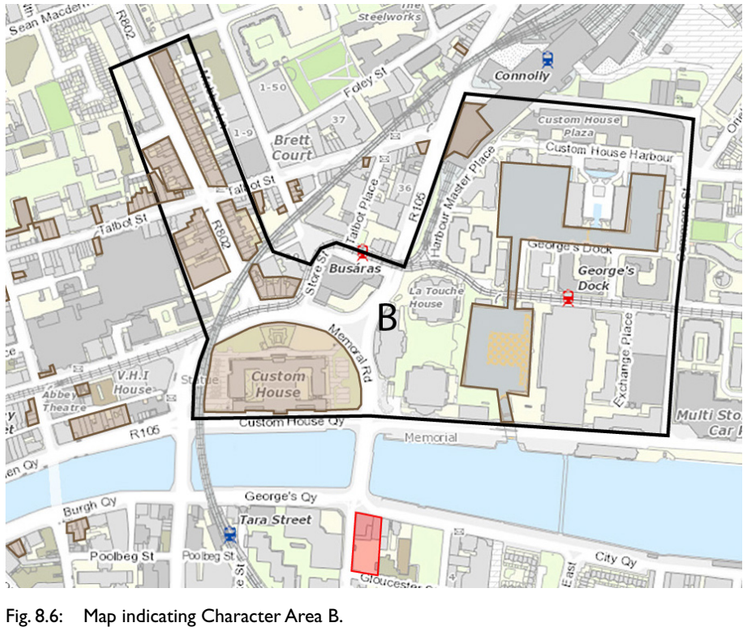

Fig. 8.6: Map indicating Character Area B.

Character Area B: Custom House, Busáras, Gardiner Street Lower and George's Dock

8.14 This character area includes the Custom House and the landscaped areas around it, the Busáras Station, a group of Georgian buildings on Gardiner Street Lower, George's Dock and the buildings around it.

8.15 The Custom House has adorned the north bank of the River Liffey since its construction in 1791, in neoclassical style by James Gandon, the same architect who was responsible for the Four Courts and King's Inns buildings, and who designed additions to the former Parliament House, now the Bank of Ireland. It served as a custom house for the Dublin Port. The four facades of the building are decorated with coats-of-arms and ornamental sculptures (by Edward Smyth) representing Ireland's rivers. It is Dublin's equivalent of William Chamber's Somerset House in London. Two fires in 1789 and 1833 damaged the Custom House following which it was thoroughly reconstructed, however, a third fire caused by the Irish Republican Army in 1921, left the building in a disastrous state. This time, the dome and drum had to be totally rebuilt. Serious deterioration of the fabric was noticed in the 1970s and, as a consequence, major repair and conservation works were undertaken between 1984 and 1991 under the supervision of the Office of Public Works' architect David Slattery. The port of Dublin moved further downriver, making the building's original use obsolete. Today it houses the Department of Housing, Planning and Local Government. The building is a protected structure.

8.16 The Custom House is located on a half-circle shaped 'island' of green space which is bounded by the sweeping Beresford Place and Memorial Road to the west, north and east, and Custom House Quay running along the river to the south. Though being surrounded by busy traffic flow and traffic activity emanating from the Busáras Bus Terminus across the road to the north-east, it holds its status with a calming presence.

8.17 The building has a broad frontage addressing the river and forms a focus to river views east and west on account of being on the outside of the river curve. Buildings to its east and west combine with it as part of the layered city fabric. Only in the formal axial view from the opposite side of the river does it have an uncompromised silhouette. Larger structures appear in conjunction with Custom House in wider views, such as the Liberty Hall to its west, the Irish Life Building to its north, and the IFSC House, a green glass commercial building, to its east.

8.18 Busáras Bus Terminus, to the north of Custom House, was designed by the architectural firm of Michael Scott (later Scott Tallon Walker) from 1946-53, with Ove Arup as the consulting engineer. It began as a national bus station in 1946 and by the time of its completion, in 1953, it housed the offices of the Department of Social Welfare, the bus terminus and a small theatre. Busáras is one of the first modern buildings in Dublin that attempted to integrate art and architecture. The building includes a multiple-bay, seven-storey office blocks. It was built on an east/west axis with a four-storey projection to the south and a two-storey canopied concourse to the re-entrant angle. It is a protected structure.

8.19 The urban block west of Busáras includes a collection of Georgian and Victorian buildings, the majority of which are protected structures. The buildings on Beresford Place, i.e., Nos.1 to 5, were designed by James Gandon, the architect of Custom House, in c1793. They were built as a part-crescent of five similar houses for John Beresford. The crescent was intended to be one of several to encircle Gandon's Custom House, but the project was never fully realised.

8.20 Gardiner Street, previously denoted as Old Rope Walk on John Rocque's 1756 Dublin map, was laid out between 1792-1820 by Luke Gardiner as part of his vision to see a grand street with series of sloping terraces leading from Beresford Place to Mountjoy Square. The street was never fully completed to its intended grandeur and scale and many of the original buildings were converted into tenements which were later demolished. Georgian terraces remain largely intact at the lower end of Gardiner Street Lower approaching Custom House and are protected structures, currently functioning as hotels, guesthouses and tourist hostels.

8.21 The area to the east of Custom House was previously the site of Old Dock and a swing bridge. This along with the George's Dock and Inner Dock to the east and northeast of the Old Dock, would form what was later known as Custom House Docks. The Old Dock was infilled by the 1930s with many



Fig. 8.7: View from Busaras towards Custom House and City Quay in background. The exisiting building on site can be seen to the left (totallydublin.ie).



Fig. 8.8: Custom House in context, looking north-west from City Quay. The Liberty Hall and the O'Connell Street Spire are elegant neighbours. The Irish Life Centre building overlooks Custom House to the right.

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8.0 EFFECTS ON TOWNSCAPE AND LANDSCAPE RECEPTORS (CONTD.)

CHARACTER AREA B: CUSTOM HOUSE, BUSÁRAS, GARDINER STREET AND GEORGE'S DOCK (CONTD.)

of the store buildings and the swing bridge across the inlet removed to make way for an extension of Amiens Street and Beresford Place through to Custom House Quay, thus creating a new stretch of road now known as Memorial Road.

8.22 The Custom House Docks Development Authority was established by the state in 1987 to oversee the development of an international financial services centre (IFSC) within the Docklands. The Urban Renewal Act 1986 defined the boundaries of the area between Amiens Street, Commons Street and Sheriff Street Lower to the north and Custom House Quay to the south. The Urban Renewal Acts of 1987 and 1994 expanded the site to include land to the east. These Acts established a framework to spur investment however the establishment of the IFSC which became that of a high-class business quarter rather than a vibrant, new neighbourhood left broader social, cultural and environmental concerns unchanged.

Assessment of the likely effect of the proposed development in isolation:

8.23 The sensitivity of this character area is **high**, including the historic landmark of Custom House and a large number of protected structures. The proposed development is to the south of the character area across the River Liffey. The magnitude of change in relation to the character area would be **medium**. The proposed development would feature as a prominent element in open views from the Custom House on the south side of the river. Its articulated massing, scale and variety of detail and materiality are intended to both mark the townscape location and sensitively integrate with its immediate City Quay context. The proposal would provide an elegant and appropriate addition as a gateway to the south side of the river, which would not change the character of the 'Custom House, Busáras, Gardiner Street and George's Dock' character area. The likely effect of the proposed development on the character area is considered to be **moderate and positive**.

Assessment of the likely cumulative effect of the proposed development in combination with other consented schemes:

8.24 The La Touche House cumulative development will be within the character area. It will only be seen in conjunction with the proposed development in views from the southern part of Amiens Street, where the two would appear together. As the proposed development is at a distance away, outside the boundary of the character area, it would not act cumulatively with this consented scheme. There would be **no cumulative effect**.



Fig. 8.9: Busáras Station, a protected structure and the central bus station in Dublin operated by Bus Éireann. Designed between 1945 and 1953 by Michael Scott.



Fig. 8.10: View of the railway from Beresford Place.



Fig. 8.11: View of Gardiner Street Lower looking south. Custom House can be seen on axis with the street.



Fig. 8.12: George's Dock with the CHQ Building forming a backdrop.

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8.0 EFFECTS ON TOWNSCAPE AND LANDSCAPE RECEPTORS (CONTD.)

CHARACTER AREA C: CITY QUAY AND GEORGE'S QUAY

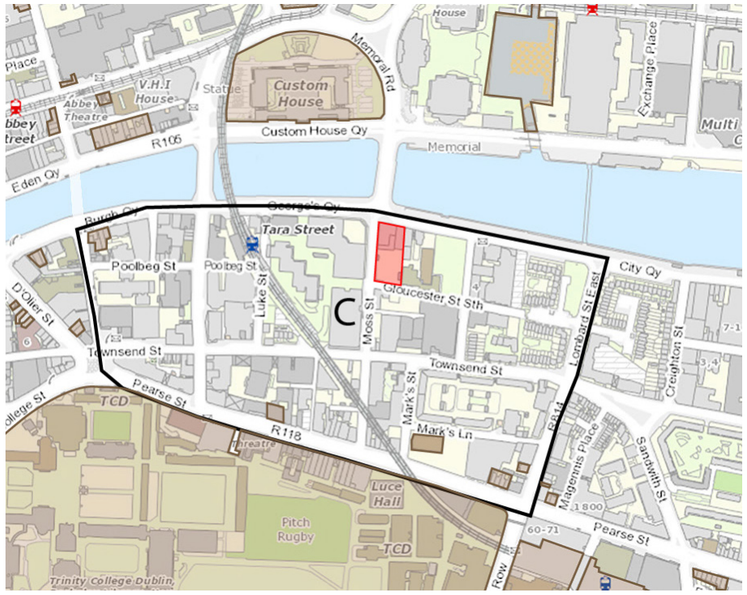

Fig. 8.13: Map indicating Character Area C.

Character Area C: City Quay and George's Quay

8.25 The development site affects the character of the City Quay and George's Quay area. The character area, identified by the consultancy, consists of the city blocks bound by Hawkins Street to the west, Pearse Street to the south, Lombard Street East to the east, and the River Liffey to the north.

8.26 Formerly an industrial site along the docklands, the townscape character of this area has developed into a poor environment of mostly 20th century developments. Although complex and varied, it is predominantly recognised as a commercial centre. At the centre of this character area, surrounding Tara Street Station, is an area of predominantly large scale, single use office buildings. This area is distinctive to its surroundings as it is the result of extensive redevelopment in the 1960s, which eroded the historic grain and layout of this part of the city. Large office complexes such as the One George's Quay Plaza complex are common in this character area. Contrasting this commercial zone, are pockets of smaller grain buildings with highly active frontages that offer a variety of uses in the area, including retail, residential and educational. These pockets of generally late 19th and early 20th century buildings are identified as continuation of the traditional Dublin City Centre, which lies to the west.

8.27 From the 1950s, slum clearance and economic expansion resulted in the redevelopment of Georgian streets for the construction of blocks of council flats and large office buildings. Around City Quay, from the 1960s, a number of large sites were assembled for comprehensive reconstruction and smaller plots were consolidated into larger sites. The quays continued to be active for cross river freight until the late 1960s, but by the 1980s there was much dereliction, followed by economic expansion in the 1990s. On the eastern portion of George's Quay, across Moss Street from the development site, the headquarter of Ulster Bank was built in 2000 by the architects Keane Murphy Duff in a Post-Modern style. The church of the Immaculate Heart of Mary and its presbytery, both protected structures, are to the east of the proposed development.

Assessment of the likely effect of the proposed development in isolation:

8.28 The effect of the proposed development would be one of regeneration. It would act as way finder to a prominent crossing of the River Liffey. Its high quality architecture and publicly accessible ground level community arts centre would activate the street frontages and add a local landmark building to the area. This would be result in a **substantial** and **positive** effect.

Contribution of the proposed development to a cumulative effect:

8.29 The combined effect with other cumulative developments, such as the consented Hawkins House, College Square, Tara Building, Townsend/Shaw Street developments and a notional landmark building at the Tara Street Tower site would be major. These schemes would further improve the public realm benefits and transform the character of the area. The proposed development would contribute to this cumulative effect in a **moderate** and **positive** way.



Fig. 8.14: View from Custom House Quay looking south towards City Quay and George's Quay.



Fig. 8.15: City Quay looking west. Protected structures St. Mary's Church and its presbytery can be seen to the centre of the view.



Fig. 8.16: View from Shaw Street looking towards the City Quay character area.

8.0 EFFECTS ON TOWNSCAPE AND LANDSCAPE RECEPTORS (CONTD.)

CHARACTER AREA D: TRINITY COLLEGE CAMPUS

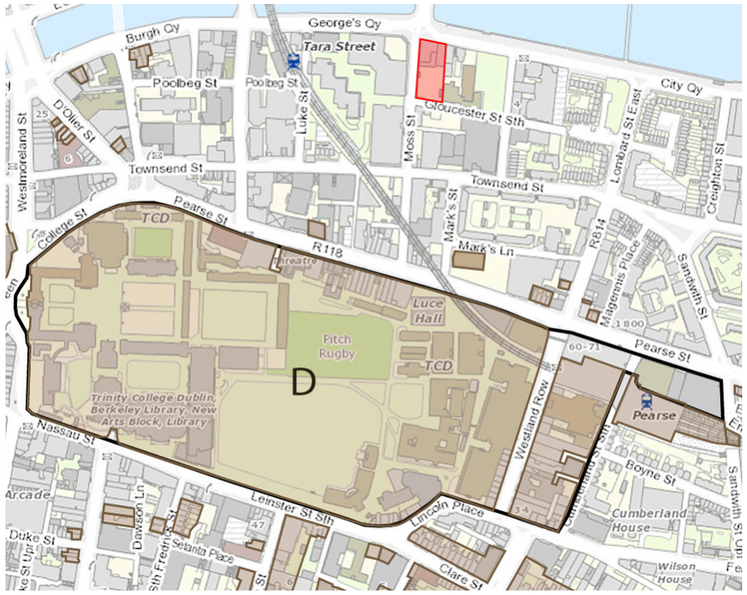

Fig. 8.19: Map indicating Character Area D.

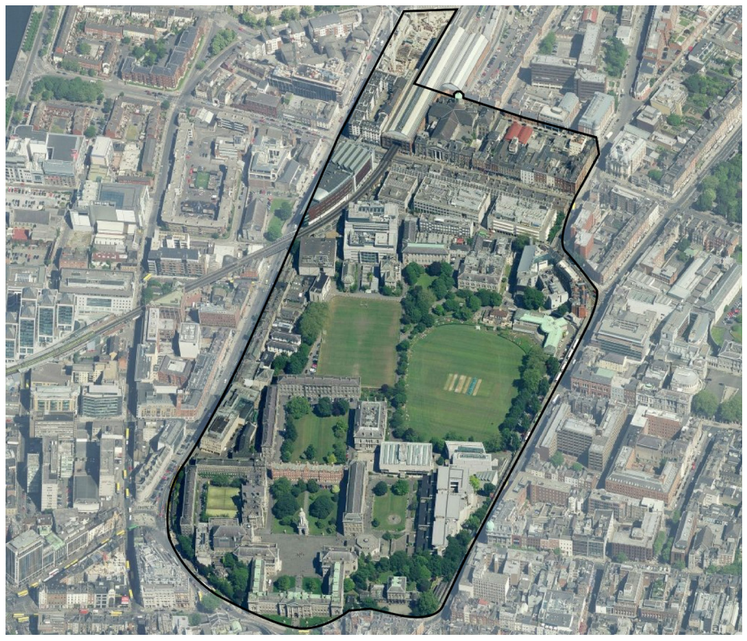

Fig. 8.20: Bird's eye view of the Trinity College character area, looking east (Bing Maps).

Character Area D: Trinity College Campus

8.30 The site of Trinity College was first granted by the Dublin Corporation to become a university for Dublin in 1592, on the grounds of the former Augustinian Priory of All Hallows, at a location which was at the time described as being 'near Dublin'. The original Elizabethan college buildings were replaced in the 18th century, and the campus expanded further during the following centuries. Trinity's campus contains many buildings of architectural merit and protected structures, especially from the 18th and 19th centuries and some from the 20th century. These include the Chapel and Examination Hall designed by Sir William Chambers, the Museum Building designed by the Irish architects Thomas Newenham Deane and Benjamin Woodward, and the Berkeley Library designed by Ahrends Burton and Koralek. Trinity College Dublin is a sister college both to Oriel College, University of Oxford and St John's College, University of Cambridge.

8.31 The Trinity College campus lies a few city blocks south of the River Liffey and is a generously sized insular piece of land that has an indirect connection with both Liberty Hall and Custom House through Tara Street and its continuation across Butt Bridge. The buildings of the College are arranged around large quadrangles, and the remaining elements in the east are arranged around the two playing fields. Some of the open spaces within the campus allow views out towards the development site, which is visible in certain viewing locations. These have been studied in detail in chapter 10.0 of this report. Other city buildings and modern additions to the campus are visible as glimpses from the principal spaces.

8.32 Despite its location in the centre and it being one of the most significant tourist attractions in Dublin, Trinity College is a tranquil collegiate environment. This is owing to the inward nature of its buildings, arranged in large quadrangles and the limited number of entrances. The eastern and southern sides of the college are occupied by modern developments. New developments have also been consented or are under construction within or around the campus. A map showing their location is included in chapter 5.0 of this report. Trinity College consists of many protected structures, including the modern ones, and the effect of the application scheme on their settings is considered in chapter 9.0.

Assessment of the likely effect of the proposed development in isolation:

8.33 The proposed development would be marginally visible from the college playing fields. From the main axial approach into the college and from the courtyards there would be no visibility. This would give rise to a **slight** effect on the character area, which would be **positive** in nature. There would be no change to the physical attributes of this character area owing to the proposed development.

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Contribution of the proposed development to a cumulative effect:

8.34 The cumulative developments which effect the setting of the character area consist of the consented College Square and Townsend/Shaw Street schemes and a notional landmark building at Tara Street Tower site which would provide a further contemporary backdrop to the character in views from within the campus. The proposed development's contribution to a cumulative effect would be **slight** and **positive**.



Fig. 8.17: The Campanile with the Theatre and Chapel beyond, as seen from Library Square.



Fig. 8.18: The Old Library as seen from Library Square.

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8.0 EFFECTS ON TOWNSCAPE AND LANDSCAPE RECEPTORS (CONTD.)

ASSESSMENT AGAINST POLICY AND GUIDANCE RELATED TO TOWNSCAPE / LANDSCAPE

Assessment against policy and guidance related to townscape/ landscape

8A.1 The National Planning Framework (NPF) 2018, acknowledges that Dublin needs to accommodate a greater proportion of the growth it generates within its metropolitan boundaries and to offer improved housing choice, transport mobility and quality of life. In Chapter 4: Making Stronger Urban Places, the National Policy Objective 5 is to develop cities and towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment and prosperity. National Policy Objective 6 aims to regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area. A high quality office use with community space to the ground and lower ground floors and thoughtful landscape design would re-activate this part of City Quay by attracting a wider variety of users to the area and has the potential to be internationally recognised, thus satisfy the objectives of the NPF, as described further in Chapter 6.0 of this report.

8A.2 The site allocation map for 'SDRA 6 Docklands' in Figure 13-9 of the Development Plan identifies the site for a 'locally higher building'. The DCC development plan defines 'locally higher building' as *'buildings that are significantly higher than their surroundings and are typically up to 50 metres in height. Higher buildings can act as Local or District landmarks.'* In accordance with this, Chapter 6.0 of this report refers to and responds to the performance criteria set out in Table 3 of the Appendix 3 of the DCC Development Plan 2022-2028.

8A.3 The proposed development would respond to the River Liffey and the relationship with the historic quays. It would improve the quality of the architecture on this site, enhance the legibility of the area and contribute to the establishment of an activated frontage along City Quay.

8A.4 The design of the lower levels and the proposed landscaping has taken into consideration the need for an improved public realm. The landscaping and paving treatments would contribute to the improved pedestrian connectivity around the development site.

8A.5 The proposed development would be in accordance with policies and objectives of the DCC Development Plan 2022-2028, further described in Chapter 6.0 of this report, and adhere to the design principles set out in Section 15.4 and 15.5 of the Development Plan by being of high architectural design quality, providing improved public realm, and positively responding to the character of adjacent buildings and spaces, the local area, and the setting of the Liffey.

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9.0 EFFECTS ON BUILT HERITAGE RECEPTORS

INTRODUCTION

9.1 The effects of the proposed development on built heritage receptors are assessed in this chapter. In accordance with the methodology in Chapter 2.0 of this HTLVIA, this chapter considers the extent to which built heritage receptors would be affected, including conservation areas (CAs), architectural conservation areas (ACAs), protected structures identified by DCC, and buildings identified by the NIAH.

9.2 The effects on surrounding built heritage receptors assessed in this chapter are 'operational' effects, i.e., when the buildings and structures proposed are already completed and in use.

9.3 The adjacent map (Fig.9.1) shows the location of the built heritage receptors surrounding the site. A description of potentially affected heritage receptors is set out, drawing on site visits and consideration of record descriptions and conservation area executive summaries and written statements.

9.4 For each receptor in this chapter, the assessments are set out as follows: (i) the significance of the receptor and the contribution made by its setting to this significance; (ii) the likely effect of the proposed development on the setting of the receptor and therefore on its significance is assessed; (iii) the likely cumulative effect of the proposed development in combination with other nearby developments. The full methodology used for assessing effects on built heritage receptors is in Chapter 2.0 of this report.

9.5 The built heritage receptors assessed in this chapter are listed below. They are further described in the following pages.

Conservation Areas:

- Development Plan's Conservation Area (including the Liffey corridor)

Architectural Conservation Areas:

- Mountjoy Square ACA

- O'Connell Street ACA

Groups of Protected Structures:

1) City Quay

2) Custom House

3) Custom House Quay

4) Busáras Station, Beresford Place, and Gardiner Street

5) Gardiner Street Lower

6) Eden Quay and O'Connell Street Lower

7) No.10 George's Quay (Kennedy's Public House)

8) Burgh Quay and Poolbeg Street

9) Trinity College campus

10) Kildare Street

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9.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD.)

INTRODUCTION (CONTD.)

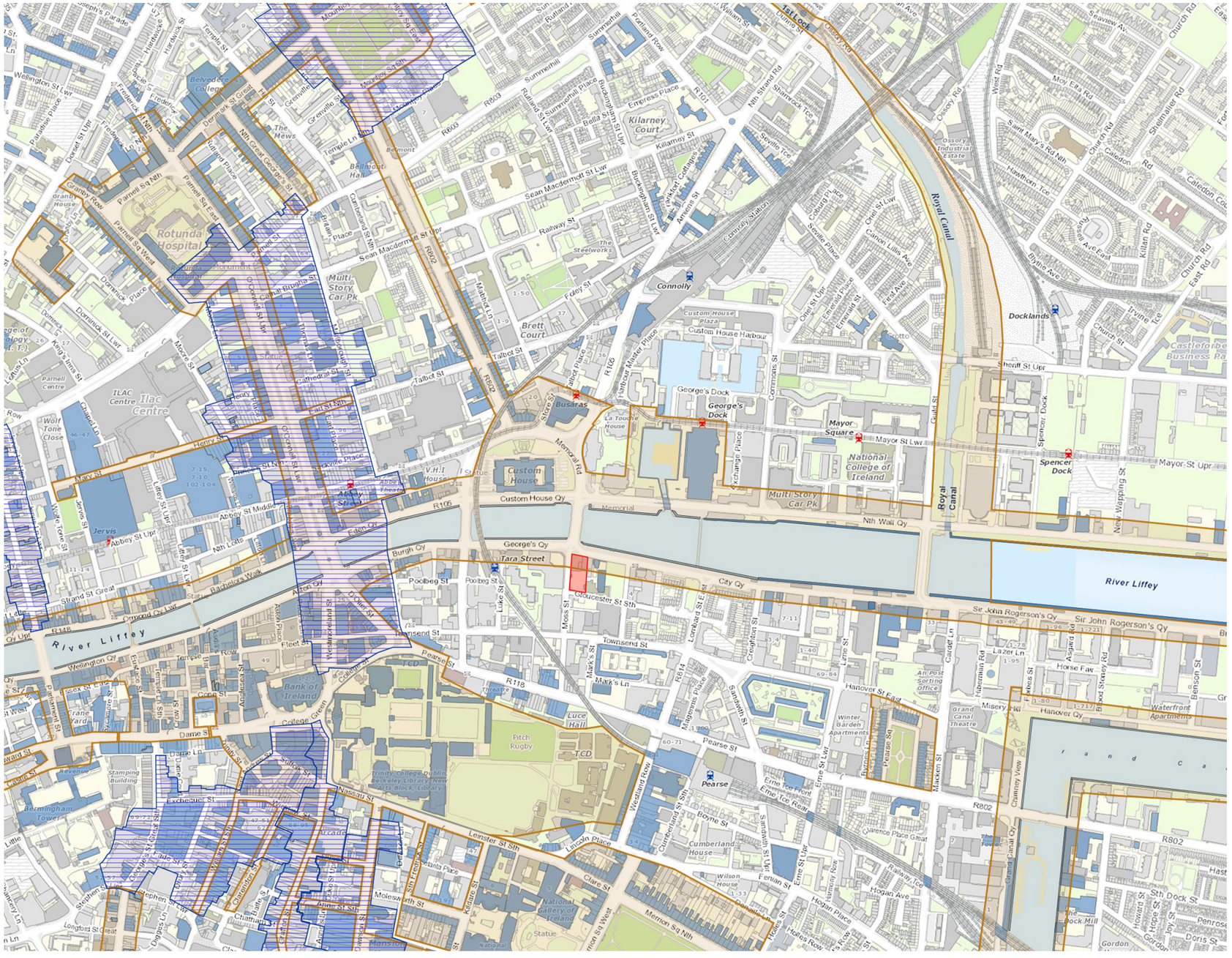

Fig. 9.1: Map showing conservation areas, architectural conservation areas and protected structures in relation to the development site. The site is marked in red.

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9.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD.)

CONSERVATION AREAS

Effects on Conservation Areas

9.6 DCC has designated a number of conservation areas in recognition of their architectural character and important contribution to the heritage of the city. Conservation areas enable managed development, sympathetic to their character.

Development Plan's Conservation Area (including the Liffey corridor)

9.7 The development site partially lies within the Development Plan's Conservation Area, which covers most of the city centre, including the River Liffey, its bridges and its quays, Temple Bar and the core Georgian areas. The extents of the Conservation Area are indicated with an orange hatch on the map at Fig.9.2. The importance of development on the quays and of buildings along the river corridor in consolidating the unique character of Dublin is recognised in the conservation area status. Important elements of this character are the quays, the bridges, the curving nature of the river, the changing vistas along its course, the canals, basins and other waterways and the historic built fabric. The Conservation Area is of high significance and its boundary also includes peripheral areas of importance.

Significance of the conservation area and the contribution made by the setting to that significance:

9.8 The Conservation Area is highly significant, and its boundary includes most peripheral areas of importance. Other settings of the area are not, therefore, of significance. Higher buildings outside the Conservation Area, however, do affect the setting and in the central area these buildings have become an accepted part of the townscape.

Likely effect of the proposed development on the significance of the Conservation Area in isolation:

9.9 The development site is at an important point along the river within its setting of the Custom House and on axis with the Talbot Memorial Bridge. The existing building is inadequate in townscape terms and fails to provide an optimum contribution to the conservation area. The new building will provide a stronger, more coherent context for the area and will become part of the emerging townscape of larger scale buildings both inside and outside the Conservation Area. Through the celebration of the bridge axis and gateway function, the proposed development would **enhance** the character of the Conservation Area and, therefore**, its significance** at this point of the quays.

Likely effect of the proposed development on the significance of the Conservation Area in combination with other cumulative schemes:

9.10 The consented A&L Goodbody scheme and emerging 1 North Wall Quay scheme, like the proposed development, would contribute to the more appropriate scale of riverside frontage of the Conservation Area, but each has its own context which would not influence the total effect, beyond the effects created by the individual schemes. The proposed development's contribution would **enhance the** character of the Conservation Area in combination with the cumulative schemes and, therefore, support its **significance** at this point of the quays.

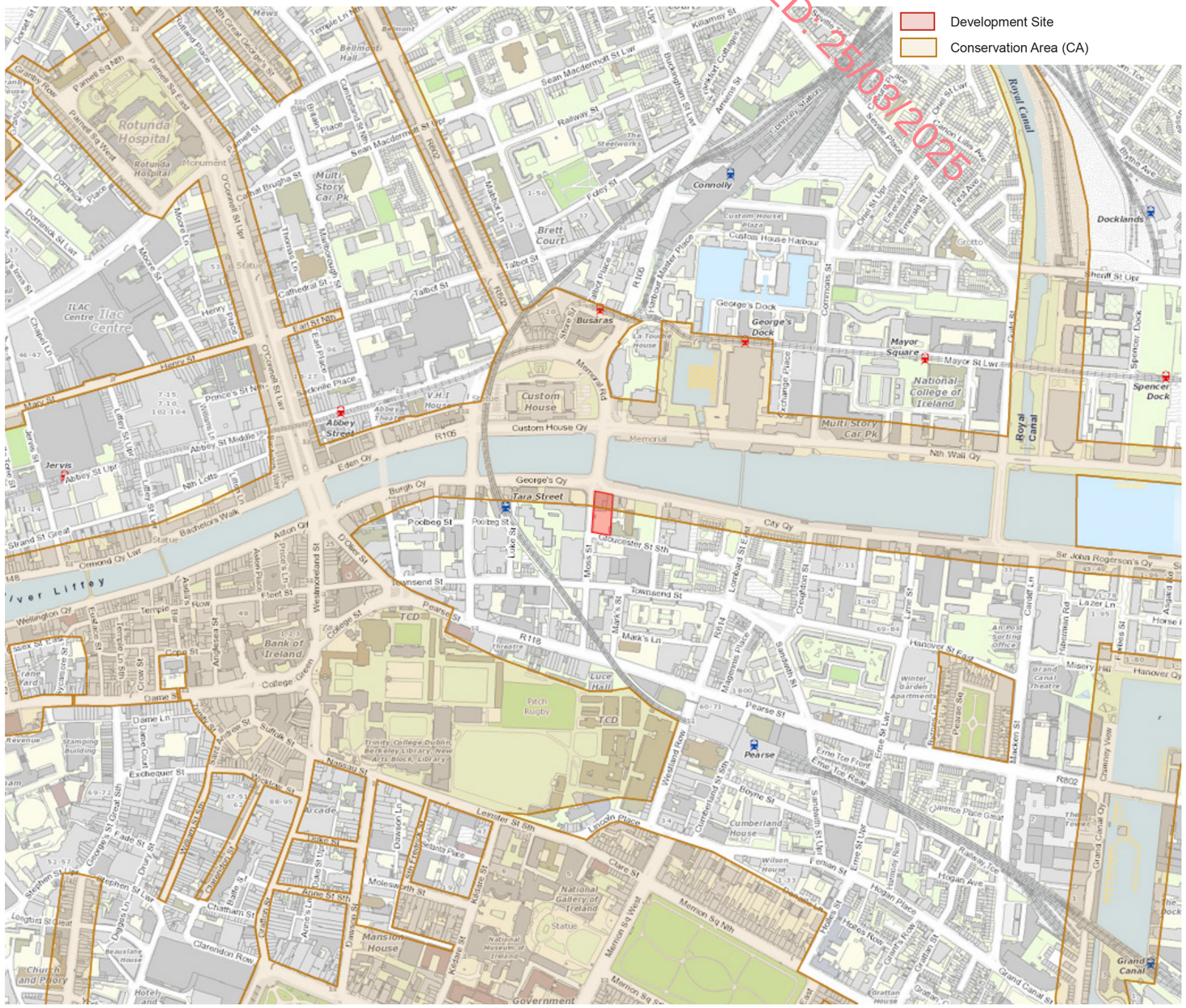

Fig. 9.2: Map showing conservation areas in relation the development site. The site, marked in red, is partly within the River Liffey Conservation Area.

Views relevant to the Development Plan's CA: 1 to 6, 11 to 18 and 20 to 26

9.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD.)

ARCHITECTURAL CONSERVATION AREAS

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Effects on Architectural Conservation Areas

9.11 This section takes into consideration Part IV of the Planning and Development Act 2000 (as amended) which provides specific protection for the "*character of a place, area, group of structures or townscape, taking account of building lines and heights, that (a) is of special architectural, historical, archaeological, artistic, cultural, social or technical interest or value, or (b) contributes to the appreciation of protected structures*". These areas are referred to as architectural conservation areas (ACAs) and afford particular protection to all buildings and spaces within them.

9.12 The potential effects of the proposed development on the closest architectural conservation area have been assessed. There are four ACAs in the centre of the city and a number of ACAs further afield, as shown in Fig.9.3.

9.13 The Mountjoy Square ACA and O'Connell Street ACA are considered and assessed in this section owing to their proximity to the development site and the possibility of views out of them towards the site. The Thomas Street & Environs ACA, Capel Street & Environs ACA, Fitzwilliam Square & Environs ACA, Grafton Street & Environs ACA and South City Retail Quarter ACA would receive no effects, as there are no potential views from these ACAs towards the proposed development. The Mountjoy Square ACA is some distance away but is connected to the site through vistas along Gardiner Street.

9.14 The baseline characteristics of the ACAs are set out in detail in the executive summary and written appraisal and assessment undertaken by DCC. The key points within this document have been summarised in this section. An assessment is then made on the likely effects of the proposed development on the significance of the ACA, as set out in the assessment methodology presented in Chapter 2.0.

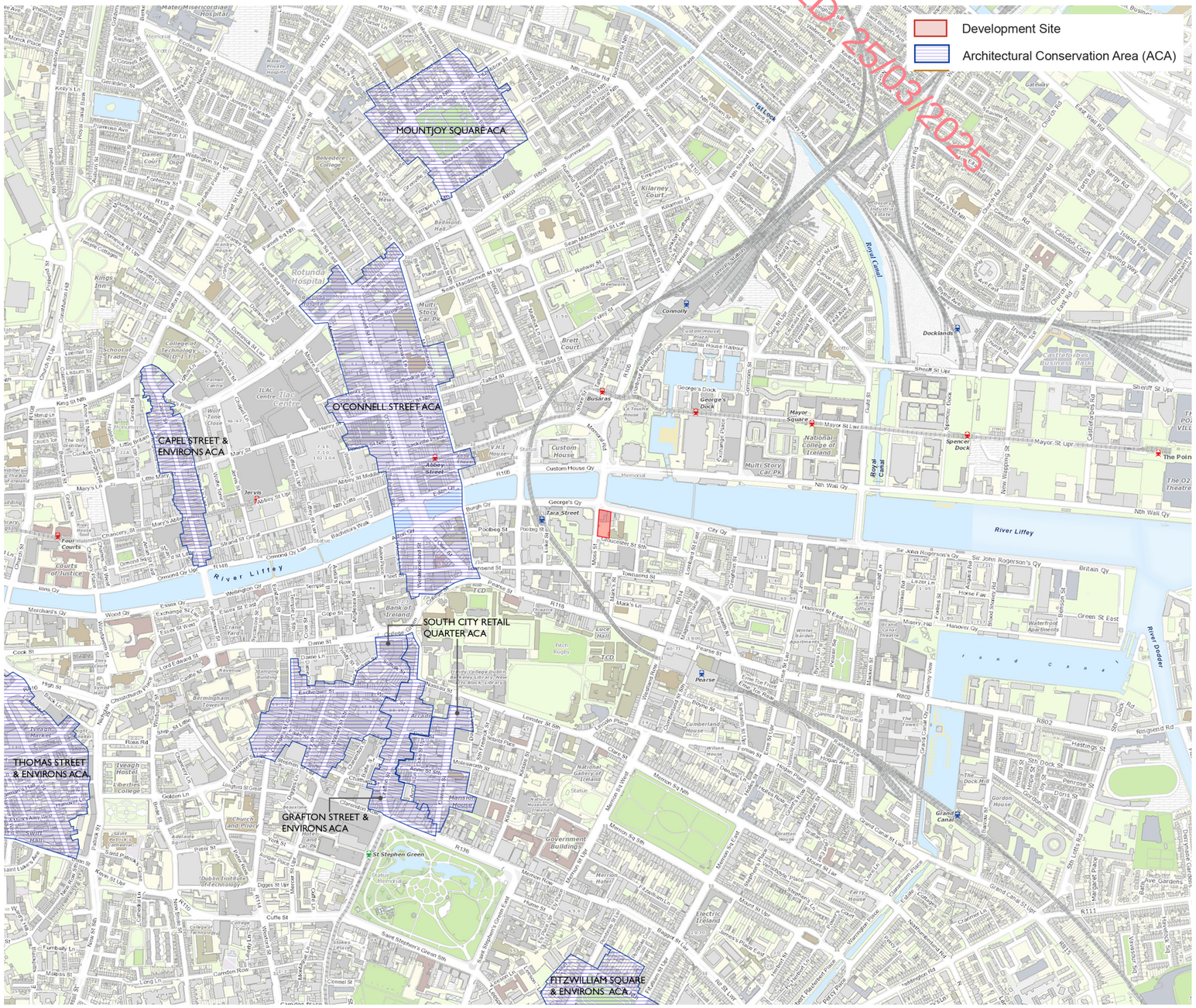

Fig. 9.3: Map showing architectural conservation areas (ACAs) in the vicinity of the development site. The site is marked in red. Two of these ACAs are assessed in the following pages.

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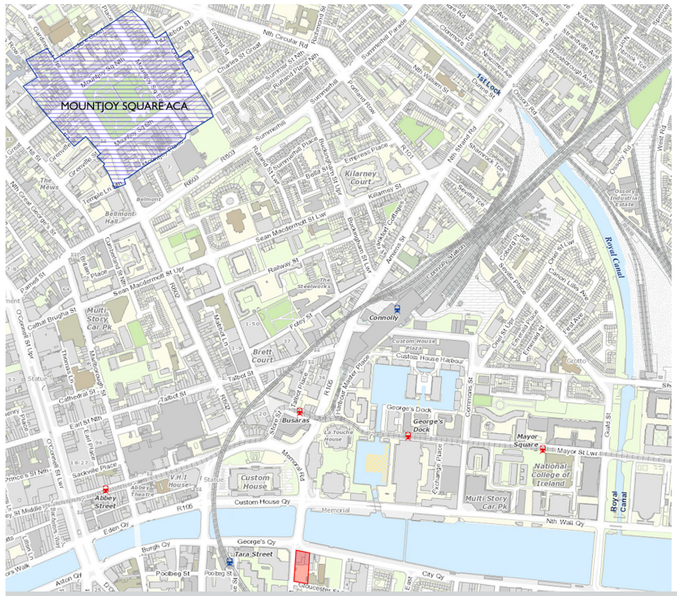
9.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD.)

ARCHITECTURAL CONSERVATION AREAS (CONTD.)



Views relevant to the Mountjoy Square ACA: 20



Fig. 9.4: Mountjoy Square, looking south.



Fig. 9.5: Looking south from the corner of Mountjoy Square.

Mountjoy Square ACA

Location

9.15 This ACA is located within the historic north inner city of Dublin. Its boundaries extend from Belvedere Court to the north to Gardiner Lane to the south. To the east, the area is bound by Charles Place, including Tyrell's Place. Its western boundary aligns with Grenville Lane, crossing Gardiner Place and Grenville Street.

Designation

9.16 Mountjoy Square ACA report was adopted on the 14th May 2012.

Description

9.17 Mountjoy Square and its surroundings were developed by the Gardiner Estate between 1793 and 1818. The square, that lies in the centre of the Estate was laid in 1791 and is a significant element to the character of this ACA. The square retains its passive landscaped area, but also contains sports facilities and children's playspace. The surroundings of the square are predominately of Georgian character, where houses were designed to classical principles of proportion. Buildings on the northern and eastern sides of the square are mostly intact and are of a consistent scale, located on narrow plots with an emphasis on the verticality of individual buildings. A number of properties have cast iron balconies and decorative iron work that was characteristic of the period. Buildings to the south and west were demolished in the 1970s, after a period of inner city decay. They were redeveloped for residential purposes with replica facades, generally following Georgian principles, although greater in height and with larger scale structures to the rear. Late 19th century buildings are seen along Tyrell's place and were built in brown brick, relating to earlier buildings in the area. Although less prominent in the Georgian hierarchy, the mews are an important element in this ACA. These are located along Belvedere Court, Charles Lane and Gardiner Lane and are mostly redeveloped to their original scale but have lost most of their Georgian properties. Currently the ACA is a lively residential quarter, with an engaged community, fulfilling the original purpose of the Gardiner Estate.

Significance of the ACA and the contribution made by the setting to that significance:

9.18 The significance of Mountjoy Square ACA lies in it being a complete Georgian entity. The wider setting of this ACA does not contribute to this significance, although its relationship to the city centre is through Gardiner Street.

Likely effect of the proposed development on the significance of the ACA in isolation:

9.19 Being on high ground, there are a number of views from the southwest corner of Mountjoy Square across the wider city, particularly south along Gardiner Street. In these views the scheme would become visible at a distance. The proposed development would not be seen from other positions in the ACA nor from the central garden of Mountjoy Square owing to the intervening trees and townscape and the height of the surrounding buildings. The minimal visibility of the proposed development would have **no effect on the significance** of the ACA.

Likely effect of the proposed development on the significance of the ACA in combination with other cumulative schemes:

9.20 There would, therefore, be **no cumulative effect.**

9.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD.)

ARCHITECTURAL CONSERVATION AREAS (CONTD.)

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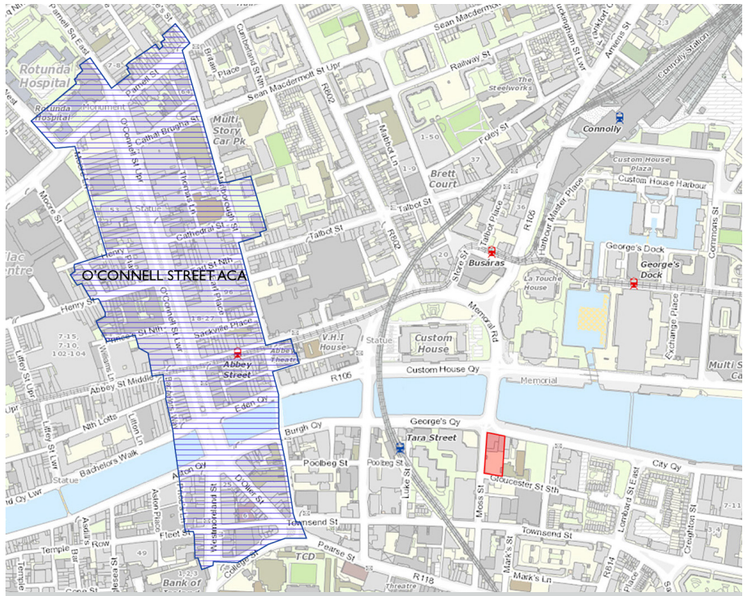

Views relevant to the O'Connell Street ACA: 16 and 17



Fig. 9.6: Looking north on O'Connell Street, Jim Larkin Statue and The Spire to centre and GPO on left.



Fig. 9.7: St. Mary's Pro Cathedral, Marlborough Place.



Fig. 9.8: O'Connell Bridge House (Stephen Sweeney Wikimedia)

O'Connell Street ACA

Location

9.21 The boundaries of the area are defined as follows: to the north of the river the conservation area is centred on O'Connell Street, extending to Marlborough Street to the east, Moore Street to the west, Parnell Street to the north, and the River Liffey to the south. To the south of the river, the area is centred on Westmoreland Street and D'Olier Street, extending to College Street to the south, Hawkins Street to the east and to the rear of buildings fronting onto Westmoreland Street to the west.

Designation

9.22 The ACA was designated on 9th July 2001 following the adoption of a variation to the Dublin City Development Plan 1999 by DCC.

Description

9.23 In the Dublin context, the O'Connell Street area is of major architectural, historical, cultural, artistic and social importance. It constitutes a distinct quarter of the city that was formally planned, laid out and developed between the 1740s and the early 1800s. This architecturally distinguished area has a simple but elegant plan – terraced buildings lining the streets, usually four to five storeys in height, with the lines and rhythm of the facades lending an overall coherence. Occasionally, these terraces are interrupted by a landmark building that confers a special quality or image onto individual streets. In particular the General Post Office (GPO) is of particular historic importance through its relation to 1916 Easter Rising. This area still remains relatively intact over two hundred years after it was built, a testimony to its importance.

Significance of the ACA and the contribution made by the setting to that significance:

9.24 The area is both architecturally and historically significant and the most formal of all public streets in the city. It is also a place of public congregation both for statuary and architectural monuments. Other than the River Liffey, the wider city context does not materially contribute to the significance.

Likely effect of the proposed development on the significance of the ACA in isolation:

9.25 A number of post war buildings including O'Connell Bridge House, which is within the conservation area are visible from where the road bridges across the river. The proposed development would be visible from here, but far enough away not to be dominant or in any way affect the ACA. Views 16



Fig. 9.9: General Post Office (GPO), O'Connell Street.

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9.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD.)

ARCHITECTURAL CONSERVATION AREAS (CONTD.)



Fig. 9.10: Cleary's department store stands opposite the GPO and is another of O'Connell Street's landmark buildings (Graham H).



Fig. 9.11: O'Connell Street is lined with terraced properties of generally consistent scale and facade rhythms, making for a coherent townscape.



Fig. 9.12: View from the northside of O'Connell Bridge looking east with the Rosie Hackett Bridge in the middle ground.

and 17 (Chapter 10.0) from where the ACA meets the central Conservation Area at the River Liffey, show the scheme's visibility. From here, there would be an almost axial view of the west side of the building. The proposed development would not be seen from other positions on O'Connell Street and no streets in the ACA are in line with the site. There is, therefore, no visibility from this ACA, except where views open up to the River Liffey. There would be **no effect** on the significance of the ACA as a result of the proposed development.

Likely effect of the proposed development on the significance of the ACA in combination with other cumulative schemes:

9.26 Consented schemes such as the College Square development and a notional landmark building at Tara Street Tower site would be more visible from the ACA than the proposed development. They will contribute to the intensification of the city centre. There would be **no effect** on the significance of the ACA, however, owing to the proposed development's contribution.

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9.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD.)

PROTECTED STRUCTURES

Effects on Protected Structures

9.27 This section takes into consideration Part IV of the Planning and Development Act 2000 (as amended) which provides specific protection for structures, or parts of structures, which form part of the architectural heritage, and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. The Record of Protected Structures (RPS) forms part of the Development Plan and includes *"every structure which is, in the opinion of the planning authority, of such interest within its functional area"*. The current Record of Protected Structures for Dublin (Volume 4 of the 2022-2028 Dublin City Development Plan) came into force on 14th December 2022.

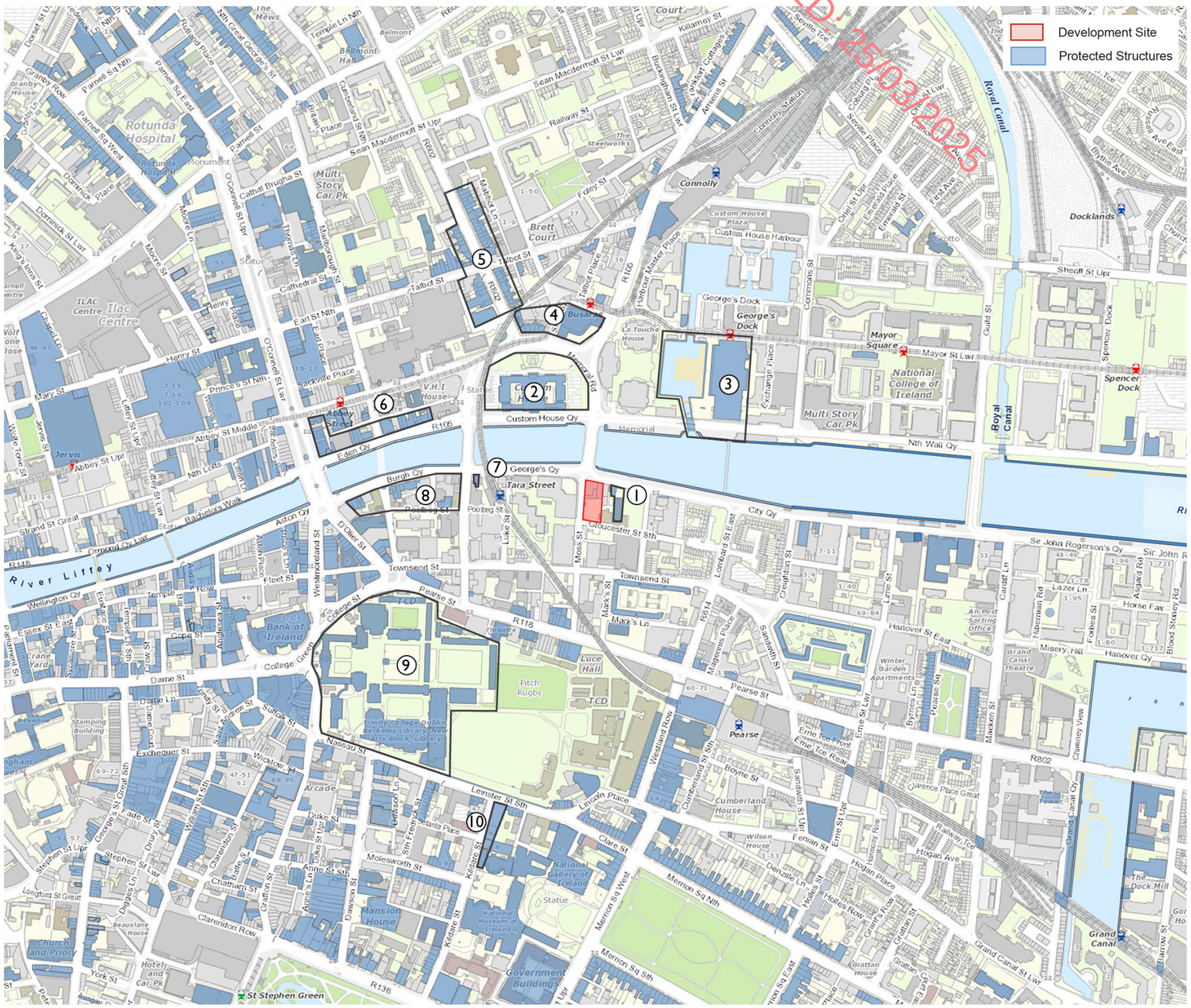
9.28 The plan in Fig.9.12 identifies, where appropriate, protected structures individually and as groups which surround the development site. The view study carried out by the consultancy shows that the proposed development would be seen to some degree in conjunction with protected structures to the north and to the south of the River Liffey and in the latter case from a limited area within the Georgian core.

9.29 The description of the protected structures in the vicinity of the site is set out in the following paragraphs, drawing on field studies, archival research, and surveys prepared by DCC and the National Inventory of Architectural Heritage (NIAH). The study is supported by the visual assessment studies shown in Chapter 10.0 of this document. The 'rating' of each protected structure, be it international, national or regional, has been extracted from the publicly available NIAH Survey of protected structures or, where not included in the survey, a rating has been given by the consultancy.

Protected Structures (grouped) assessed in this section:

1) Church and Presbytery
2) Custom House
3) Custom House Quay
4) Busáras Station, Beresford Place, and Gardiner Street
5) Gardiner Street Lower
6) Eden Quay and O'Connell Street Lower
7) No.10 George's Quay (Kennedy's Public House)
8) Burgh Quay and Poolbeg Street
9) Trinity College campus
10) Kildare Street

9.30 The essential setting of the City Quay walls and its assorted features (Record of Protected Structures (RPS) ref. 8825) consists of the river and the vehicular/pedestrian routes which immediately border it. This significance is not affected by the general river frontage building alignments, regardless of their size and style. It therefore requires no assessment.


Development Site
Protected Structures
1
2
3
4
5
6
7
8
9
10
Rotunda Hospital
Multi Story Car Pk
Busáras
Custom House Qy
George's Qy
Tara Street
Poolbeg St
Townsend St
Pearse St
College Green
Dame St
Nassau St
Lincoln Place
Merrion Sq West
Merrion Sq Nth
Merrion Sq Sth
Fitzwilliam Sq East
Pitch Rugby
Luce Hall
T.C.D.
Pearse
Connolly
Docklands
Royal Canal
Grand Canal
Mayor Square
National College of Ireland
Custom House Plaza
Custom House Harbour
George's Dock
Spencer Dock
Sheriff St Upr
Mayor St Lwr
Guild St
Commons St
Hanover St East
Hanover Qy
Sir John Rogerson's Qy
Misery Hill
Horse Fair
Lazer Ln
Ilac Centre
Henry St
Mary St
Jervis
Abbey St Upr
Abbey St Middle
Nth Lotts
Eden Qy
Burgh Qy
Poolbeg St
City Qy
Gloucester St Sth
Moss St
Mark's Ln
Townsend St
Pearse St
Westland Row
Lincoln Place
Clare St
Molesworth St
Kildare St
Leinster St Sth
Nassau St
Dame St
College Green
Grafton St
Dawson St
Duke St
Anne St Sth
Clarendon Row
Stephen St Upr
Stephen St Lwr
Exchequer St
Suffolk St
Nassau St
Arcade
Mansion House
Government Buildings
National Gallery of Ireland
National Museum of Ireland
St Stephen Green
Hotel and Car Pk
Church and Priory
Bank of Ireland
Revenue
Stamping Building
Trinity College Dublin Berkeley Library Now Arts Block, Library
Cumberland House
Wilson House
Winter Garden Apartments
An Post Sorting Office
Grand Canal Theatre
The Dock Mill
Grattan House
Harmony Row
Hogan Place
Hogan Ave
Ferrian St
Ferrian St Upr
Sandwith St Upr
Sandwith St
Ernie Tce Front
Ernie Tce Rear
Clarence Place Great
Rainsford Tce
Cumberland St Sth
Boyne St
Ernie St Upr
Ernie St Lwr
Byrnes Ln
Mercer St
Mackern St
Chantrey View
Grand Canal Qy
Grand Canal St Lwr
Harrow St
Fenian St
Holles St
Holles Row
Grattan Cr
Grattan Ct
Dublin Tram
Connolly Station
Amiens St
Railway St
Sean Macdermott St Upr
Sean Macdermott St Lwr
Buckingham St Lwr
Foley St
Brett Court
Talbot St
Talbot Place
Custom House Qy
Memorial
Nth Wall Qy
Exchange Place
La Touche House
Multi Story Car Pk
Mayor St Lwr
Cathal Brugha St
Cathedral St
Earl St Nth
Earl Place
Marlborough St
Talbot Pl
Abbey Street
V.H.I House
Eden Qy
Burgh Qy
Poolbeg St
Tara Street
George's Qy

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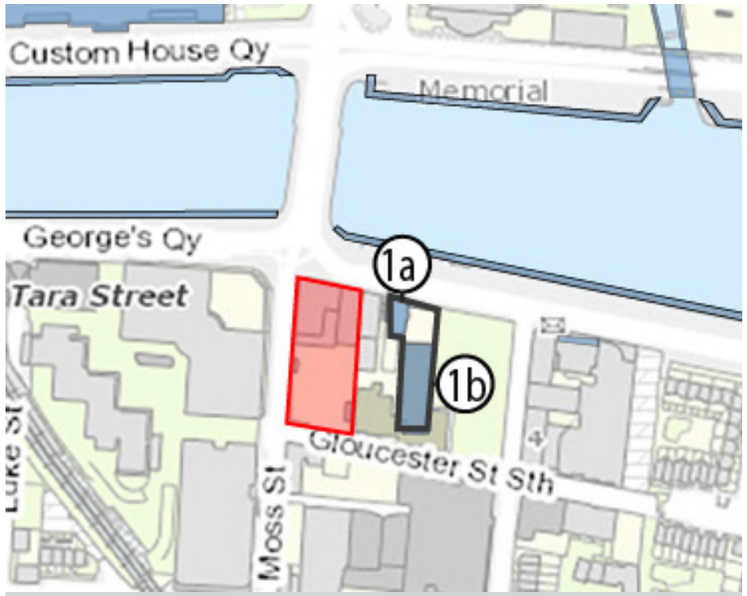
9.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD.)

PROTECTED STRUCTURES (CONTD.) GROUP 1 - CITY QUAY



Views relevant to the group: 1 to 5



Fig. 9.14: No.9 City Quay (building 1a of this group).



Fig. 9.15: Church of the Immaculate Heart of Mary (building 1b of this group).

Group 1: Church and Presbytery

1a) No.9 City Quay, Presbytery

Record of Protected Structures (RPS) ref. 1853 - NIAH record no. 50020337

9.31 Currently in use as presbytery to the Church of the Immaculate Heart of Mary on City Quay. It is a three storey red brick composition with rusticated ground floor and quoined corners in stone. A plain parapet hides a shallow roof. Three bays face onto the quay with a central entrance, with a pedimented central window at first floor. Three bays face the nearby church, with central projecting bay. It is classical in style.

NIAH Survey Rating: Regional

1b) Nos.10-12 City Quay, Church of the Immaculate Heart of Mary

Record of Protected Structures (RPS) ref. 1854 - NIAH record no. 50020339

9.32 The Church of the Immaculate Heart of Mary on City Quay, also known as the Seaman's Church was built in 1861-63 to designs by John Bourke. Its design is a simple Gothic hall with a more ambitious if diminutive limestone rubble gabled front. Buttresses flank a canopied porch and five light window; the narrow blind outer bays giving the illusion of a nave and aisles. A tower was added in 1890 by J.L. Robinson. Gates and railings added by George O'Connor in the late 1880s. The main entrance features brightly coloured mosaic work showcasing an image of Mary. Originally to serve as a chapel of ease to St Andrews Church on Westland Row, specifically aimed at seamen, it served the small Parish of City Quay, which ran along the quays from Tara Street to Macken Street. One of its primary purposes was to minister to the dock workers and merchants who lived in this area, as well as to the sailors passing through.

NIAH Survey Rating: Regional

Significance of the protected structures and the contribution made by their setting to that significance:

9.33 The setting of the two protected structures includes the river and larger contemporary structures, such as the neighbouring Grant Thornton building, the site and the George's Quay Plaza complex to the west, and the International Financial Services Centre to the north. These larger structures do not contribute to their significance, which lies in their architectural, historical, artistic, and social value.

Likely effect of the proposed development on the significance of the protected structures in isolation:

9.34 The proposed development would form the immediate setting of the protected structures, which is currently characterised by large structures and a very poor setting as a result of the current state of the development site. The proposed development, being adjacent to the protected structures complements and differentiates between the old and new buildings along the Quay while giving priority in terms of mass and height to the gateway gesture at this important townscape context. The relationship to the protected structures is, therefore, expressed in the design by virtue of the change in scale to the eastern elements as compared to the principal corner element. The potential harm to the setting of the protected structures caused by the proposed development's size and height would therefore be mitigated by the high quality and sensitive contextual design and the rectifying of the very poor existing setting. There would be therefore, **no effect on the significance** of the two structures by virtue of the change in setting.

Likely effect of the proposed development on the significance of the protected structures in combination with other cumulative schemes:

9.35 The consented cumulative developments of College Square and the notional landmark building at the Tara Street Tower site would increase the quantum of development in the protected structures' proximity and have some effect on their wider setting. However, their significance, would not be affected as it does not rely on the, already altered, setting which is partly of large scale buildings and partly derelict sites. There would be **no effect on their significance** as a result of the proposed development's contribution.

9.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD.)

PROTECTED STRUCTURES (CONTD.) GROUP 2 - CUSTOM HOUSE



Views relevant to the group: 1 and 19 to 24

Group 2: Custom House

2a) Custom House

Record of Protected Structures (RPS) ref. 2096 - NIAH record no. 50010133

9.36 This magnificent neo-Classical essay in civic building was built to replace the Custom House on Wellington Quay by renowned architect James Gandon as his first large-scale commission. The exterior carvings are by Edward Smyth. It was inspired by Somerset House in London by William Chambers, Gandon's master, and commissioned by John Beresford, First Commissioner of the Revenue. The Custom House is a freestanding, symmetrical, 29-bay, two-storey building. It displays a raised basement to the garden and side elevations and a concealed basement to the riverside elevation. Construction begun in 1781, to the designs of James Gandon, which included a raised and advanced nine-bay central block with attic storey, pedimented portico and domed cupola. The emphasis of design was laid on the south river front, executed entirely of Portland stone and surmounted by an ambitious dome with a mirrored rear elevation in a slightly more restrained style. Gutted by fire in May 1921 during the War of Independence, the building was re-roofed and restored by 1929 by T.J. Byrne of the Office of Public Works, with the reinstatement of the dome using Irish limestone as opposed to the original imported Portland stone. It was restored again in the 1980s by the Office of Public Works, and the exterior was repaired while the 1920s interior was restored.



Fig. 9.16: Custom House as seen from City Quay with Liberty Hall, the Spire and the Irish Life Building as part of its setting.

9.37 Its copper-clad, shallow pitched roofs are hidden behind Portland stone balustraded parapet walls with embellished parapet blocks to all corner pavilions and surmounted by carved trophies to the front and rear depicting arms of Ireland and surmounted by large urns to side elevations. There is an attic storey to the central nine-bay block which is advanced to the portico and surmounted by four statues depicting Mercury, Plenty, Industry and Neptune (from left to right). The building has a square plan granite ashlar drum base with chamfered corners supporting drum and Corinthian peristyle built in limestone ashlar (Ardbraccan) surmounted by diminutive attic level, copper dome and statue of Commerce on the drum pedestal. The columns are arranged in pairs flanking round-headed window openings with oculi above, advanced to four corners and supporting full entablature and dentillated cornice. Diminutive square-headed window openings to attic level flanked by paired pilasters and supporting further cornice interrupted on all four sides by open pediment framing clock face and garland below. Below cupola is a pedimented tetrastyle pro-style Tuscan portico to advanced stylobate with three-bay recessed entrance.

NIAH Survey Rating: International

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Significance of the protected structure and the contribution made by its setting to that significance:

9.38 The building is of primary importance for the whole city as a principal civic element facing the river; its classical symmetry and commanding central cupola being prominent across the central part of the city. Its cupola is an important landmark in the Liffey views and in views from Gardiner Street. The building's least pleasant setting is from the highly trafficked north although the northern elevation is also fine. Photographs illustrating the setting of Custom House are included in Chapter 8.0 (Figs.8.7-8.12).

Likely effect of the proposed development on the significance of the protected structure:

9.39 The proposed development would be visible in views in relation of the Custom House from Gardiner Street. In overall terms, the 'locally higher building' objective of the Development Plan would not be achieved without a building being seen in conjunction with the Custom House. In river prospects the proposed development is an elegant and high quality designed vertical companion to the Custom House, being a high-quality counterpoint across the river and without affecting its setting. In views from Gardiner Street there would be some effects on the way the drum and cupola of the Custom House acts as a landmark. The relationship between the Custom House and Gardiner Steet changes as the viewer progresses south; from being seen behind the west flank of houses to being seen within the street vista. It is, therefore, a kinetic experience and whereas at the northern more modern part of Gardiner Street the development is shown close-up to the drum and cupola, in closer views the relationship opens up and the development forms a complementary relationship with the drum and cupola. Therefore, from the most sensitive positions, i.e., where Gardiner Street retains its Georgian street frontages, the design has been carefully composed to complement the landmark status of the drum and cupola so that the latter are framed between the development and the west flank of the Gardiner Street buildings. The effect is classed therefore as being of **no effect of the significance** of Custom House.

Likely effect of the proposed development on the significance of the protected structure in combination with other cumulative schemes:

9.40 The cumulative Tara Street Tower, College Square, Hawkins House and La Touche House developments would make a combined effect on the setting of Custom House in views from the north bank without affecting its significance. The cumulative effect owing the proposed development's contribution would be **no effect on its significance**.

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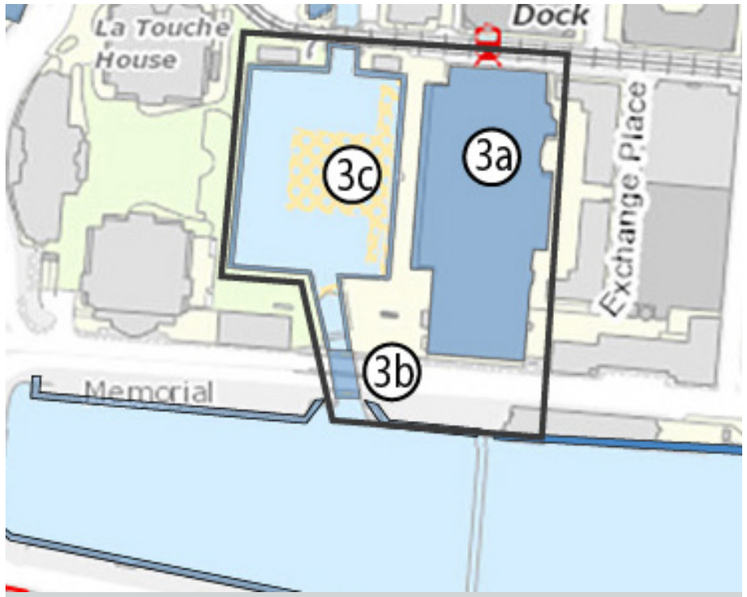
9.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD.)

PROTECTED STRUCTURES (CONTD.) GROUP 3 - CUSTOM HOUSE QUAY



Views relevant to the group: 3 and 4



Fig. 9.17: CHQ building, structure 3a of this group.



Fig. 9.18: Custom House Quay Bridge, structure 3b of this group.

Group 3: Custom House Quay

3a) CHQ Building, Custom House Quay

Record of Protected Structures (RPS) ref. 2094 - NIAH record no. 50010003

9.41 The building is a detached quadripartite single storey iron and masonry former warehouse over vaulted basement. It was built c1820, to the designs of John Rennie. It is rectangular in plan with a north/south axis and with four glazed gables facing south onto Custom House Quay and multiple-bay brick side elevation fronting onto George's Dock to the west. It was extensively renovated and converted for commercial use by Michael Collins Associates in 2005. It features four natural slate roofs running on a north/south axis, gabled to south, hipped to north, with black clay ridge tiles. Each linear roof is surmounted by continuous lanterns with multiple-pane cast-iron glazing divided by squat flat-panelled pilasters. The roofs are set behind granite ashlar parapet walls and terminated by powder-coated steel coping on the south gables. The protected structure is of brown brick walls laid in Flemish bond. The facade features a lead-lined moulded granite ashlar cornice below the parapet wall, rusticated granite ashlar quoins and granite ashlar plinth course on a partly exposed rubble Calp base. The south elevation comprises four glazed gables constructed with a tensile stainless-steel frame falling to a railed basement level exposing the elliptical-headed vaults below. This elevation is abutted to either end by powder-coated steel-clad battered piers.

The secondary west elevation is abutted by a steel-framed glazed concourse with a butterfly glazed roof, which was added in 2005. There are railed steps to the basement at either end; those to the north have the original decorative cast-iron railing and gates. The east side elevation has painted brick walls and is abutted by flat-roofed modern rendered accretions.

9.42 The building was designed by the renowned engineer John Rennie with ironwork supplied by the Butterley Foundry in Derbyshire. Stack A has undergone a sensitive renovation which has managed to retain the material and structural integrity of what is considered the most impressive late Georgian industrial building in Dublin. Historically, the building constituted the largest single interior space in the city during the 19th century and was, therefore, chosen as the site for the Crimea Banquet in 1856, to honour the Irish Regiments, who were addressed by MP Isaac Butt. Fronting onto the River Liffey and onto George's Dock, the former warehouse represents the largest historic element in the revitalised Docklands area and its renaming as the 'CHQ' has returned the structure to landmark status.

NIAH Survey Rating: National

3b) Custom House Quay Bridge

Record of Protected Structures (RPS) ref. 896 - NIAH record no. 50010001

9.43 The bridge comprises a pair of wrought iron Scherzer rolling lift bascule bridges, which were erected in 1912. They carry east and west carriageways of street over a channel connecting George's Dock to the River Liffey. It is constructed from riveted wrought-iron with box-like structures crossing the carriageways. It rises from curved sections with corresponding tread plates to each carriageway. Each bridge is supported on iron supports flanking the carriageway. Curved sections extend eastwards as riveted iron parapets braced at forty-five degree angle to elevated box sections. The counterweights are not visible below deck.

9.44 This pair of Scherzer bridges was constructed to a design patented by William Scherzer of Chicago which swiftly proliferated throughout the world. This design was the most common type of movable bridge for their speed and minimal energy needed for operation. With a matching pair a short distance to the east, these bascule bridges exhibit a rugged industrial beauty that greatly complements the docklands' industrial past.

NIAH Survey Rating: Regional

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9.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD.)

PROTECTED STRUCTURES (CONTD.) GROUP 3 - CUSTOM HOUSE QUAY



Fig. 9.19: George's Dock, structure 3c of this group.

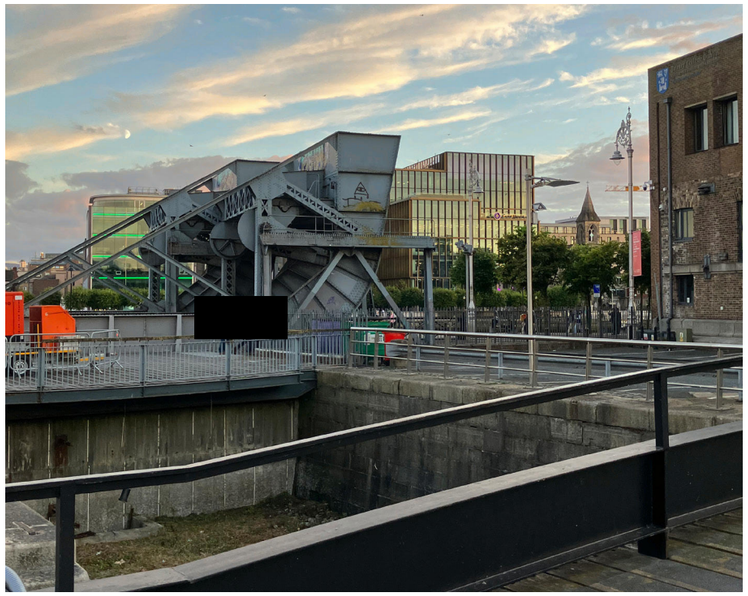

Fig. 9.20: View from George's Dock looking southwest towards the site

3c) George's Dock

Record of Protected Structures (RPS) ref. 8841 - NIAH record no. 50010005

9.45 This rectangular dock was built in 1821 with walls of limestone ashlar and granite coping, there are granite bollards and cast-iron mooring ties located at the perimeter. It has a lock opening to the north into the Inner Dock and connect to the Liffey to the south.

9.46 The dock was designed by John Rennie, who also designed several dock structures in London, and was named after George IV. It is an example of maritime engineering of the early 19th century.

NIAH Survey Rating: Regional

Significance of the protected structures and the contribution made by their setting to that significance:

9.47 These structures are remnants of the city centre dock area, post the quays, and provide a sense of the character prevailing in the mid-19th century. Their primary setting is the River Liffey and the surrounding open docks.

Likely effect of the proposed development on the significance of the protected structures:

9.48 Though the proposed development would be visible from the dock area and seen from across the entrance archway and the bascule bridges, their robustness would prevent any harm to their significance by the proposed development's change to their settings. There would be therefore, **no effect on their significance**. The high quality of design is more likely to enhance the urban experience.

Likely effect of the proposed development on the significance of the protected structures in combination with other cumulative schemes:

9.49 The consented and emerging schemes in the wider cityscape would combine to provide some level of effect on the setting of these protected structures. However, the proposed development would not combine with them to increase the cumulative effect in a detrimental way. The cumulative effect owing the proposed development's contribution would be **no effect on their significance**.

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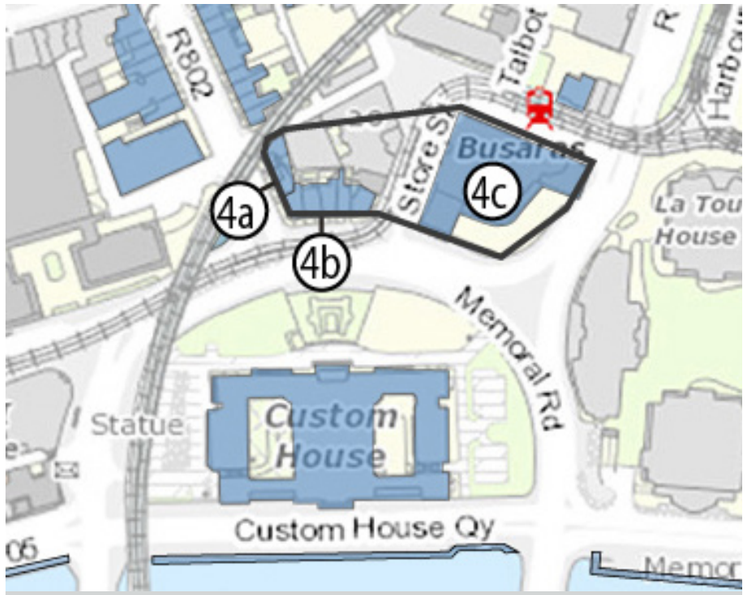
9.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD.)

PROTECTED STRUCTURES (CONTD.) GROUP 4 - BUSÁRAS, BERESFORD PLACE, AND GARDINER STREET



Views relevant to the group: 24 and 25



Fig. 9.21: Nos.55-57 Gardiner Street Lower, 1-5 Beresford Place and Busáras Station in the background.



Fig. 9.22: 55-57 Gardiner Street Lower (buildings 4a of this group).

Group 4: Busáras, Beresford Place, and Gardiner Street

4a) Nos.55-57 Gardiner Street Lower

Record of Protected Structures (RPS) ref. 3058-3060 - NIAH record no. 50010292-50010294

9.50 No.55 is a Georgian, terraced, two bay, four storey house over a raised basement. It was built in c.1825 and is now in use as commercial offices. It is of yellow brick in Flemish bond. It features a projecting copper box sign with Perspex sign 'THE IRISH CATHOLIC' above first floor round clock face to second floor.

9.51 No.56 is a Georgian, terraced, two bay, four storey, house over a raised basement built in c.1825. It is now in use as a hostel with No.57. It has brown brick walls in Flemish bond and feature signage to the first floor.

9.52 No.57 is the end of terrace, two bay, four storey, house built in c.1820. It has a rendered splayed gable elevation to north caused by the adjacent railway (built 1888-9) which resulted in the rebuilding from the first floor up and windows were reduced to narrow slits. It is of brown brick in Flemish bond.

NIAH Survey Rating: Regional

4b) Nos.1-5 Beresford Place

Record of Protected Structures (RPS) ref. 730-734 - NIAH record no. 50010295-50010299

9.53 Nos.1 to 5 form a crescent of similar houses designed by James Gandon and approved by the Wide Street Commissioners in 1792. They are of red brick in Flemish bond with deep moulded granite cornice to the third floor sill level, plain granite sill course to second floor and rusticated course granite walls to ground floor.

9.54 No.1 is a terraced five bay four storey house over a raised basement built c1793, it has a three bay south side elevation front onto Beresford Place. Nos.1 and 2 are now restored together as a hotel. No.2 is of three bays and four storeys, the roof was rebuilt in c.2000. No.3 is of three bays and four storeys and is undergoing restoration. No.4 is of three bays and four storeys, it has a slightly advanced front elevation and the third floor was rebuilt with machine made bricks.

9.55 No.5 is a corner sited end of terrace three bay four storey house. The facades were altered in c.1930. Machine-made red brick walls laid in Flemish bond with rusticated granite quoins to outer corner, deep moulded granite cornice at third floor sill level and plain granite sill course to second floor, spanning both elevations.

NIAH Survey Rating: Regional

4c) Busáras Station

Record of Protected Structures (RPS) ref. 7852 - NIAH record no. 50010126

9.56 The building is a detached multiple-bay, seven storey over concealed basement. It was built in 1946-53, on an east-west axis with a four storey projection to the south and a two storey canopied concourse to the re-entrant angle. The top floor of the principal block is set back, with diminutive windows on the north, a mosaic-tiled winged canopy to the west end and a series of projecting mosaic-tiled canopies to the south. It features glazed walls to the north and south of the principal block, and east and west of the south block with an overhanging Portland stone clad apron over a recessed double-height ground floor. The east and west elevations of the principal block and the south elevation of the south block are clad in sheer Portland stone. There is Roman brick cladding on the ground floor, curved on the

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9.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD.)

PROTECTED STRUCTURES (CONTD.) GROUP 4 - BUSÁRAS, BERESFORD PLACE, AND GARDINER STREET



Fig. 9.23: Nos. 1-5 Beresford Place (buildings 4b of this group).



Fig. 9.24: Busáras Station (building 4c of this group).



Fig. 9.25: Busáras Station, rear elevation (building 4c of this group).

east elevation of the principal block and framing the vehicular entrances on the east of the principal block and to the south of the southern block. The building has square-headed window openings to all other upper floors of both blocks, with continuous concrete vertical bands separating each bay from first to fifth floor. There are twenty-four bays on both elevations of the north block, relieved by a recessed colonnaded balcony on the third floor level with mosaic-tiled paired columns and a decorative railing. The re-entrant angle is filled by an expansive quadrant-shaped, double-height public concourse with a wave-like cantilevered concrete canopy. There are bronze-framed glazed doors and windows throughout the entire concourse and on the principal entrance porch on the west elevation of the south block with a cantilevered canopy. There is a further double-height bronze-framed glazed entrance screen to the west of the north block with a bronze fascia and applied lettering stating 'ÁRAS MHIC DHIARMADA'. There are also similar double-height bronze-framed glazed entrance screens to the north elevation of the north block. To the south-east is a concrete paved bus concourse enclosed by a low stone-clad wall with metal railings.

9.57 Busáras was designed by the architectural firm of Michael Scott between 1946 and 1953, the design team included Wilfrid Cantwell, Kevin Fox, Robin Walker, Kevin Roche and Pat Scott (mosaics), with Ove Arup as the consulting engineer. Located on the northeast segment of the Beresford Place crescent, with its blank limestone facade continuing the line of the crescent. It began in 1946 as a national bus station and headquarters of the national bus and rail transport authority, CIÉ. By the time of its completion in 1953, it housed the offices of the Department of Social Welfare, the bus terminus and a small theatre. Stylistically, it relates to the early 1930s Le Corbusier buildings, Maison Suisse and the Cité de Refuge in Paris. Busáras is widely considered the building that announced the arrival of International Modernism in Ireland.

NIAH Survey Rating: International

Significance of the protected structures and the contribution made by their setting to that significance:

9.58 The small crescent represents a wider concept which was to provide a full northern setting to the Custom House. The Busáras makes a contrasting contribution to that setting, while adding worthily to a site of townscape prominence through its high quality of design. The former relies on the Custom House for its meaningful setting whereas the Busáras relies on its architectural stature amid the heavily trafficked and open streetscape.

Likely effect of the proposed development on the significance of the protected structures in isolation:

9.59 The proposed development would have **no effect on the significance** of these protected structures as its influence would be dissipated by the screening effect of the Custom House. The views from Busáras towards the development are open, but the distance and intervening river environment provides separation such that there is no effect on setting.

Likely effect of the proposed development on the significance of the protected structures in combination with other cumulative schemes:

9.60 Other consented and emerging schemes would appear in views from these protected structures. Their distant visibility would not affect their immediate setting and significance. The cumulative effect owing the proposed development's contribution would be **no effect on their significance.**

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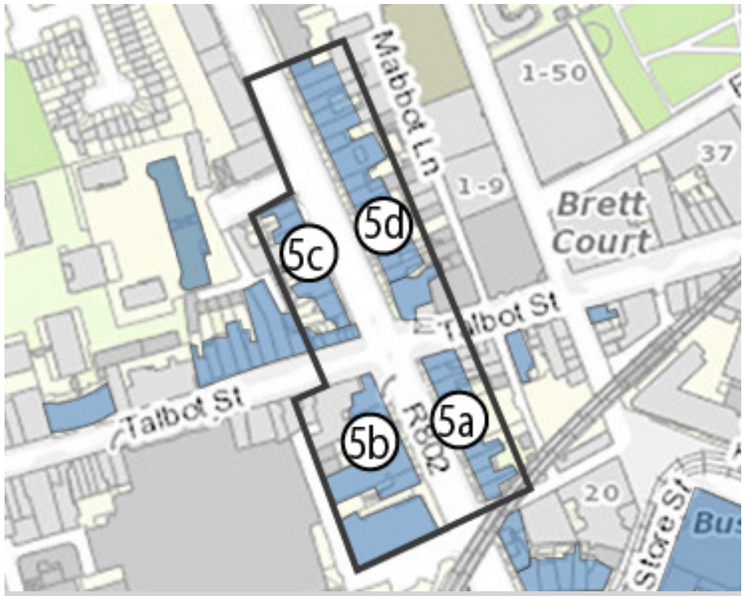
9.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD.)

PROTECTED STRUCTURES (CONTD.) GROUP 5 - GARDINER STREET LOWER



Views relevant to the group: 20 to 24



Fig. 9.26: Nos. 60-70 Gardiner Street Lower (buildings 5a of this group).



Fig. 9.27: Nos. 43-50 Gardiner Street Lower (buildings 5b of this group).

Group 5: Gardiner Street Lower

5a) Nos.60-70 Gardiner Street Lower

Record of Protected Structures (RPS) ref. 3061-3071 - NIAH record no. 50010148-50010158

9.61 These are a series of terraced, two bay, four storey Georgian houses over a raised basement. They have M-profile pitched roofs set behind brick parapets and granite coping. All except No. 68 are of brown brick walls laid in Flemish bond having granite plinth course over rendered walls to basement. All have three-centred-arch door opening with moulded rendered reveals to painted stucco doorcase comprising engaged fluted Ionic columns surmounted by panel moulded entablature with laurel motif, cornice and single-pane fanlight. Doors open onto shared granite platform and five granite steps bridging basement. Platform and basement enclosed by wrought and cast-iron railings set on moulded granite plinth wall.

9.62 This section of Gardiner Street Lower, though laid out by Luke Gardiner in 1790, was built in two phases with the earlier phase being Nos.63-70 built c.1825 and later phase Nos.60-62 built c.1840. Their finely proportioned façades have maintained much of the historic form and character through the retention of various items of historic fabric including fine cast-iron window boxes, doorcases and sash windows.

NIAH Survey Rating: Regional

5b) Nos.43-50 Gardiner Street Lower

Record of Protected Structures (RPS) ref. 3051-3057 - NIAH record no. 50010160-50010167

9.63 No 43 is the corner sited, four bay, four storey, stucco fronted building, built c.1830 with single-bay north elevation. Formerly two houses which were converted for use as bank c.1910 with decorative commercial shopfront inserted to ground floor. The elaborate stucco façade with embellishments to the windows and a defined attic storey is enhanced by the decorative angled entrance bay, stitching Gardiner Street Lower and Talbot Street together.

9.64 Nos. 44-49 are terraced, two bay, four storey houses over a raised basement, built c.1825. They have M-profile slate roofs, hipped to south, hidden behind parapet wall with granite coping. Built with brown brick walls in Flemish bond with original lime pointing, set on chamfered granite plinth course over rendered basement wall. Gauged brick flat-arched window openings with patent rendered reveals, painted granite sills and replacement timber sliding sash windows. Cast-iron balconettes to first floor windows. Gauged brick round-headed door opening with projecting stucco surround and painted masonry Ionic doorcase.

9.65 Trinity Church at No. 50 is a detached five bay, two storey church hall over basement, built c.1838, designed by the architect Frederick Darley. Flemish bond yellow brick entrance block to front (east) elevation having advanced end bays. Square-headed window openings throughout with exception of round-headed window openings to first floors of side elevations. Tooled granite sills and architrave surrounds to front elevation openings, having moulded entablatures to first floor openings of central bays and six-over-six pane timber sliding sash windows throughout. This building retains a substantial amount of its original features and fenestration and its recent refurbishment has successfully maintained these characteristics.

NIAH Survey Rating: Regional

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9.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD.)

PROTECTED STRUCTURES (CONTD.) GROUP 5 - GARDINER STREET LOWER



Fig. 9.28: Nos. 33-42 Gardiner Street Lower (buildings 5c of this group).



Fig. 9.29: Nos. 71-90 Gardiner Street Lower (buildings 5d of this group).

5c) Nos.33-42 Gardiner Street Lower

Record of Protected Structures (RPS) ref. 3043-3050 - NIAH record no. 50010186-50010195

9.66 Holyhead Guest House at No. 42 is a corner-sited, end-of-terrace, three bay, three storey house over raised basement, built c.1830, with single-bay south side elevation having shopfronts inserted to ground floor. Hipped slate roofs hidden behind parapet wall with granite coping. Yellow brick walls laid in Flemish bond on painted granite plinth course over rendered basement walls.

9.67 Nos. 40 and 41 (c.1820) and Nos. 33 to 38 (c.1840) were built in pairs. They are terraced, two bay, four storey house over raised basement with three-storey extension rising from original two-storey return. They are of yellow brick walls laid in Flemish bond on granite plinth course over rendered basement wall. Nos. 35, 36 and 37 have been painted over. The buildings have lost its original fenestration but retains its overall composition.

NIAH Survey Rating: Regional

5d) Nos.71-90 Gardiner Street Lower

Record of Protected Structures (RPS) ref. 3071-3088 - NIAH record no. 50060559, 50010169-50010185

9.68 O'Shea's at Nos. 71-73 is a substantial four-storey brick building occupying a prominent corner site with semi-basement and attic storey, built c.1910. There are four bays to Lower Gardiner Street, one bay to Talbot Street, and one corner canted bay. Flemish bonded brick walling, banded to canted bay, with matching banded quoin strip to south elevation, ashlar limestone dressings including plain frieze and modillion cornice between third floor and attic storey parapet (raised over canted bay).

9.69 Nos. 74-90 are terraced, two bay, four storey houses over a raised basement, built c.1820. Despite some alterations to the façades and entrance areas, the buildings have retained much of its historic form and character with numerous historic features including a fine doorcase and enclosing railings surviving intact. The rhythm of the terrace is marked by the paired doorcases repeating the length of the block. No.74 breaks the rhythm of the paired doorcases and displays a different doorcase suggesting it was not built as part of the group.

NIAH Survey Rating: Regional

Significance of the protected structures and the contribution made by their setting to that significance:

9.70 The significance of these protected structures derives from their architectural and historical value and their forming of the spatial character of Gardiner Street. They represent a wider concept which was to provide a full northern setting to the Custom House, however the Loopline Bridge viaduct is such that it cut off this potential relationship.

Likely effect of the proposed development on the significance of the protected structures in isolation:

9.71 The proposed development would have **no effect on the significance** of these protected structures as its influence would be in relation to the Custom House, both being 'cut off' from the Gardiner Street by the Loopline viaduct.

Likely effect of the proposed development on the significance of the protected structures in combination with other cumulative schemes:

9.72 Other consented and emerging schemes would not appear in views from these protected structures. The cumulative effect owing the proposed development's contribution is, therefore, not of relevance and there would be **no effect on their significance.**

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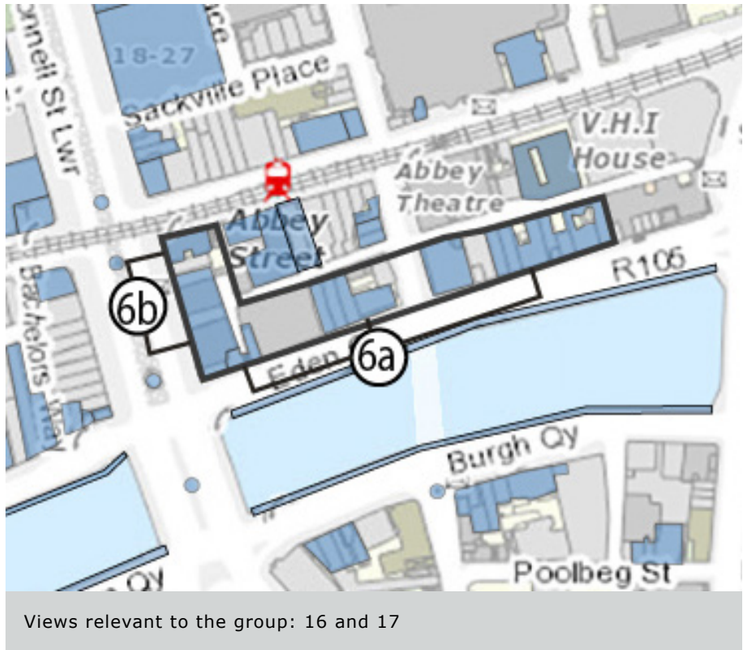
9.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD.)

PROTECTED STRUCTURES (CONTD.) GROUP 6 - EDEN QUAY AND O'CONNELL STREET LOWER



Views relevant to the group: 16 and 17



Fig. 9.30: Nos.2-3 Eden Quay (buildings 6a of this group).



Fig. 9.31: Nos.9-17 Eden Quay (buildings 6a of this group).

Group 6: Eden Quay and O'Connell Street Lower

6a) Nos.2-3, 9-17, and 20-28 Eden Quay

Record of Protected Structures (RPS) ref. 2479-2493 - NIAH record no. 50010316-50010317, 50010315-50010311, 50010310-50010303

9.73 Eden Quay was constructed in the early part of the nineteenth century, as part of a plan by the Wide Streets Commissioners to extend the north quays eastward from Bachelors Walk to the Custom House. The terrace along the north side of the River Liffey was rebuilt after the 1916 rising.

9.74 No.2 is a seven bay, four storey with attic, red brick and stone commercial building built in 1917. It features a shopfront at ground with pedimented breakout. It has four dormer windows with copper lined mansard roof. No.3 is a three bay, four storey public house built in 1917 with a shallow breakout. Moulded granite cornice with dentillated course to eaves, and red brick walling laid in Flemish bond. The ground floor has a masonry arcade with engaged pilasters supporting moulded round headed architraves.

9.75 No.9 is a terraced two bay, four storey commercial building built in 1917 with shopfront at ground and a two tier canted oriel window through first and second floors. It is of red brick in Flemish bond. No.10 is a three bay, four storey commercial building, built in 1917 with rusticated shopfront at ground floor. It is of red brick laid in Flemish bond with granite dressing. There are channelled granite quoin bands flanking the facade with flush granite plaitbands to outside edges. No.11 is a two bay five, storey commercial building built in 1917. It is of red brick in Flemish bond with limestone blocking course forming the third floor lintel surmounted by deep moulded and dentillated granite cornice. Channelled stone dressing to first floor with rounded bay window. Nos.12-14 form an end of terrace neo-Classical five bay, three storey composition over raised basement, and an attic storey. The building is of stone and red brick and was built in 1925 to the designs of William Mitchell & Son. It was extended in 1948. The breakfront pediment reads Seamens Institute. Nos.15-17 comprise a corner sited, six bay, four storey commercial building built in 1829, rebuilt in c.1917 and recently extended to the rear. It features a flat roof concealed by a ruled and lined rendered parapet wall with moulded masonry copings. There is a granite arcade on the ground floor comprising pilasters with recessed panels.

9.76 No.20 is an end of terrace two bay four storey red brick house, built c.1820 with a shop front to the ground floor. Nos.21-25 are terraced, two bay, four storey, red brick in Flemish bond houses, built c.1820 with shopfronts to the ground floor. The row contributes to the fenestration rhythm of the terrace and continuous parapet heights. Nos.23-25 are rendered and No.23 features block and start render quoins. Nos.26-27 form a three bay, four storey, office building built in 1891. It was designed by J. Howard of the Office of Public Works and was built for the Marine Board. It has a central shallow breakfront. It has coursed rusticated granite ashlar walls, ribbon dressed to quoins. Previously the Mercantile Marine Office. No.28 is an end of terrace, two bay, four storey house. Built in c.1770, now in commercial use. It has rendered walls throughout and features a Venetian window on the first floor comprising timber pilasters flanking glazed openings supporting a timber lintel with a central timber pediment. This building varies from the others on the terrace and is the earliest to be built.

NIAH Survey Rating: Regional

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9.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD.)

PROTECTED STRUCTURES (CONTD.) GROUP 6 - EDEN QUAY AND O'CONNELL STREET LOWER



Fig. 9.32: Nos.18-28 Eden Quay at junction with Malborough St (buildings 6a of this group).

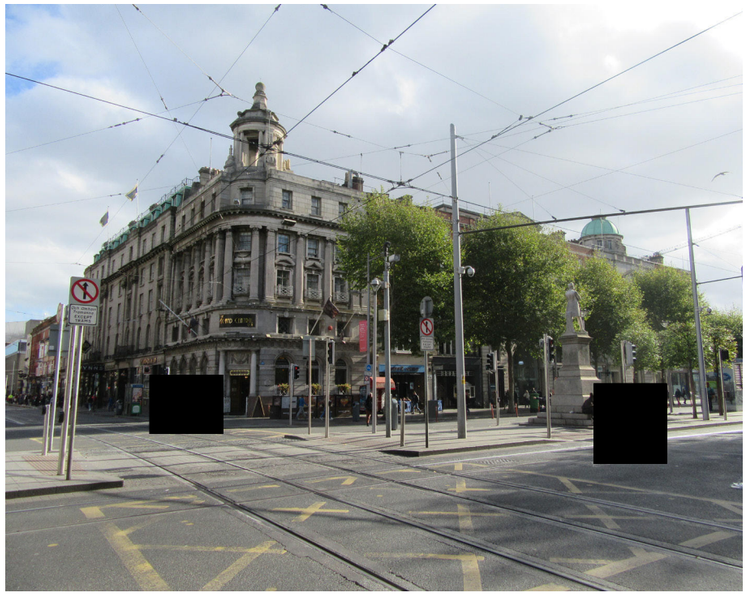

Fig. 9.33: Nos.1-11 O'Connell Street Lower at junction with Abbey St Lower (buildings 6b of this group).

6b) Nos.1-8 & 10-11 O'Connell Street Lower

Record of Protected Structures (RPS) ref. 5991-5996 - NIAH record no. 50010318, 50010512-50010508 and 50010275

9.77 No.1 is a corner sited, five storey, stone clad, former bank built in 1917. It was reconstructed by O'Callaghan and Webb after the 1916 rising. It features a recessed corner bay and central breakfront to the south elevation. The facade is articulated by cornices and decorative features including moulded torches to the fourth floor. Brass detailing enlivens the polished granite shopfront.

9.78 No.2 is a terraced, three bay, five storey, former retail premises, built in c.1920. It features red brick in Flemish bond to second, third and fourth floors and channelled limestone to the first floor. There are giant engaged limestone pilasters spanning second and third floors. Nos.3-4 form a terraced, five bay, four storey, bank building built in 1923 by James A. Hanna. It has a double height ground floor and three bay central breakfront with portico to second and third floors and a squat drum tower. Built for Hibernian Bank, it is of granite ashlar with Portland stone detailing. No.5 is a terraced, two bay, five storey, building over concealed basement built in c.1922. It has a recent glazed shopfront to the ground floor. It has red brick walls laid in English garden wall bond. It features a Portland stone string course to parapet, cornice and carved brackets, quoin pilasters spanning second and third floor.

9.79 Nos.6-7 form a three storey, five bay, cinema building built in 1919-21, now in use as a bank. It has an arched entrance to the middle of a double height ground floor. It has Portland stone facings to the front elevation. No.8 is a terraced, two bay, five storey, commercial building built in 1917 to the designs of Frederick Higginbottom. It features a recessed two tier bowed feature window to first and second floors. It is of red brick in Flemish bond and has channel rusticated granite pilasters to the top floor surmounted by a granite cornice.

9.80 Nos.10-11 comprise a corner sited, five storey, stone fronted, neo-Classical former bank. It was built in 1916-19 to the designs of Laurence McDonnell and features a curved corner entrance bay and a domed lantern above. It has coursed granite ashlar walls, rusticated to the ground floor with raised polished pink granite plinth course.

NIAH Survey Rating: Regional

Significance of the protected structures and the contribution made by their setting to that significance:

9.81 These structures at the southern end of O'Connell Street, and along Eden Quay, are a significant portion of the central urban area on the north of the Liffey, linking O'Connell Street to the Custom House along with Liberty Hall. They represent a number of eras of architecture with a variety of materials. Only a part, a continuous terrace of six houses, represent Georgian Dublin. Their setting extends in this way and includes the river and high buildings on both sides of it. This setting does not contribute to their significance which derives from their architectural and historical value.

Likely effect of the proposed development on the significance of the protected structures in isolation:

9.82 The development would add a further significant and well-designed element to the diverse wider setting which exists; its high quality of design and public access would enhance this relationship. This addition would, however, have **no effect on the significance** of the protected structures.

Likely effect of the proposed development on the significance of the protected structures in combination with other cumulative schemes:

9.83 The consented cumulative developments of College Square, Hawkins House, the Tara Building, and the notional landmark building at the Tara Street Tower site would be part of views of these buildings from O'Connell Bridge. They would increase the vibrancy and modern quality of the wider setting of the protected structures, without affecting their significance. There would be **no effect on their significance** as a result of the proposed development's contribution.

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9.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD.)

PROTECTED STRUCTURES (CONTD.) GROUP 7 - NO.10 GEORGE'S QUAY (KENNEDY'S PUBLIC HOUSE)



Views relevant to the group: None



Fig. 9.34: The setting of the historic Kennedy's Public House at No.10 George's Quay has long been transformed; the George's Quay Plaza office complex in the background, being one such example.



Fig. 9.35: Kennedy's public house, No.10 George's Quay.

Group 7: No.10 George's Quay (Kennedy's Public House)

7a) No.10 George's Quay

Record of Protected Structures (RPS) ref. 3175 - NIAH record no. 50020311

9.84 Kennedy's Public House at No.10 George's Quay is encompassed by the development site, but it is not within its boundary. The building is a freestanding three bay, four storey public house, built in late 19th century. It features a pub entrance to the front (north) elevation and a single bay return to the rear (south) elevation. It has a hipped slate roof, set perpendicular to the street, with cat slide roof to the rear return, with roof lights, smooth rendered chimney stacks and terracotta ridge tiles. It has a rendered parapet to the front with rendered coping. There is a moulded brick dentillated cornice over the red brick wall laid in Flemish bond, as well as moulded brick string course, painted fasciae and projecting vertical bracket sign to the front. There are smooth rendered blank walls to east and west elevations. The rear elevation is of brown brick, laid in English garden wall bond. There are square-headed window openings throughout, with granite sills and sliding timber sash windows. At ground floor, the pub facade comprises painted masonry pilasters on tiled plinths, foliate capitals to ends, supporting pedimented consoles and dentillated timber cornice with a recent fascia over it. It has a square-headed principal window opening with tiled stall riser and timber framed window. The door opening to the east is a timber panelled door with glazed light and overlight and to the west is a replacement timber door with overlight above granite steps.

NIAH Survey Rating: Regional

Significance of the protected structure and the contribution made by its setting to that significance:

9.85 The significance is restricted to the isolated evidence of a previous townscape which it was once part of. Its current, extremely poor setting is of no relevance to this significance, other than its relationship to the River Liffey.

Likely effect of the proposed development on the significance of the protected structure in isolation:

9.86 The development would add a further significant and well-designed element to the diverse wider setting which exists around the protected structure. This addition would, however, have **no effect on the significance** of this protected structure.

Likely effect of the proposed development on the significance of the protected structure in combination with other cumulative schemes:

9.87 The consented Tara Building, directly opposite the pub, would contribute to regeneration of Tara Street and the quays and improve the setting of the protected structure. Other consented schemes, such as the consented College Square and Hawkins House scheme would be experienced as part of the pub's wider setting, without affecting its significance. There would be **no effect on their significance** as a result of the proposed development's contribution to these consented structures.

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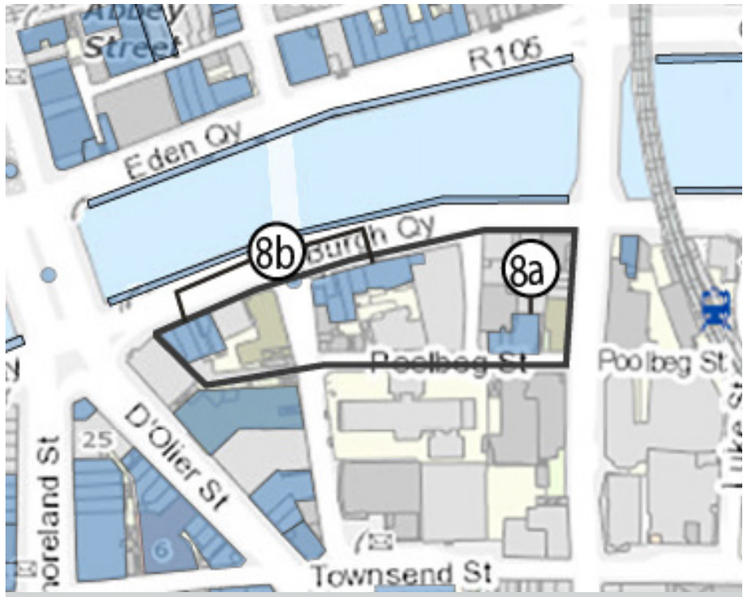
9.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD.)

PROTECTED STRUCTURES (CONTD.) GROUP 8 - BURGH QUAY AND POOLBEG STREET



Views relevant to the group: 16 and 17



Fig. 9.37: Nos7-8 Poolberg Street (buildings 8a of this group).

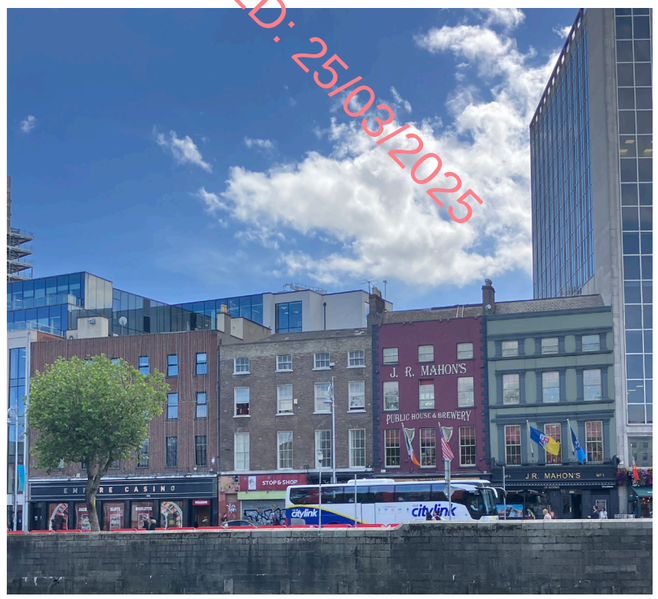


Fig. 9.36: Nos 1-3 Burgh Quay with O'Connell Bridge House to the right (buildings 8b of this group).

Group 8: Burgh Quay and Poolbeg Street

8a) Nos.7-8 Poolbeg Street

Record of Protected Structures (RPS) ref. 6834-6836 - NIAH record no. 50020306-50020307

9.88 Nos.7 and 7a Poolbeg Street comprise a pair of circa 1820, two bay, three storey dwellings with ground floor shops. They have slightly varying parapet heights and window levels. No.7a is taller with an early 19th century panelled pilastered shop front and fascia with plain cornice. No.7 has a crudely detailed modern shop front. Upper floors originally in yellow brick, partly rebuilt with red brick to 7a. Original six pane sashes to first floor of 7a.

9.89 No.8 Poolbeg Street is a terraced, three bay, four storey painted brick dwelling of c.1740, converted into a pub and grocery shop, with a timber pub front of c.1880. It has an original full height return. The front is enlivened by stucco quoins and window architraves. The pub front exhibits a good standard of design and craftsmanship including a hand carved fascia and original panelled shutters. The interior of the pub has a rare surviving plan form and an early 18th century staircase.

NIAH Survey Rating: Regional

8b) Nos.1-3 and Nos.8-13 Burgh Quay

Record of Protected Structures (RPS) ref. 1014-1023 - NIAH record no. 50020277-50020280, 50020295-50020300

9.90 Nos.1-3 and Nos.8-13 were built from 1805-1809 and developed under the Wide Streets Commission that ensured stock brick fronts, even fenestration and parapet levels. No.1 has mid-Victorian stucco ornaments. An arcaded shopfront survives at No.8 on the corner with Hawkins Street. The Wide Streets Commission was established by an Act of Parliament in 1757, at the request of Dublin Corporation, as a body to govern standards on the layout of streets, bridges, buildings, and other architectural considerations in Dublin. The commission was abolished by the Dublin Improvement Act of 1849.

NIAH Survey Rating: Regional

Significance of the protected structures and the contribution made by their setting to that significance:

9.91 These protected structures on Poolbeg Street and Burgh Quay have a varied setting which comprises the River Liffey, high 20th century developments, such as the neighbouring O'Connell Bridge House and Liberty Hall on the other side of the river, and the emerging Hawkins House and College Square developments, which are under construction to the immediate south. The setting does not currently contribute to their significance, which derives from their architectural and historical value, and in the case of the 8b group, the River Liffey.

Likely effect of the proposed development on the significance of the protected structures:

9.92 The proposed development would add a well-designed high element to the wider western setting of the protected structures. The proposed development would have **no effect on their significance**.

Likely effect of the proposed development on the significance of the protected structures in combination with other cumulative schemes:

9.93 The cumulative development of the Tara Building would improve the immediate setting of Nos.1-3 and 8-13 Burgh Quay. The wider setting of the protected structures would also be affected by the consented Hawkins House and College Square development and a notional landmark building at Tara Street Tower site. The combined effect and the proposed development's contribution to it would have **no effect on the significance** of this group of protected structures.

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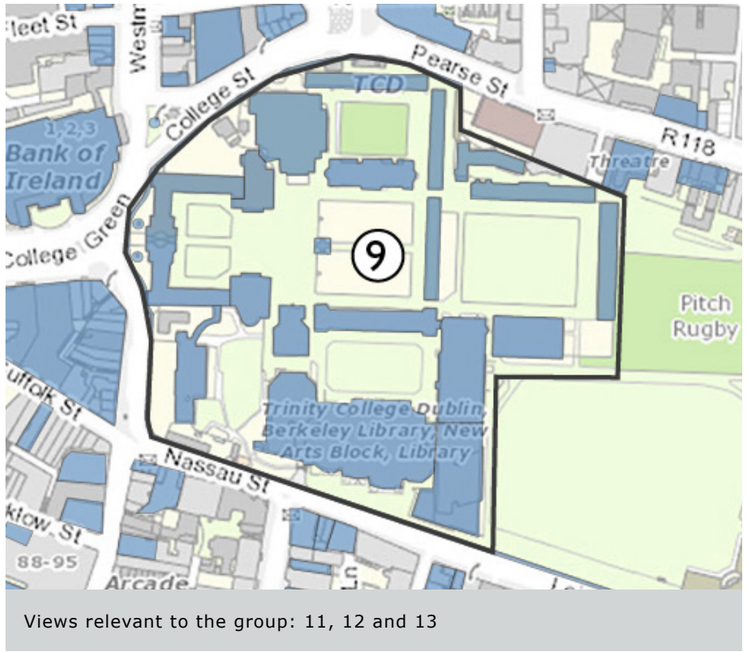
9.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD.)

PROTECTED STRUCTURES (CONTD.) GROUP 9 - TRINITY COLLEGE CAMPUS



Views relevant to the group: 11, 12 and 13



Fig. 9.38: Aerial view of Trinity College looking east.

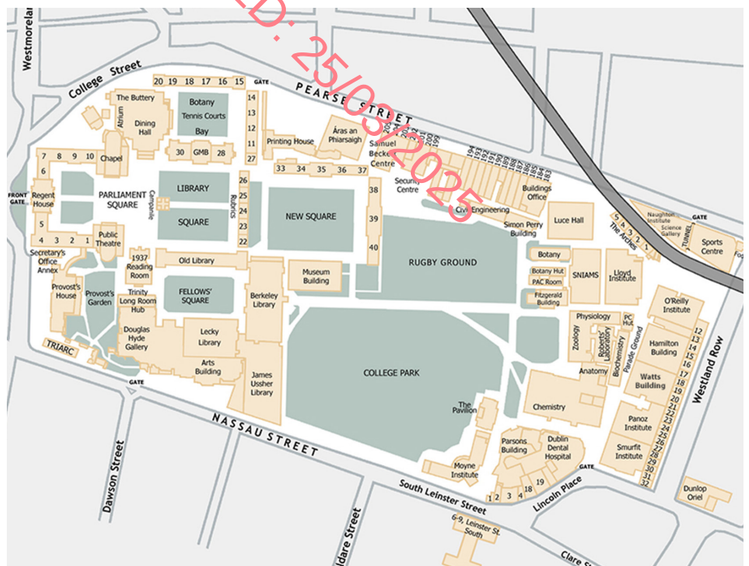


Fig. 9.39: Identification map of the buildings within Trinity College campus.

Group 9: Trinity College campus

9.94 The site of Trinity College was first granted by the Dublin Corporation to become a university for Dublin in 1592, on the grounds of the former Augustinian Priory of All Hallows, at a location which was at the time described as being 'near Dublin'. The original Elizabethan college buildings were replaced from the 18th century, and the campus expanded further during the following centuries. The first buildings were the Rubrics Building and the Old Library, completed in 1700 and 1712 respectively forming the east and south flanks of Parliament Square (the second quadrangle). Trinity's campus contains many buildings of architectural merit and protected structures.

9.95 The campus lies a few building blocks south of the River Liffey, east of College Green. A generously sized insular piece of land that makes a limited connection and discrete connection with the city. The buildings at Trinity are arranged around large quadrangles, and the remaining elements in the east are arranged around the two playing fields. The third quadrangle allows views out towards Liberty Hall, for example from the entrance to the Berkeley Library and from the cricket pavilion across the playing field. Other recent city buildings and modern additions to the campus are visible as glimpses from the principal spaces.

Significance of the protected structures within Trinity College campus and the contribution made by their setting to that significance:

9.96 The buildings in Trinity College campus are highly significant for their date, history, layout, architecture, and present use. The wider setting is that of the ever-changing and growing city. Also of significance is the way this formal enclave is embedded within an informal urban grain.

Likely effect of the proposed development on the significance of the protected structures in isolation:

9.97 The proposed development would not affect the immediate setting of the protected structures, but would be part of its wider, contrasting townscape context seen mainly across the open playing fields and only marginally from the entrance of the Berkeley Library. Neither the significance nor the setting would be affected as a result of the marginal visibility of the proposed development above the datum of surrounding buildings to the north and screened by mature tree canopies. There would be **no effect on the significance** of the protected structures in the Trinity College campus as there would be no combined visibility with its principal buildings.

Likely effect of the proposed development on the significance of the protected structure in combination with other cumulative schemes:

9.98 The consented Hawkins House, College Square and Townsend Street Shaw Street cumulative developments and the notional landmark building at Tara Street Tower would also appear above the rooflines of the buildings and treescape to the north of the playing fields. The proposed development would add a further distinctive object in the wider setting of the Trinity College Campus. The visibility of the proposed development would be sufficiently limited that there would be **no effect on the significance** of the protected structures, owing to its contribution.

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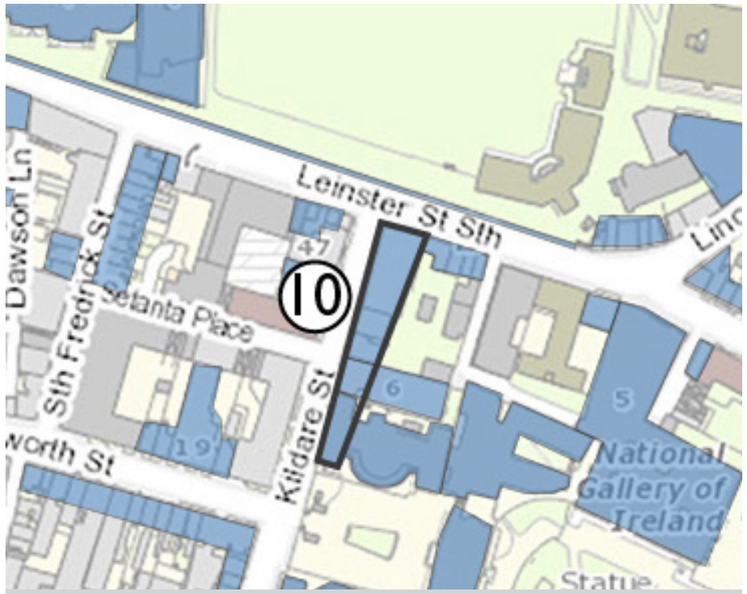
9.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD.)

PROTECTED STRUCTURES (CONTD.) GROUP 10 - KILDARE STREET



Views relevant to the group: 14 and 15



Fig. 9.40: Nos.1-8 Kildare Street

Group 10: Kildare Street

10a) Nos.1-8 Kildare Street

Record of Protected Structures (RPS) ref. 4193-4197 - NIAH record no. 50100214-550100219

9.99 Nos.1-3, the former Kildare Street Club, forms the corner with Leinster Street South, is a three storey building over raised basement, built 1859-61. The grandly scaled Victorian building is executed in a minimal Italian-Byzantine style to the designs of the renowned architectural firm of Deane & Woodward. The relatively simple form is relieved through the canted-bay window and asymmetrically placed portico, while further enrichment is provided by dressed stone detailing and elaborate carvings.

9.100 No.4 is an attached four bay, four storey house over largely concealed basement, built 1748, refronted in 1935-6. The handsome limestone front is a minimal Art Deco and despite the complete remodelling of the facade, the original massing and proportions of the mid-18th century house remain discernible. No.5 is an attached four bay, four storey townhouse over basement, built c. 1750 and modified 1869. Flemish bond red brick walling, over painted smooth rendered walling to basement. Portico has pediment with Doric entablature, engaged Doric columns on moulded plinth blocks, moulded cornice and plain fanlight. No.6 is a neatly proportioned Italianate Victorian building, composed on a symmetrical plan to designs by William Murray. Attached symmetrical five bay, two storey, over basement, erected 1862-4, having successive additions to rear to occupy whole plot. Pedimented three bay, pro-style tetrastyle Tuscan portico to front elevation. Front facade refaced 1964 in Portland stone (formerly sandstone).

9.101 No.7-8, the National Library of Ireland, is an attached symmetrical E-plan library over raised basement, built 1885-90, facing south and comprising three-stage U-plan rotunda with top storey set back and lower floors flanked by two-storey link blocks flanked in turn by two-storey pavilions. The symmetrical west elevation to Kildare Street has seven-bay ground floor, middle three bays slightly recessed, and end bays projecting.

NIAH Survey Rating: National

Significance of the protected structures and the contribution made by their setting to that significance:

9.102 These protected structures on Kildare Street are significant for their history, architecture, and present use and despite the loss of historic external fabric in some of the buildings, they have sufficiently retained their historic composition which contributes to the historic character of Kildare Street. The immediate setting beyond Leinster Street South is that of the Trinity College treelined playing fields which contribute to the significance of this group. The wider setting is that of the ever-changing and growing city.

Likely effect of the proposed development on the significance of the protected structures:

9.103 The proposed development would add a well-designed high element to the wider setting of the protected structures when seen, axial to the street, looking north. It will form a discrete focus to the street. The proposed development would have **no effect on their significance**.

Likely effect of the proposed development on the significance of the protected structures in combination with other cumulative schemes:

9.104 No consented schemes will be visible from within the street. There would be **no effect on their significance** as a result of the proposed development's contribution.

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9.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD.)

ASSESSMENT AGAINST POLICY AND GUIDANCE RELATED TO BUILT HERITAGE RECEPTORS

Assessment against policy and guidance related to built heritage receptors

9A.1 The proposed development would not have an adverse effect on the significance of nearby conservation areas, architectural conservation areas, and protected structures and is, therefore, in line with policies BHA2, BHA7 and BHA9 of the DCC Development Plan 2022-2028. It would be appropriately designed in relation to its surroundings, in accordance with policies SC19, SC20, SC21 and SC22, and relevant objectives of the Development Plan.

9A.2 The proposed development would become part of the existing group of larger scale buildings in this part of central Dublin, much of which falls within the Development Plan's Conservation Area which covers central Dublin. It would replace the derelict former City Arts building and yard that presently detracts from its character and would improve the public realm without causing harm to the special interest of the Conservation Area. It would indeed enhance the significance of the Conservation Area at this point of the quays by providing a more appropriate scale, being on axis with the Talbot Bridge. It would form part of the wider setting of O'Connell Street ACA, from where the ACA meets the River Liffey at the O'Connell Bridge, without dominating it. The proposed development would be visible at a distance from the southwest corner of Mountjoy Square ACA and not from any other positions in the ACA.

9A.3 The setting of the Immaculate Heart of Mary Church and its Presbytery would be affected by the proposed development which while of contrasting scale is of high design quality. The character and special interest of the Custom House is preserved though the proximity of the development in its wider setting. The appreciation of the special interest and character remains visible and can be appreciated. The proposal would adhere to design principles set out in Chapter 11 'Built Heritage and Archaeology' of the Development Plan, which relate to the special character of protected structures, as well as advice provided in the 2011 'Architectural Heritage Protection, Guidelines for Planning Authorities' prepared by the Department of Arts, Heritage and the Gaeltacht. The character and special interest of each heritage receptor, the contribution of its setting to that character, and the effect of the proposed development on this character has been described by the consultancy in this chapter, in accordance with the guidelines.

10.0 VISUAL IMPACT ASSESSMENT

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Introduction

10.1 The following chapter provides a detailed visual assessment of how the proposed development performs in the local and wider townscape.

10.2 The methodology for visual assessment is set out in Chapter 2.0. It is essential for any reader to be conversant with the methodology, which is particular to the author. It is not repeated in detail here.

10.3 In this HTLVIA a total of 26 views with 2 nighttime variations have been assessed in this chapter. The location of the 26 viewpoints is shown in the map at Fig. 10.1.

10.4 Each of the views contains three images:

i. an existing view photograph; and
ii. a verified view of the proposed development as a photorealistic montage; and
iii. a cumulative view showing the proposed development in combination with committed schemes, which have received planning consent or are under construction as wirelines. A cumulative image is only included where some visibility of a cumulative scheme would occur in the view in combination with the proposed development. All consented cumulative schemes are shown with a solid-coloured line and cumulative schemes which are under consideration are shown with a dotted-coloured line, with an accompanying colour-coded key for ease of reference.

10.5 A methodology statement by Visual Lab, setting out in detail how the verified views have been created, is included in Appendix 1 of this report.

The assessments

10.6 To explain the assessment of visual effects, a commentary accompanies the 'existing' photograph and the 'proposed' AVR. The commentary on the 'existing' seeks to evaluate the townscape qualities and visual amenity of the existing view in their current situation (before any development) and to establish the sensitivity of the view and those experiencing it.

10.7 The commentary of the 'proposed' image outlines the quantitative and qualitative change, allowing the author to consider different responses to the development, and whether the effect is likely to be beneficial, neutral or adverse given the qualities of the existing view. The assessment goes on to consider the residual effect of the development after the mitigation and enhancement measures built into its design have been considered. The significance of the residual effect is then presented.

10.8 Where applicable, the assessment of the view includes commentary on the 'cumulative effect' of the proposed development in combination with other developments going forward in the vicinity, which may also appear in the view.

10.9 In summary, the assessment commentary includes:

(i) a description of the existing view, considering its townscape value and visual amenity (**'Existing'**);

(ii) an assessment of the sensitivity of the receptors in or experiencing the view (**'Sensitivity of the view to change'**);

(iii) a description of the design quality and mitigation achieved through the design process (**'Proposed'**);

(iv) an assessment of the magnitude of change in the view, owing to the proposed development (**'Magnitude of change'**);

(v) an assessment of the qualitative aspects of the design, in combination with the significance of the view and the magnitude of change, to determine the likely residual effect, whether or not the effect is significant and whether it is of an adverse, neutral or beneficial nature (**'Residual effect'**);

(vi) where applicable, an assessment is provided of the potential cumulative effects arising in combination with other development proposals (**'Cumulative effect'**).

10.10 The visual assessment is undertaken on the basis that the proposed development has been completed and is fully operational. This is considered a reasonable approach as the construction effects will be temporary.

10.11 The adjacent map (Fig. 10.1) shows the candidate viewpoints for visual impact assessment. These viewpoints have been selected by the consultants to represent 'maximum exposure/maximum conjunction' of the future proposed development in its surrounding context. This means that it should not be possible to find potential alternative viewpoints which allow a more open view of the proposed development.

10.12 The 26 views which are assessed on the following pages of this chapter are listed below:

View 1: Memorial Road towards Custom House Quay (Render)

View 2: IFSC House (Render)

View 3: Custom House Quay, near Famine Memorial (Render)

View 4: Custom House Quay, near Sean O'Casey Bridge (Render)

View 4N: Custom House Quay, near Sean O'Casey Bridge (Nighttime Render)

View 5: Sean O'Casey Bridge (Render)

View 6: Sir John Rogerson's Quay (Complex Wireline)

View 7: Gloucester Street South (Render)

View 8: Moss Street (Render)

View 9: Pearse Street at Shaw Street (Complex Wireline)

View 10: Magennis Place (Complex Wireline)

View 11: Trinity College, Berkeley Library (Complex Wireline)

View 12: Trinity College, Rugby Pitch (Complex Wireline)

View 13: Trinity College, College Park (Complex Wireline)

View 14: St Stephens Green (Render)

View 15: Kildare Street at Molesworth Street (Render)

View 16: O'Connell Bridge (Complex Wireline)

View 17: Rosie Hackett Bridge (Render)

View 18: Custom House Quay, near Loopline Bridge (Render)

View 18N: Custom House Quay, near Loopline Bridge (Nighttime Render)

View 19: Abbey Street Lower (Complex Wireline)

View 20: Gardiner Street Middle at Gardiner Lane (Render)

View 21: Gardiner Street Lower at Sean Macdermott Street Lower (Render)

View 22: Gardiner Street Lower, near Gandon Hall (Render)

View 23: Gardiner Street Lower at Talbot Street (Render)

View 24: 63 Gardiner Street Lower (Render)

View 25: Busáras (Render)

View 26: Samuel Beckett Bridge (Complex Wireline)

10.0 VISUAL IMPACT ASSESSMENT (CONTD.)

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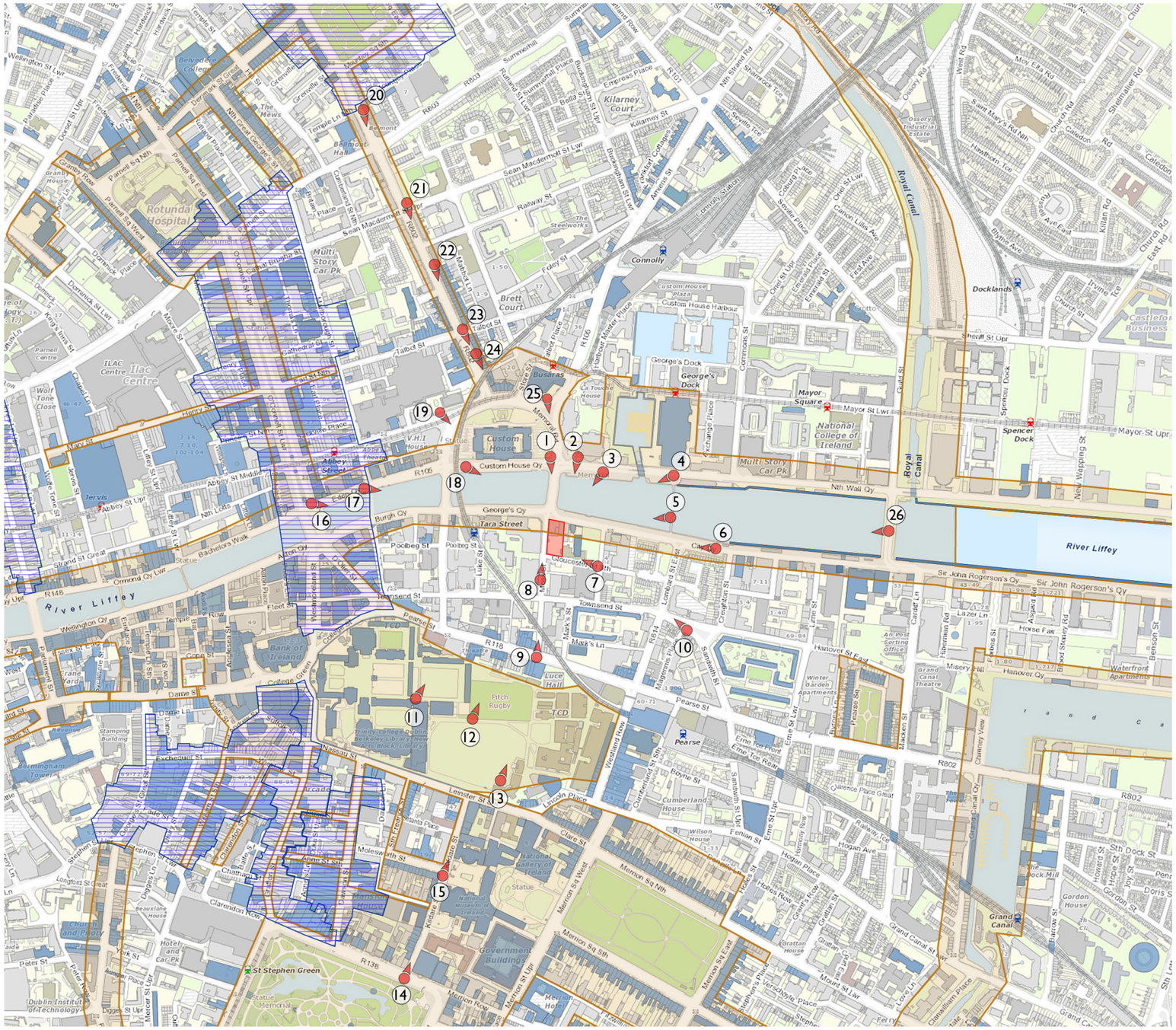

Fig. 10.1: Map showing the selected 27 viewpoints assessed in this chapter, denoted with red arrows. The proposed development site is shown shaded in red.

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10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 1: MEMORIAL ROAD TOWARDS CUSTOM HOUSE QUAY

Existing

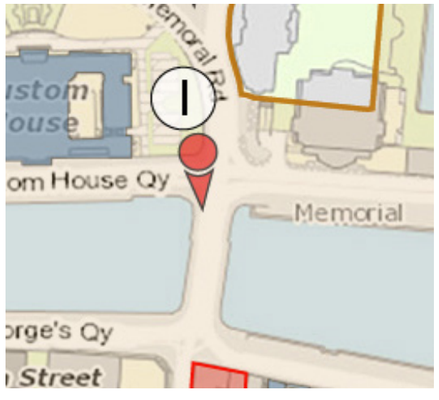
From the junction of Custom House Quay and Memorial Road, looking southeast across Talbot Memorial Bridge towards the site which occupies a prominent 'focal point' position on axis with the bridge, connecting north and south of the city. The site provides a wholly inadequate response to the southern foot of the bridge, as a major entry point to South Dublin. The view presents a generally modern setting with the exception of the protected structures to the east of the site; the Church of the Immaculate Heart of Mary, with the church tower appearing behind the road sign, and the red brick Presbytery below the church tower. The modern George's Quay Plaza buildings and Grant Thornton building are to either ends of the site and the protected structures.

Sensitivity of the view to change

This view is of **medium** sensitivity to change.



VIEWPOINT LOCATION



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10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 1: MEMORIAL ROAD TOWARDS CUSTOM HOUSE QUAY

Proposed

The proposal is for a prominent gateway building addressing the entrance to south Dublin on the axis of the bridge. It is achieved by the northwest corner being emphasised as a vertical element adorned with patterned glazing and closely spaced coloured fins. This portion has a distinct base of three differentiated floors with no fins and a top of two floors with widely spaced fins. To the north and east it expresses vertical elegance and slenderness. Other portions of the building are stepped back or stepped down and consist of varied fenestration treatment. This approach modifies the perceived scale where it is appropriate to respond to a smaller scale context.

Magnitude of Change

In comparison to the existing view this represents a **high** change.

Residual Effect

The commendable design quality and appropriate townscape contribution to the city gives rise to a **substantial** and **positive** effect.



VIEW 1

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10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 1: MEMORIAL ROAD TOWARDS CUSTOM HOUSE QUAY

Cumulative Effect

The consented Townsend/Shaw St scheme is to the west of Moss Street, shown as a pink wireline. Its slight appearance **does not constitute a meaningful cumulative effect**.



5. Townsend Street / Shaw Street

VIEW 1 - CUMULATIVE

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10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 2: IFSC HOUSE

Existing

Moving east of the Talbot Memorial Bridge, at the southwest corner of IFSC building looking southwest towards the site which lies beyond the end of the bridge. The view presents a generally modern setting with the exception of the protected church and its Presbytery to the east of the site, although in this view the church is shielded from view by trees. The modern George's Quay Plaza buildings and Grant Thornton building are to either ends of the view. The existing building presents a disappointing urban gesture at such an important townscape position.

Sensitivity of the view to change

This view is of **medium** sensitivity to change.



VIEWPOINT LOCATION



10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 2: IFSC HOUSE

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Proposed

This view focuses more on the design approach to the sensitive smaller scale buildings to the east, namely Church of the Immaculate Heart of Mary and its Presbytery. The gateway element, described at View 1, has smaller scale companion buildings to its east which are set back in two stages and expressed architecturally in contrasting ways. They are also stepped vertically which allows for a planted terrace at 5th floor level, emphasising a compatible scale in relation to the smaller scale buildings. The eastern elevation, in the full depth of the site and at this level, provides a neutral backdrop to the protected structures in views from further east. The upper parts on the east side of the development also step down towards the south. Essentially the architecture is a collage of expressions each one devised to satisfy a contextual relationship.

Magnitude of Change

In comparison to the existing view this represents a **high** change.

Residual Effect

The commendable design quality and appropriate townscape contribution to the city gives rise to a **substantial** and **positive** effect.



VIEW 2

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 2: IFSC HOUSE

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Cumulative Effect

College Square is not yet complete, but its final form is indicated with a yellow wireline. The consented but lapsed Tara Street Tower is shown as a dotted green line as a tower of this form remains policy. Other consented schemes are occluded by buildings. This would result a cumulative effect which underpins the role of central Dublin as a burgeoning commercial centre, each contributing to urban legibility at strategic positions. The contribution to this cumulative effect by the proposal is itself **substantial** and **positive**.



1. Hawkins House
2. College Square
3. The Tara Building
4. Tara Street Tower

VIEW 2 - CUMULATIVE

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10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 3: CUSTOM HOUSE QUAY, NEAR FAMINE MEMORIAL

Existing

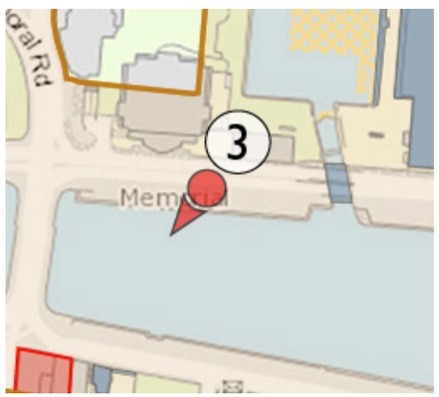
Moving further east, the prominent element in the foreground is the River Liffey and the regenerated Quays. This view shows the great variety of buildings on the south side of the city in terms of building heights and composition. College Square, which is under construction, appears in the background of the George's Quay Plaza buildings. The site, to the right of the protected church and Presbytery, is undistinguished and unworthy of such a prominent city centre site.

Sensitivity of the view to change

This view is of **medium** sensitivity to change.



VIEWPOINT LOCATION



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10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 3: CUSTOM HOUSE QUAY, NEAR FAMINE MEMORIAL

Proposed

The development responds through a variety of façade expressions and divisions of scale, to the surrounding townscape and riverscape. From the existing small scale of the Presbytery to that of the Church of the Immaculate Heart of Mary and of the much larger office developments occurring over the last 30 years. In all the five different elevational treatments contribute to the ten different planes of surface as an expression of multiple elements of form. That of the northwest corner exhibiting the strongest architectural expression as the focus to the Talbot Bridge axis and marking entry to the south of the city. In particular, the stepping down to the south suitably embraces the church tower and the lowest strata of fenestration relates well to the Presbytery and its neighbour.

Magnitude of Change

The change is **high.**

Residual Effect

The residual effect is **substantial** with the contextual response and design quality leads to a **positive** effect.



VIEW 3

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10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 3: CUSTOM HOUSE QUAY, NEAR FAMINE MEMORIAL

Cumulative Effect

To the right of the view the consented and under construction College Square coloured yellow and the not consented yet envisaged Tara Street Tower shown in dotted green both indicate the planned commercial intensification of the city centre. The proposed development acts to consolidate this central area of increased density but to step down towards the periphery. The cumulative effect is **substantial** and **positive.**



2. College Square
4. Tara Street Tower

VIEW 3 - CUMULATIVE

RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 4: CUSTOM HOUSE QUAY, NEAR SEAN O'CASEY BRIDGE

Existing

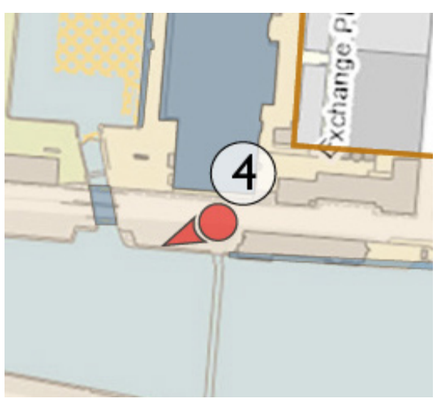
This view looking west to the city centre from Custom House Quay, near Sean O'Casey bridge. The prominent element in the foreground is the River Liffey and the regenerated Quays. This view shows the great variety of the buildings on the south side of the city in terms of building heights and composition. The Liffey corridor, including the Docklands is protected by DCC Development Plan Conservation Area designation. However, the width of the river corridor, the predominance of contemporary buildings and the variety in the buildings, including the height, creates capacity for change without compromise of existing character or sensitivities. The site is hardly discernible from this distance and the church has virtually disappeared from sight.

Sensitivity of the view to change

This view is of **medium** sensitivity to change.



VIEWPOINT LOCATION



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10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 4: CUSTOM HOUSE QUAY, NEAR SEAN O'CASEY BRIDGE

Proposed

Drawing back from the View 3 position, more of the context is captured as a continuous river front. It illustrates how the development plays its part in the gradual increase in height from the east towards the City centre and how the smaller scale existing elements are subtly referenced. The variation in the articulated planes of the development serves as a sensitive response to the scale of both the older and recent architectural context.

Magnitude of Change

The change is **medium.**

Residual Effect

The effect is **moderate** in quantum and **positive** as a result of the sensitively developed architectural design.



VIEW 4

RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 4: CUSTOM HOUSE QUAY, NEAR SEAN O'CASEY BRIDGE

Cumulative Effect

To the right of the view the consented and under construction College Square coloured yellow and the not consented yet envisaged Tara Street Tower shown in dotted green both indicate the planned commercial intensification of the city centre. The proposed development acts to consolidate this central area of increased density but to step down towards the periphery. The cumulative effect is **moderate** and **positive.**



2. College Square
3. The Tara Building
4. Tara Street Tower

VIEW 4 - CUMULATIVE

RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 4N: CUSTOM HOUSE QUAY, NEAR SEAN O'CASEY BRIDGE (NIGHTTIME)

Existing

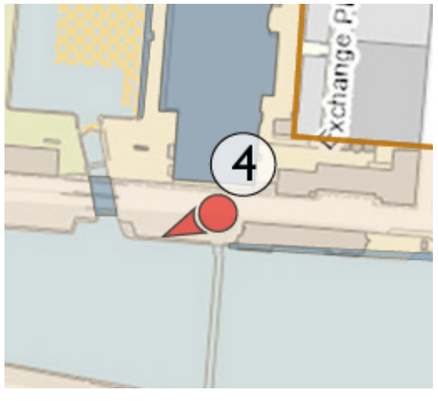
There is a sporadic display of lights with a variety of street lights and occasional flood-lighting. Internal lighting is generally subdued. The George's Quay Plaza office complex features external lighting which emphasises its pyramidal roof profiles.

Sensitivity of the view to change

The view is of **low** sensitivity to change, as it is at night time.



VIEWPOINT LOCATION



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10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 4N: CUSTOM HOUSE QUAY, NEAR SEAN O'CASEY BRIDGE (NIGHTTIME)

Proposed

The variation of uses on the eastern side of the building breaks up the tendency for offices to appear as horizontal layers at night. In this case the northeast element contains stair and lift cores which introduces a welcome verticality which is balanced against the other treatments to other elevational elements which balance horizontal with vertical. The upper elements, either side of the stair and lift core element display a much lighter glow from the interior.

Magnitude of Change

The magnitude of change is **medium.**

Residual Effect

The residual effect is **slight** but **positive** in that the architectural qualities remain discernible.



VIEW 4N

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10.0 VISUAL IMPACT ASSESSMENT (CONTD)

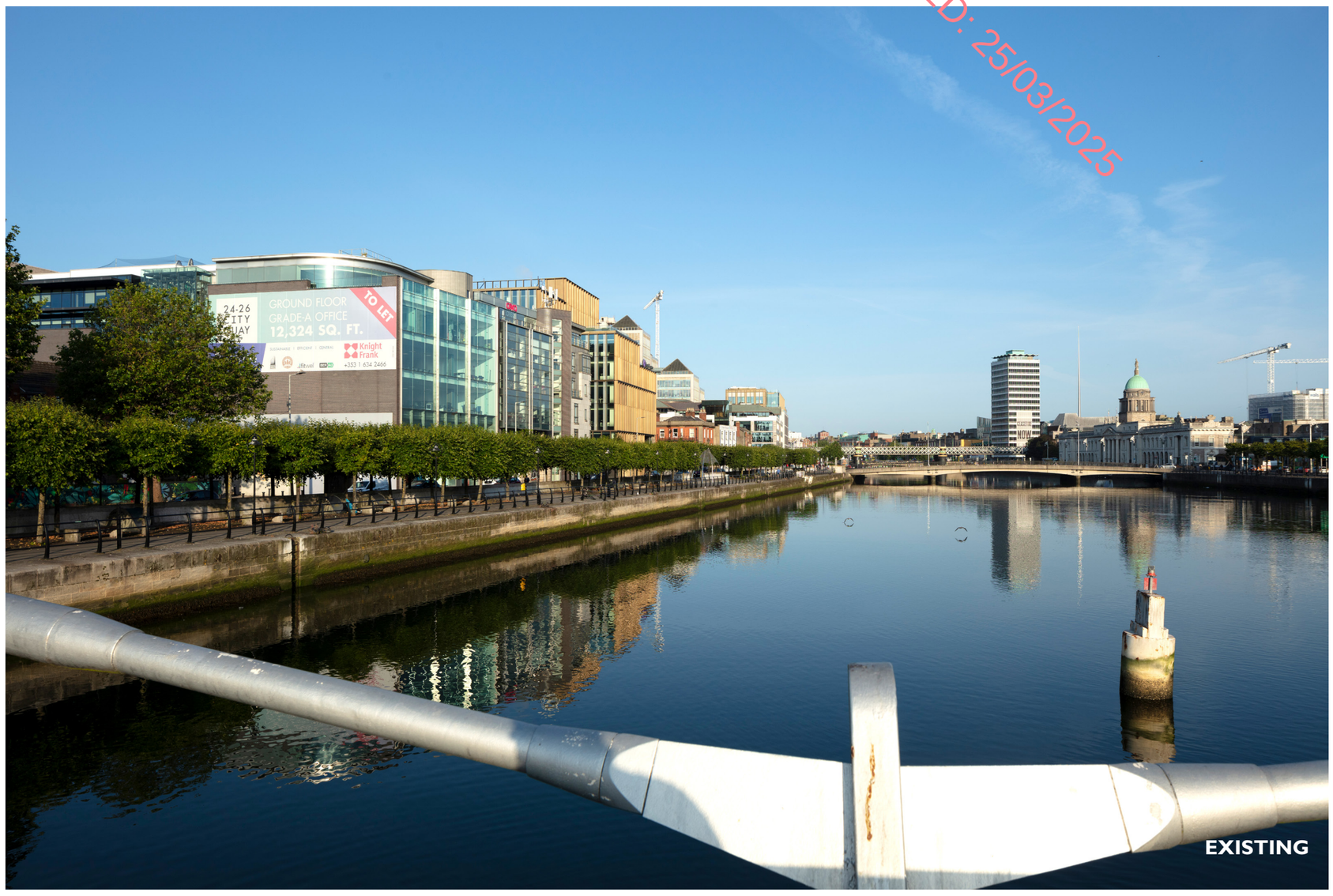
VIEW 5: SEAN O'CASEY BRIDGE

Existing

Moving further east to the middle of Sean O'Casey bridge, the view now shows the relationship between the development site and the Custom House, Liberty Hall and the dense development along the river corridor. The Liffey corridor, including the Docklands is covered by the DCC Development Plan Conservation Area designation. However, the width of the river corridor, the predominance of contemporary buildings and the variety in the buildings, including the height, creates capacity for change without compromise of existing character or sensitivities.

Sensitivity of the view to change

The view is of **medium** sensitivity to change, but on the south side the sensitivity is low.



EXISTING

VIEWPOINT LOCATION



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10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 5: SEAN O'CASEY BRIDGE

Proposed

The development consists of a number of elements which aim to be contextual and responsive to scale of neighbouring buildings both old and new. It acts as a marker for the south landing of the Talbot Bridge and as an introduction to the more densely commercial city centre. The composition of parts, of different fenestration expression, are harmonious and are a measure of the high quality architecture deployed.

Magnitude of Change

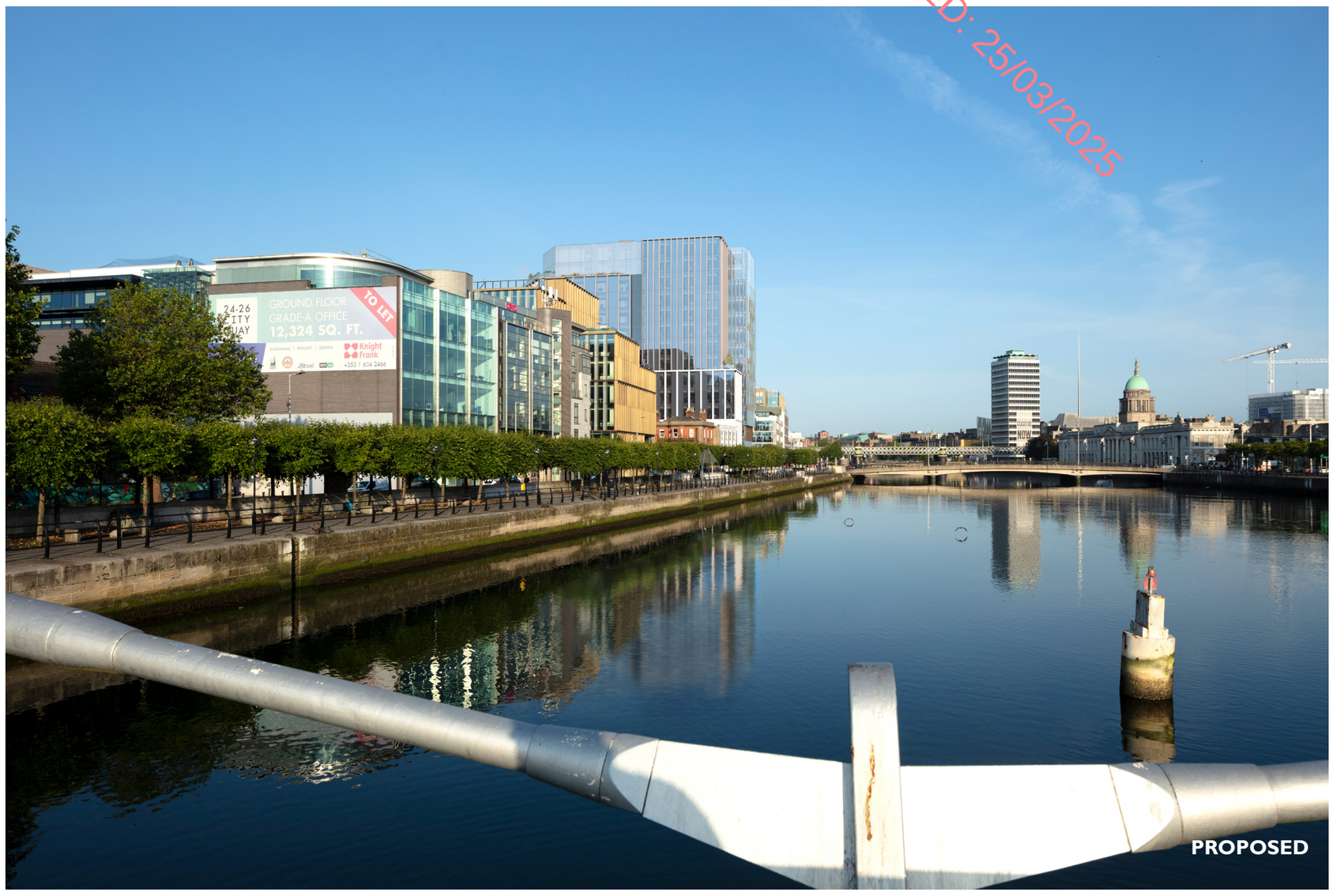
The magnitude of change is **medium.**

Residual Effect

The residual effect is **moderate** and **positive.**

Cumulative Effect

There are no consented or emerging schemes visible along with the proposed development and therefore there is **no cumulative effect.**



VIEW 5

RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 6: SIR JOHN ROGERSON'S QUAY

Existing

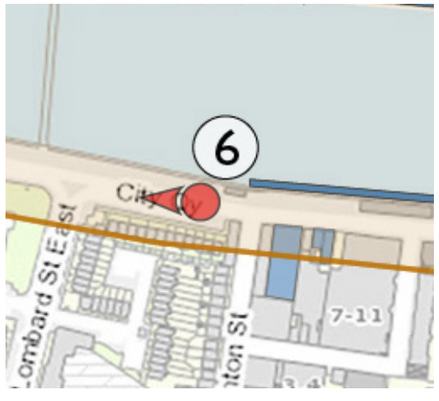
This view from the Sir Rogerson Quay towards the west from where, on the south side the density of development reduces. The view shows the variety in the buildings beyond this zone, including buildings of height which create visual interest, complement the river in their compositions, and have place-making effect. The Liffey corridor, including the Docklands stretch, is covered by CA designation. However, the width of the river corridor, the predominance of contemporary buildings and the variety in the buildings, including the height, creates capacity for change without compromise of existing character or sensitivities.

Sensitivity of the view to change

The view is of **medium** sensitivity to change, but on the south side the sensitivity is low.



VIEWPOINT LOCATION



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10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 6: SIR JOHN ROGERSON'S QUAY

Proposed

The proposal shown in red wireline depicts the overall form and the layering of planes with differing fenestration patterns. From previous rendered images it is possible to say that this layering of facades gives rise to a high quality of architecture which fits well into its context.

Magnitude of Change

The level of change is **medium.**

Residual Effect

The residual effect is **moderate** and **positive**.

Cumulative Effect

There are no consented or emerging schemes visible along with the proposed development and therefore there is **no cumulative effect.**



VIEW 6

RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 7: GLOUCESTER STREET SOUTH

Existing

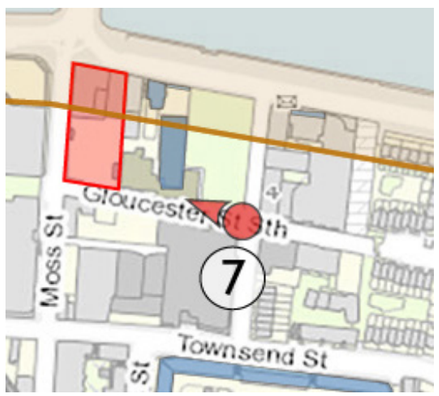
The view looking west from Gloucester Street South shows the mixed character and quality of the City Quay and George's Quay character area. The Grant Thornton building to the right and the modern office building to left, frames the foreground, highlighting the partly evolving character of the area. The rear part of the protected church is screened by an unsightly wall with windows heavily defended against burglary. The school is next in the street elevation and beyond that is the tall coal yard screen at the site boundary wall. The George's Quay Plaza building provides a focus to the view, adding to the diversity of building typologies, scale and architecture.

Sensitivity of the view to change

This view is of **low** sensitivity to change.



VIEWPOINT LOCATION



RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 7: GLOUCESTER STREET SOUTH

Proposed

The development has a sculptural form owing o the upper levels being set at an angle. This and the varied treatment to all the facades effectively breaks down the scale and thereby responds to the smaller scale foreground buildings which become more revealed as the viewer moves forward. The higher building also strengthens the focus onto George's Quay Plaza.

Magnitude of Change

In this very focused view, the magnitude of change is **high.**

Residual Effect

The residual effect is **moderate** and **positive** as a result of the subtle townscape de-scaling and architectural detail.



VIEW 7

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 7: GLOUCESTER STREET SOUTH

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Cumulative Effect

While the notional landmark building at the Tara Street Tower site would appear beyond the George's Quay Plaza tower, its contribution is not sufficient to form a meaningful cumulative effect. There is **no cumulative effect.**



4. Tara Street Tower

VIEW 7 - CUMULATIVE

RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 8: MOSS STREET

Existing

Moss Street is one of the main pedestrian routes from Trinity College towards Talbot Bridge, the Liffey, and Tara Street train station. This view shows part of a rejuvenated Moss Street streetscape with the recently completed hotel on the right and George's Quay House office building to the left. Ahead along the street there is a noticeable gap in the built form over the site and this highlights the lack of response to the importance of the junction of Moss Street, Talbot Bridge and the quays. These views are typical of a diverse city centre characterised by development from various eras.

Sensitivity of the view to change

This view is of **low** sensitivity to change.



VIEWPOINT LOCATION



RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 8: MOSS STREET

Proposed

This close view illustrates well how the volume of the development is broken into parts with facades setback and expressed in different fenestration patterns. The street level is animated and improves the public realm experience. The 'corner' element which addresses the Talbot Bridge, can be seen at an acute angle, revealing the way its pattern of fins brings solidity to its surface. As a prominent development, great care has been given to present a building of substance and strong architecture, but also one which applies a division of scale to respond to the context.

Magnitude of Change

Within the street enclosure the development adds a **high** level of change.

Residual Effect

The effect is **moderate** and the high quality of architecture gives rise to a **positive** rating.

Cumulative Effect

There is **no cumulative effect.**



VIEW 8

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 9: PEARSE STREET AT SHAW STREET

RECEIVED: 25/03/2025

Existing

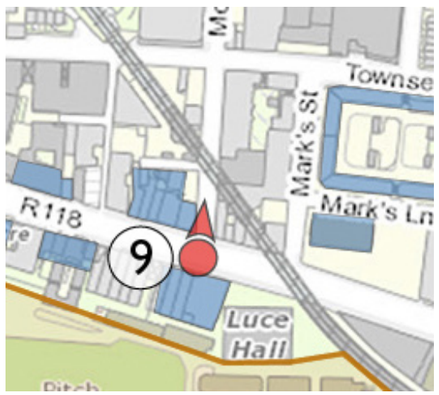
The view is from further south from Pearse St., looking north along Shaw St. and Moss St. towards the Liffey. Framing the junction in the foreground are two three storey red brick buildings (O'Neill's to the left a protected structure) forming a historic front to the street opposite Trinity Business School. An elevated railway bridge leading to the Tara Street Station cuts across the view. Further along Shaw St. and Moss St. are several modern buildings forming a notably stepped building profile up in height towards the Liffey. The existing building on the site beside Talbot Bridge can just be discerned beneath the bridge. In the distance beyond the river the view is closed by Busáras. These views are typical of a diverse city centre characterised by development from various eras.

Sensitivity of the view to change

This view is of **medium** sensitivity to change.



VIEWPOINT LOCATION



10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 9: PEARSE STREET AT SHAW STREET

RECEIVED: 25/03/2025

Proposed

The development shown with a red wireline continues the stepping up with a series of planes both rectilinear and angular. Each of these planes are expressed with varying architectural detail.

Magnitude of Change

The magnitude of change is **medium.**

Residual Effect

The effect is **moderate** on account of its marking the Liffey and the Talbot Bridge. It is a **positive** effect owing to the quality of the architecture and the urban legibility it provides.



VIEW 9

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 9: PEARSE STREET AT SHAW STREET

RECEIVED: 25/03/2025

Cumulative Effect

The consented Townsend Street/ Shaw Street 11 storey scheme is shown to the left of the street. It appears higher than the development because it is closer to the viewpoint. There is a distinct cumulative effect to which both schemes contribute equally. The result is a strengthening of the street enclosure where currently there is an open site. The cumulative effect is **moderate** and **positive.**



5. Townsend Street / Shaw Street

VIEW 9 - CUMULATIVE

RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 10: MAGENNIS PLACE

Existing

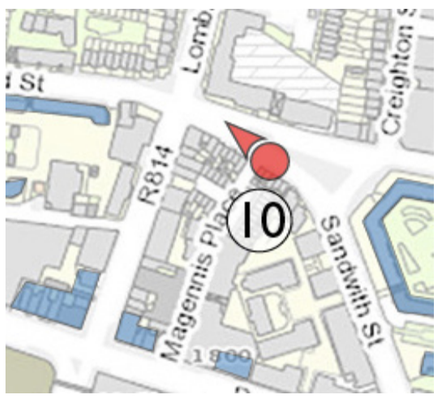
This view from the southeast part of the site represents a mostly residential part of the City Quay and George's Quay character area. The residential buildings, on either side of the wide road, are mostly late 20th century red brick townhouses and small apartment blocks of up to five storeys. The newly completed Travelodge building, and Grant Thornton office building can be seen in the background.

Sensitivity of the view to change

This view is of **low** sensitivity to change.



VIEWPOINT LOCATION



10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 10: MAGENNIS PLACE

RECEIVED: 25/03/2025

Proposed

The development is shown with a red wireline. It sits behind the Premier Inn at junction of Princess Street South and Gloucester Street South with the Grant Thornton building to its right. The development increases the townscape profile but in a harmonious manner.

Magnitude of Change

The magnitude of change is **low.**

Residual Effect

The effect is only **very slight** but also **positive** as the richness of the architectural treatment is visible.

Cumulative Effect

There is **no cumulative effect.**



VIEW 10

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 11: TRINITY COLLEGE, BERKELEY LIBRARY

RECEIVED: 25/03/2025

Existing

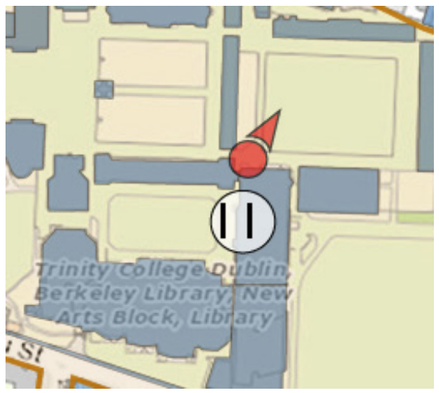
The small square in front of the Berkeley Library provides a slightly elevated vantage point, with the view north framed by the Rubrics to the left and Trinity Museum to the right, overlooking New Square. On the far side of New Square is the broad, low façade of the Hall of Residence, obscured by the mature trees in this view. Due to the elevation of the viewpoint, a number of modern buildings in and outside of the campus can be seen protruding above the Hall of Residence roofline. Also of note are glimpses of the roof of a building east of the Samuel Beckett Theatre, an unsightly rooftop plant screen, and to the left the distinctive form of the new Printing House Square building on the campus and behind it the College Square scheme under construction.

Sensitivity of the view to change

This view is of **medium** sensitivity to change.



VIEWPOINT LOCATION



10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 11: TRINITY COLLEGE, BERKELEY LIBRARY

RECEIVED: 25/03/2025

Proposed

The development is hardly visible, its top southwest corner appearing beside the building east of the Samuel Beckett Theatre.

Magnitude of Change

The magnitude of change is **nil.**

Residual Effect

The effect is **imperceptible.**



VIEW 11

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 11: TRINITY COLLEGE, BERKELEY LIBRARY

RECEIVED: 25/03/2025

Cumulative Effect

The under construction College Square and the Townsend Street/ Shaw Street consented scheme contribute to a distant skyline cumulative. The latter and the proposed development are only marginally visible. They act cumulatively but with a low level effect. College Square acts as an isolated case and is not perceptibly cumulative with the development. The contribution of the proposed development to a cumulative effect is **imperceptible.**



2. College Square
5. Townsend Street / Shaw Street

VIEW 11 - CUMULATIVE

RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 12: TRINITY COLLEGE, RUGBY PITCH

Existing

This view to the north represents one of the open views from a key route enabling movement across the centre of the campus. The eastern New Square building and Samuel Beckett Theatre can be seen to the left and the modern Simon Perry Building to the far right. There are no current interventions. The complex roofscape of the range of diverse (old and modern), mostly low buildings inside the northern perimeter of the campus, are largely obscured by mature trees. The distinct roof profile of George's Quay Plaza can be glimpsed through the gap in the trees behind the goal posts. The crane in the background suggests change to the skyline in this part of the city. There is considerable diversity of form, architecture and materials beyond the treescape, which creates capacity to accommodate change.

Sensitivity of the view to change

This view is of **medium** sensitivity to change.



VIEWPOINT LOCATION



10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 12: TRINITY COLLEGE, RUGBY PITCH

RECEIVED: 25/03/2025

Proposed

The development is shown in red wireline representation. It is more visible than other riverside developments because of the distinct drop in the trees. While this disturbs the current seclusion of the open sports ground, the landscape is not intended to be enclosed. Evidence of this is the built form visible on the east and south sides. The development presents as a series of small elements which would make it compatible with the currently obscured perimeter buildings.

Magnitude of Change

The amount of change is **low.**

Residual Effect

A combination of medium sensitivity and low magnitude of change would normally give rise to a slight effect, however owing to the development becoming visible where the treeline dips as described above, it is considered to lead to a **moderate** and **positive** effect.



VIEW 12

RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 12: TRINITY COLLEGE, RUGBY PITCH

Cumulative Effect

The development is entirely obscured by the consented Townsend Street/ Shaw Street scheme. There is, therefore, **no cumulative effect.**



4. Tara Street Tower
5. Townsend Street / Shaw Street

VIEW 12 - CUMULATIVE

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 13: TRINITY COLLEGE, COLLEGE PARK

RECEIVED: 25/03/2025

Existing

The view is taken from in front of the Moyne Institute of Preventative Medicine, looking across the playing field. A number of buildings are visible: from the eastern New Square building, Samuel Beckett Theatre and the former Tara Street Fire Station watch tower, behind which the College Square development under construction emerges in the view. Other more contemporary buildings face the field to the right and beyond them stand Liberty Hall and the George's Quay Plaza office complex. All of this dominated by the vast expanse of manicured green lawn.

Sensitivity of the view to change

The view is of medium sensitivity to change in the foreground but of a **low** sensitivity in the background.



VIEWPOINT LOCATION



RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 13: TRINITY COLLEGE, COLLEGE PARK

Proposed

The development is shown as a red wireline fully occluded behind the tree left of centre.

Magnitude of Change

Nil.

Residual Effect

The residual effect is **imperceptible.**

Cumulative Effect

There is **no cumulative effect.**



VIEW 13

RECEIVED 23/01/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 14: ST STEPHENS GREEN

Existing

Kildare Street is aligned with and frames a view north over the sports field of Trinity College directly towards the site. Kildare Street and St. Stephen's Green have a high level of cultural historic and visual amenity value although it is not in a conservation area. This view is from St. Stephen's Green North, along the length of Kildare Street. The protected Shelbourne Hotel is on the right. Other protected structures in the view are the short terrace of Georgian houses further down the street on the left. There are also more modern interventions visible in this view and the street composition is complex and less consistent.

Sensitivity of the view to change

The view is of **medium** sensitivity to change.



VIEWPOINT LOCATION



RECEIVED 23/01/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 14: ST STEPHENS GREEN

Proposed

The development's impact on the southern Georgian cluster of streets and squares is limited to this one view. It will rise above the trees at the southern perimeter of the Trinity sports ground. The development is shown as a render and illustrates how the massing has been designed to appear as a group of small parts so as to break down the scale and not dominate as a singular expression. Planting on terraces also integrates the form into the foreground. The grain represented by the differently spaced mullions also responds to the varying grain of the foreground.

Magnitude of Change

The change is **low.**

Residual Effect

The effect is **slight** and **neutra**l in character.

Cumulative Effect

There is **no cumulative effect.**



VIEW 14

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 15: KILDARE STREET AT MOLESWORTH STREET

RECEIVED: 25/03/2025

Existing

Moving further north, this view of Kildare Street from the junction with Molesworth Street, has the appearance of a more consistent Georgian streetscape aided by the protected structures to the east of the street. Although there are several modern buildings on the west side of the street, these have been designed in sympathy with the Georgian street elevation. The trees at the end of the street form a screen and terminate the vista. In combination the buildings/architecture and the trees form a distinct, enclosed pocket of townscape character.

Sensitivity of the view to change

The view is of **medium** sensitivity to change.



VIEWPOINT LOCATION



RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 15: KILDARE STREET AT MOLESWORTH STREET

Proposed

The rendered view illustrates how as the viewer walks north down Kildare street, towards the listed buildings, the development disappears from view. Here for instance only the southwest corner of the building is visible.

Magnitude of Change

The change is **low.**

Residual Effect

The effect is **slight** and **positive.**

Cumulative Effect

There is **no cumulative effect.**



VIEW 15

RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 16: O'CONNELL BRIDGE

Existing

This view shows the transition in character between the old city to the west of O'Connell Bridge and the former docklands to the east. The river begins to widen and there is an appreciable dogleg in its course. There is a higher proportion of modern buildings on both sides of the river and with this comes a general increase in scale, diversity of form, architecture and materials – a notable reduction in uniformity. Liberty Hall and George's Quay Plaza are examples of this. The Custom House cupola is marginally visible in this view. While this view is from a conservation area, there is an appreciably higher capacity for change in these views owing to the change in character in the Liffey corridor.

Sensitivity of the view to change

The view is of **medium** sensitivity to change.



VIEWPOINT LOCATION



RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 16: O'CONNELL BRIDGE

Proposed

The development, shown as a red wireline, maintains the river edge of built form. It arises beyond existing buildings not protected by the conservation area. It does so by expressing two distinct parts. To the left is the river focused element with its animated façade treatment; to the right a calmer façade treatment.

Magnitude of Change

This is a **medium** level of change.

Residual Effect

The effect is **moderate** in quantum and **positive** in design terms.



VIEW 16

RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 16: O'CONNELL BRIDGE

Cumulative Effect

Of the five consented schemes seen in this view, the College Square scheme, the Tara Building and the Tara Street Tower are seen alongside the development. The two taller buildings tower over the development, while the lower Tara Building obscures part of it. Its contribution to a cumulative effect will therefore be **very slight** and **positive**. The combined cumulative effect however is substantial but also positive since all are consented except the Tara Street Tower, the qualities of which will need to be high.



1. Hawkins House
2. College Square
3. The Tara Building
4. Tara Street Tower
7. La Touche House

VIEW 16 - CUMULATIVE

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 17: ROSIE HACKETT BRIDGE

RECEIVED: 25/03/2025

Existing

Moving eastward in this view from Rosie Hackett Bridge, the transition from the old city to the modern former docklands is apparent. Liberty Hall and George's Quay Plaza are examples of several notable buildings/structures in a complex, busy city centre townscape. The effect of the Loopline Bridge is also notable, forming a barrier across the Liffey and reinforcing the division between the old city and the former docklands. While this view is from a conservation area, there is an appreciably higher capacity for change in this view owing to the change in character in the Liffey corridor. College Square, to the left, and which is still under construction illustrates current changes representing the intended intensification of the city centre.

Sensitivity of the view to change

The view is of **medium** sensitivity to change.



VIEWPOINT LOCATION



10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 17: ROSIE HACKETT BRIDGE

RECEIVED: 25/03/2025

Proposed

The development rises above the One George's Quay building. It represents a stepping down of height towards the east, from the centre. The form is expressed as two elements, displaying different façade treatments. This breaks down the scale and allows the representation of a highly textured element facing the Liffey and Talbot Bridge, and a calmer element which relates to the city hinterland.

Magnitude of Change

This is a **medium** level of change.

Residual Effect

The effect is **moderate** within the broad panorama. It is **positive** as a high quality design.



VIEW 17

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 17: ROSIE HACKETT BRIDGE

RECEIVED: 25/03/2025

Cumulative Effect

The development plays a moderate part in all the schemes either consented or under consideration. The Tara Building and College Square as consented schemes, the latter already under construction, are an indication of the intended intensification. The Tara Street Tower remains a potential contributor to a cumulative effect and the proposal for 1 North Wall Quay indicates the potential for further intensification in the area. The contribution the development makes is **moderate** and **positive**. The combined effect is substantial and positive.



1. Hawkins House
2. College Square
3. The Tara Building
4. Tara Street Tower
7. La Touche House
9. 1 North Wall Quay

VIEW 17 - CUMULATIVE

RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 18: CUSTOM HOUSE QUAY, NEAR LOOPLINE BRIDGE

Existing

This view is from the footpath beside the Custom House, having just passed Liberty Hall and beneath the Loopline Bridge, heading east. The Custom House is outside the frame of view to the left. Across the river is the George's Quay office campus with the Plaza towers most prominent. The site can be seen where Talbot Bridge lands between George's Quay and City Quay. Extending to the east on the south side of the river are a series of modern Docklands buildings. In the context of the broad river corridor these appear low and difficult to differentiate despite their diverse architecture. There is a visible gap in the built form at the Talbot Bridge. The gap allows a view of the church tower with the Grant Thornton building providing a complete backdrop. However, this is a significant junction, channelling traffic towards the southern part of the city. While this stretch of the Liffey corridor is covered by CA designation and the Custom House is a highly valued heritage building, there is clearly capacity for change in this context.

Sensitivity of the view to change

The view is of **medium** sensitivity to change.

VIEWPOINT LOCATION





RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 18: CUSTOM HOUSE QUAY, NEAR LOOPLINE BRIDGE

Proposed

This view portrays the effect of the array of fins seen three dimensionally on the principal corner element, in contrast to the more traditional approach to a vertically mullioned element of facade such as that deployed on the rest of the building. The array of vertical coloured fins 'reach down' to the lower floors without a definitive completion whereas they culminate in an upper and more defined 'cornice' level beyond where a predominately glazed two storey top is implied. This view also shows most clearly the three-dimensional clarity of the principal element, the coloured fins applying an almost equal strength of solidity to glazing. The facade layer is to be lightly reflective with areas of fritted glazing such that the whole envelope portrays a special architectural quality. Other elements are played down and step-down juxtaposing horizontal emphasis with vertical emphasis.

Magnitude of Change

The change is of a **medium** magnitude.

Residual Effect

The effect is of **moderate** in quantum and **positive** in quality given the high quality of the design.

Cumulative Effect

There is **no cumulative effect.**



VIEW 18

RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 18N: CUSTOM HOUSE QUAY, NEAR LOOPLINE BRIDGE (NIGHTTIME)

Existing

The view illustrates the generally high level of light emitted from existing office developments along this southern stretch of the Liffey, with the Grant Thornton building and George's Quay Plaza office complex both displaying extensive internal lighting and external feature lighting. The tendency is for these buildings to express horizontal elements of light. The modest church tower is faintly lit at night. The street lighting along the north side of the river is also seen in this view.

Sensitivity of the view to change

The view is of **low** sensitivity to change, as it is night time.



VIEWPOINT LOCATION



10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 18N: CUSTOM HOUSE QUAY, NEAR LOOPLINE BRIDGE (NIGHTTIME)

RECEIVED: 25/03/2025

Proposed

The form and façade treatment of the development breaks the normal horizontality of office lighting through the elements having a vertical emphasis and the approach to applying fins to façade surfaces. In this way the development appears, in its maximum lit manner, to be a subtle addition to the nighttime cityscape.

Magnitude of Change

The change is of **medium** magnitude. In lighting terms there is a subtle change from the day time experience.

Residual Effect

The residual effect is **slight** and **positive**.



VIEW 18N

RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 19: ABBEY STREET LOWER

Existing

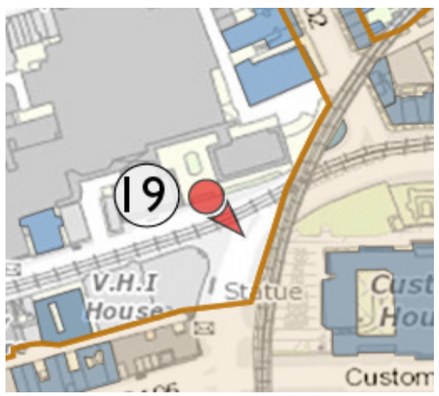
This view is taken from the Irish Life Centre to the northwest of the Custom House and shows the unfortunate effect of the Loopline Bridge, which adds further complexity to the townscape, combining with the road infrastructure to indicate the city centre location. The Custom House cupola which rises above the bridge is the only qualitative focus of the view which is chosen to show the only relationship between it and the development as a backdrop.

Sensitivity of the view to change

The view is of **medium** sensitivity to change owing to the Custom House cupola alone.



VIEWPOINT LOCATION



RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 19: ABBEY STREET LOWER

Proposed

The proposed development appears to the right of the cupola. Its most animated corner element will contrast with the two elements either side. The facades will exhibit patterns of verticality. Though a truncated view, its architectural qualities will be visible.

Magnitude of Change

The magnitude of change is **low.**

Residual Effect

The effect is **slight** and owing to the unfortunate imposition of the Loopline Bridge it is qualitatively **neutral**.

Cumulative Effect

There is **no cumulative effect.**



VIEW 19

RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 20: GARDINER STREET MIDDLE AT GARDINER LANE

Existing

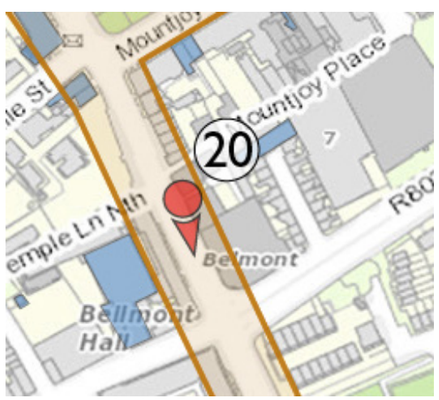
The following are a series of 5 views from Gardiner St. as it descends a long slope down to Beresford Place and the Custom House beside the Liffey. The view south along Gardiner Street is identified as a protected view in the DCC Development Plan. Each view is from the east of the pavement.

This view is from the street close to Mountjoy Square South. In the foreground, to both sides of the street are modern developments as poor interpretations of Georgian architecture. The 5-6 storey buildings flanking the street create a high degree of visual enclosure, framing the view south. At the end of Gardiner St, closing the vista, is the wide, low body of the Custom House, partially obscured by the Loopline railway bridge crossing the road, and seen against a backdrop of modern development (in the George's Quay area) on the far side of the Liffey. The combination of distance and the dense urban backdrop reduces the legibility of the Custom House, apart from the cupola, which stands clear of the foreground and distant built form, punctuating the skyline. An important aspect of the view is the position of the cupola off centre of the view, i.e. off the axis of Gardiner St. However, the road aligns exactly with the subject site across the river.

Sensitivity of the view to change

This view south along Gardiner St is a protected view, at the edge of the Mountjoy Square ACA, the street is part of the central conservation area. Many of the buildings are protected structures though not at this point. This particular view is of **medium** sensitivity to change.

VIEWPOINT LOCATION





RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 20: GARDINER STREET MIDDLE AT GARDINER LANE

Proposed

The principal forms of the development are defined by the varied treatments of facades. The geometry orientates to the river geometry and not to Gardiner Street which plays down any potential up-staging of the Custom House. The lower part passes behind the drum and cupola of the Custom House which at this distance is a minor infringement on its silhouette. The high quality of the architecture and its 'collage' approach to fenestration which is sensitive to the contextual scale will assist in the development being seen to be sensitive to this particular context.

Magnitude of Change

The level of change in the view is **low**.

Residual Effect

The effect is **slight** in quantitative terms and **neutral** in qualitative terms owing to the distance away.

Cumulative Effect

There is **no cumulative effect.**



VIEW 20

RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 21: GARDINER STREET LOWER AT SEAN MACDERMOTT STREET LOWER

Existing

Moving south, the five storey buildings forming part of the Custom Hall residential development are seen to the right. The scale and uniformity of these buildings maintain the visual enclosure of the street, framing the view south. The Custom House cupola remains the important aspect of the view off the axis of Gardiner Street.

Sensitivity of the view to change

The view is of **medium** sensitivity to change.



VIEWPOINT LOCATION



RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 21: GARDINER STREET LOWER AT SEAN MACDERMOTT STREET LOWER

Proposed

The development is partially visible and steps down towards the Custom House cupola, providing a framing counterpart to the west flank of the street. Its varied expressions of facade treatment serve to reduce its apparent scale with an emphasis on the vertical corner piece but also on the lower horizontal element closest to but leaving a gap with the cupola. The design has been subtly contrived to portray a modified scale and to complement the setting of the Custom House.

Magnitude of Change

The level of change in the view is **low**.

Residual Effect

The effect is **slight** in quantitative terms and **positive** in qualitative terms owing to the high quality design.

Cumulative Effect

There is **no cumulative effect.**



VIEW 21

RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

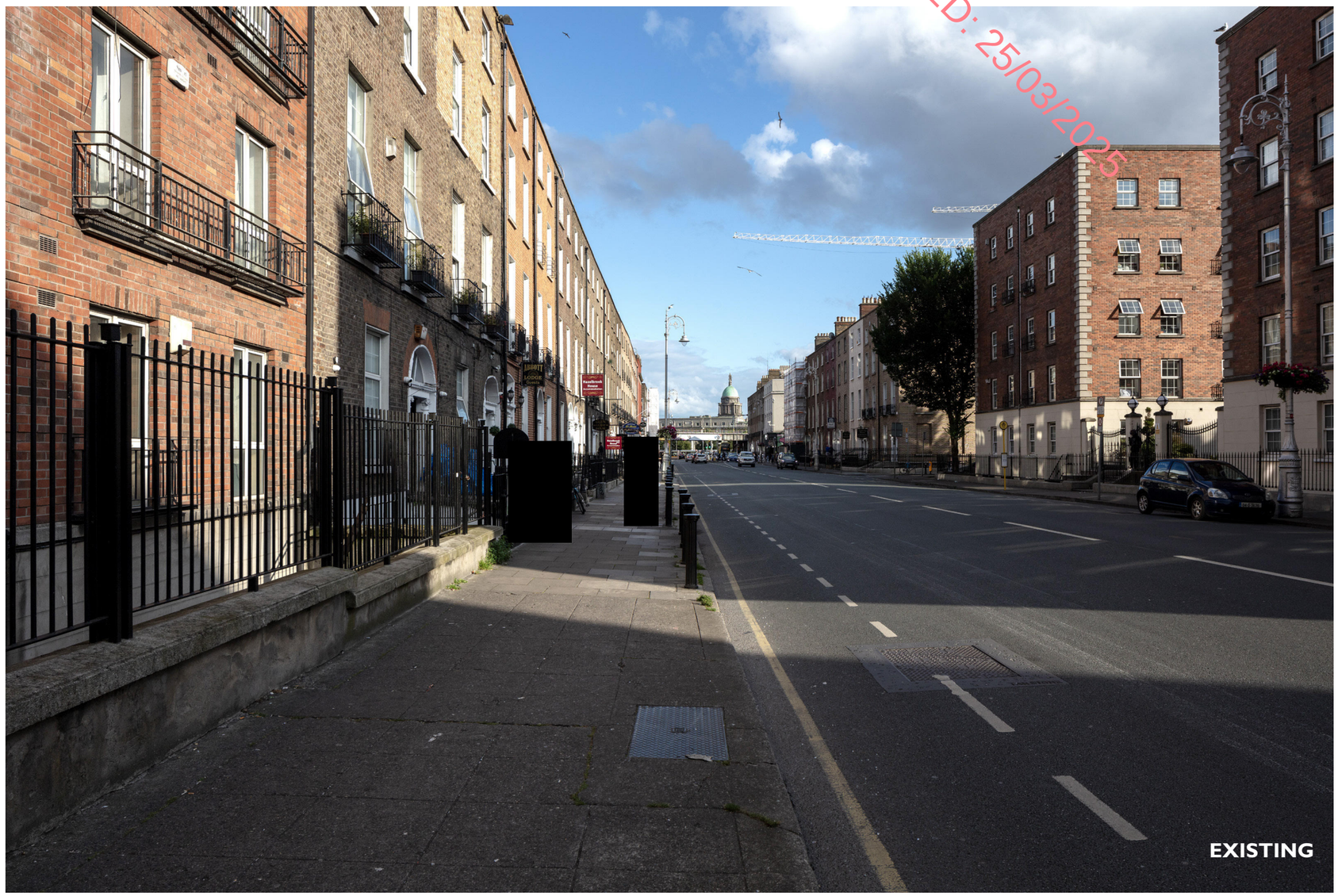
VIEW 22: GARDINER STREET LOWER, NEAR GANDON HALL

Existing

This view from mid-way along Gardiner St. is where the road flattens out approaching the river. There is a higher proportion of historic buildings along the street making it the prime Gardiner Street view. From these lower views the Custom House roofline is more legible, but the base of the building remains partially obscured by the Loopline bridge. The off-centre position of the cupola is notable and remains a key feature of the view with more sky space around it.

Sensitivity of the view to change

With the clearer visibility of the drum and cupola the sensitivity increases to **'high'**.



VIEWPOINT LOCATION



10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 22: GARDINER STREET LOWER, NEAR GANDON HALL

RECEIVED: 25/03/2025

Proposed

The development will introduce a new setting for the protected cupola and drum of the Custom House in this view from Gardiner Street Lower near Gandon Hall. Its stepped form and divided surfaces of varying textures provide a near symmetrical frame for the protected structure while reflecting in its parts the scale and complementary profile of houses on the west side of the street.

Magnitude of Change

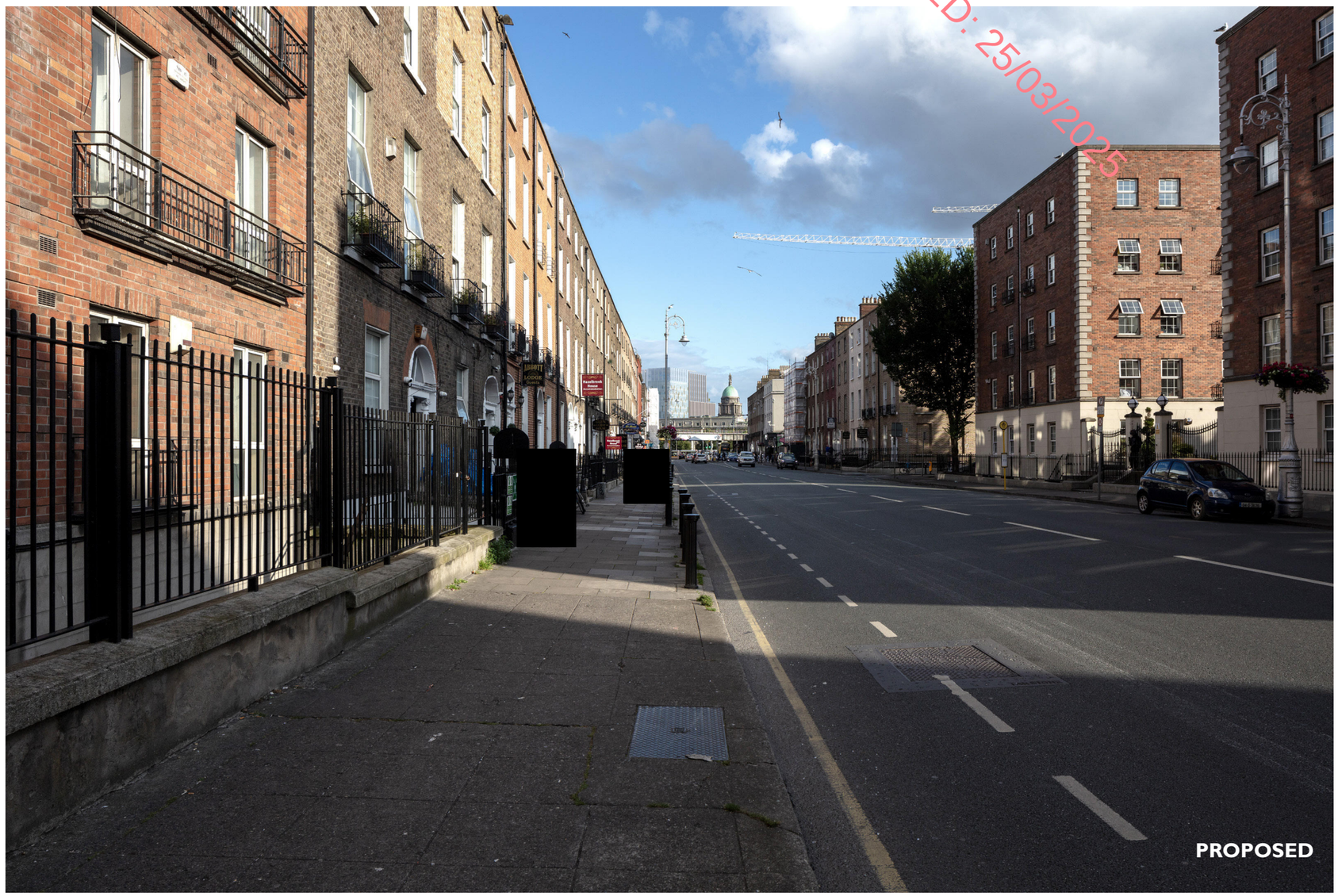
The level of change remains **low.**

Residual Effect

The effect is **moderate** but **positive** in character owing to the care with which the design has been developed.

Cumulative Effect

There is **no cumulative effect.**



VIEW 22

RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23: GARDINER STREET LOWER AT TALBOT STREET

Existing

Seen from Gardiner Street Lower at the junction with Talbot Street, though some being shrouded in scaffolding, the protected structures can be seen to either side of the street. The Custom House cupola, now on axis with the street, is the key feature of the view but the base of the building remains partially obscured by the railway bridge.

Sensitivity of the view to change

The sensitivity is **high,** but the foreground is a step down in quality compared to View 22.



VIEWPOINT LOCATION



RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23: GARDINER STREET LOWER AT TALBOT STREET

Proposed

The development will be partly obscured by the houses on the east side of the street. The overhead electrification portal on the railway viaduct reduces the quality of the view, nevertheless the visible part of the development sits comfortably alongside the Custom House with generous sky-space around it. The varied treatment to its surfaces, in particular, give rise to a sensitive approach to scale in relation to the cupola.

Magnitude of Change

The degree of change in the view is **medium.**

Residual Effect

The effect is **substantial** but **positive** in character owing to the care with which the design has been developed.

Cumulative Effect

There is **no cumulative effect.**



VIEW 23

RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 24: 63 GARDINER STREET LOWER

Existing

At a position close to the railway viaduct the experience of the cupola and drum deteriorates with the railway viaduct dominating the view. Protected structures can be seen to either side of the street in the foreground.

Sensitivity of the view to change

Owing to the dominance of the viaduct and backdrop development, the sensitivity drops back to **medium**.



VIEWPOINT LOCATION



RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 24: 63 GARDINER STREET LOWER

Proposed

In this harsher Custom House setting, the development provides a balance to the further existing layer of townscape which includes the George's Quay Plaza building. Its varied planes break down its scale.

Magnitude of Change

The change is **low** in the context of the view.

Residual Effect

The effect is **slight** but **positive** owing to the balancing effect and the high quality of architecture.

Cumulative Effect

There is **no cumulative effect.**



VIEW 24

RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 25: BUSÁRAS

Existing

This view is experienced by road users and pedestrians approaching Talbot Bridge from Amiens Street and Gardiner Street. It illustrates the diverse character of the townscape surrounding the Custom House, with the IFSC in the foreground to the left, and George's Quay Plaza and the Grant Thornton building prominent across the river. The church is also a notable feature among the larger modern riverside buildings despite its small size. This is a key approach and gateway to the southern part of the city centre, and the absence of a building of suitable stature on the far side of the river is notable.

Sensitivity of the view to change

The view is of **medium** sensitivity to change owing to the lack of consistent building form and architecture.



VIEWPOINT LOCATION



RECEIVED: 25/03/2025

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 25: BUSÁRAS

Proposed

The development announces an important crossing of the Liffey, the forward element representing an elegant vertical statement building. This element is articulated into a base, a middle and a top in a particularly rhythmic manner with the application of coloured vertical fins composed rhythmically across the middle part, consisting of both concentrations and more spaced-out areas of fins. As the viewer moves left or right the fins display their depth such that there is more fin and less visible glass. This solidifies the surface as can be seen of the west flank in this view. The set back element to the east is simplified in its surface treatment as a secondary form while the six-storey element beneath it steps forward, registering a lateral relationship with other riverside development up and down the river.

The top of the prominent part of the building is given a recessive crown where the fins are less in number and more regular in spacing. Other parts of the building are less expressive with varying pitches to metallic mullions. This is a rich composition of elegant elements which acknowledge and respect the context.

Magnitude of Change

Owing to the prominent position this is a **medium** level of change.

Residual Effect

The effect is of a **moderate** level but the responsive, high quality architecture makes it **positive**.



VIEW 25

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 25: BUSÁRAS

RECEIVED: 25/03/2025

Cumulative Effect

The Townsend Street/Shaw Street scheme is just visible but of a scale which **does not contribute to a cumulative effect.**



5. Townsend Street / Shaw Street

VIEW 25 - CUMULATIVE

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 26: SAMUEL BECKETT BRIDGE

RECEIVED: 25/03/2025

Existing

In this view from the Samuel Beckett Bridge, looking west towards the city centre, the dominant element is the River Liffey, which widens along this stretch. There is high visual amenity owing to the greater variety in the buildings both in height and composition. The four vertical features in the centre of the vista – the Custom House cupola, Liberty Hall, George's Quay Plaza and consented College Square scheme under construction - add interest and initiate the formation of a distinct character area of diversity and density along the river corridor. The Liffey corridor, including the Docklands stretch, is covered by CA designation. However, the width of the river corridor, the predominance of contemporary buildings and the variety in the buildings creates capacity for change without compromise of the existing character or sensitivities.

Sensitivity of the view to change

The view is of **medium** sensitivity to change.



VIEWPOINT LOCATION



10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 26: SAMUEL BECKETT BRIDGE

RECEIVED: 25/03/2025

Proposed

The red wireline illustrates the development's overall dimensions but also the many parts it is divided into, with the tendency to drop in height to the south. It represents an important moment along the quays, marking the Talbot Memorial Bridge crossing. It occludes and therefore replaces George's Quay Plaza as the introduction of the larger scale commercial centre of Dublin. As can be seen from the rendered views, the architecture is of a high quality.

Magnitude of Change

Within this broad river prospect, the change is **low**.

Residual Effect

The residual effect is **slight** within this prospect, but its visible architectural divisions will make it **positive**.



VIEW 26

10.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 26: SAMUEL BECKETT BRIDGE

RECEIVED: 25/03/2025

Cumulative Effect

The College Square scheme, currently under construction would provide a similar height to the left of the development and the notional 22 storey landmark building at the Tara Street Tower site would appear above. Both will add to the burgeoning cluster with the development's contribution being the larger part. As an expression of Dublin's successful commercial centre, this cumulative provides a **slight** and **positive** quality.



2. College Square
4. Tara Street Tower
7. La Touche House

VIEW 26 - CUMULATIVE

11.0 CONCLUSIONS AND RESIDUAL EFFECTS

RECEIVED 25/03/2025

11.1 This Heritage, Townscape, Landscape, and Visual Impact Assessment (HTLVIA) report provides a thorough study of the history, current townscape and landscape condition of the development site and its context. It identifies the heritage, townscape, landscape, and visual receptors potentially affected by the proposed development, and assesses their significance and the effects likely to arise on that significance in each case.

11.2 In Chapter 6.0, the quality of the design is assessed to be very high. In summary, it is likely to complement and enhance the character, legibility and connectivity of the City Quay area. It would do no harm to the settings of nearby heritage receptors likely to be affected, or to formal or incidental views. It is well proportioned and sensitively designed. The mix of uses, with community spaces combined with offices at the lower levels, and the proposed landscaping ensure an active and improved public realm. The proposed development would add interest to City and George's Quays' regenerated waterfront.

11.3 The assessments in Chapter 7.0 consider the effects of the proposed development during construction. These effects are found to be quite normal for the urban location and size of the proposal. On balance, these were found to range from very slight to substantial in quantum and to be adverse in nature, owing to the disturbance caused by cranes, scaffolding, the view of the incomplete buildings, site-deliveries, lighting, and service connections. These effects, however, would be temporary in nature.

11.4 Residual effects on townscape and landscape receptors are assessed in Chapter 8.0. The proposed development would have positive effects on townscape receptors, providing a high quality of public realm through active frontages. The positive effects would vary in significance from slight to substantial. There would be no negative effects on townscape receptors. The proposed development would be in accordance with policy for the area in that it would bring design of high quality and would respond to the local character, improving the riverside frontage along City and George's Quay. As a locally higher building in a site allocated by the Development Plan, it would meet the criteria set by policy, as described in Chapter 6.0.

11.5 Effects on built heritage receptors are assessed in Chapter 9.0. The proposed development is located partly within the Development Plan's Conservation Area. The improvements to the public realm and high quality of the architecture would enhance the significance of the Conservation Area at this point of the quays by providing a more appropriate scale and larger public spaces. The proposed development would form part of the wider setting of O'Connell Street Architectural Conservation Area (ACA), from where the ACA meets the River Liffey at the O'Connell Bridge, without dominating it. The proposed development would be visible at a distance from the southwest corner of Mountjoy Square ACA and not from any other positions in the ACA. It would not adversely affect views from both the ACAs.

11.6 The proposed development would not give rise to any harm to the significance of nearby protected structures. The setting of the Immaculate Heart of Mary Church and its Presbytery would be affected by the proposed development which while of contrasting scale is of high design quality. The character and special interest of the Custom House is preserved though the proximity of the development in its wider setting. The appreciation of the special interest and character remains visible and can be appreciated. The proposed development, when visible from protected structures, would form part of their existing wider setting of similar scaled buildings and create positive effects in combination with them. It would not diminish the significance of the protected structures.

11.7 The effect of the proposed development in townscape views is illustrated in Chapter 10.0 of this HTLVIA. They show that, when visible, it would give rise to an addition of quality and urban legibility. The form of the proposed development has been carefully tested in views in an iterative design process to ensure that it would not impact adversely on the local and wider environment.

11.8 The 26 views presented in Chapter 10.0 are the principal tool with which to illustrate how the proposed development would perform in its context and in views, in addition to the architects' drawings. The verified views projected from 26 viewpoints enable detailed assessment of the proposal and each includes a commentary on the effects and how people's perceptions of the view are likely to be affected. The assessments conclude that the design would be of high quality, incorporating appropriate mitigation/enhancement through design, would be appropriate for the development site, and that its effects on the visual environment would be either neutral or positive. Of the views assessed in Chapter 10.0, the proposed development would have substantial and positive effects in 4 views; moderate and positive effects in 12 views; slight and positive effects in 6 views; very slight and positive effect in 1 view; slight and neutral effects in 3 views and imperceptible effects in 2 views. There are no negative effects. The contribution of the proposed development to cumulative effects with the committed and emerging developments listed at Chapter 5.0 do not result in any negative effects.

11.9 Relevant planning policy and guidance, both national and local, is considered in relation to the proposed amended development. This covers matters concerning design, heritage, height and views. The proposals have been assessed against the policy and guidance requirements of the 2018 National Planning Framework, the 2018 Urban Development and Buildings Heights Guidelines, the DCC Development Plan 2022-2028, and the 2011 'Architectural Heritage Protection, Guidelines for Planning Authorities' prepared by the Department of Arts, Heritage and the Gaeltacht.

11.10 The assessments undertaken in this document indicate that the proposed development would provide townscape, landscape and visual benefits. It would not harm views, nor heritage receptors and their settings. It would contribute a high level of architectural design to the city's built fabric.

11.11 The following tables summarise the residual effects of the proposed development during construction (Table 11.1); on townscape and landscape receptors (Table 11.2); on built heritage receptors Conservation Areas and Architectural Conservation Areas (Table 11.3); on built heritage receptors Protected Structures and NIAH (Table 11.4); and on visual receptors (Table 11.5). The overall significance ratings should not be converted into statistics, because it is crucial that the qualitative written assessment of each effect is taken into account by decision makers.

11.0 CONCLUSIONS AND RESIDUAL EFFECTS (CONTD.)

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Demolition and Construction Effects			
Visual Receptors	**Mitigation Proposed**	**Means of implementation**	**Residual effect** (short-term reversible)
Close distance receptors	Following industry best practice construction standards, i.e. appropriate hoarding, site lighting	Construction Management Plan to be secured by means of an appropriately worded planning condition	Moderate to Substantial; Adverse
Medium distance receptors			Slight to Moderate; Adverse
Long distance receptors			Slight to Very Slight; Adverse
Townscape Receptors	**Mitigation Proposed**	**Means of implementation**	**Residual effect** (short-term reversible)
Close distance receptors	Following industry best practice construction standards, i.e. appropriate hoarding, site lighting	Construction Management Plan to be secured by means of an appropriately worded planning condition	Moderate to Substantial; Adverse
Medium distance receptors			Imperceptible
Long distance receptors			Imperceptible

Table 11.1: Demolition and Construction effects table.

Townscape and Landscape Receptors	**Mitigation proposed**	**Means of implementation**	**Assessment of the likely residual effect of the development in isolation**	**Contribution of the development to a cumulative effect**
Character Areas				
Character Area A: River Liffey and the Quays	Embodied within the design	Through the delivery of the proposed development	Moderate; Positive	Moderate; Positive
Character Area B: Custom House, Busáras, Gardiner St and George's Dock			Moderate; Positive	No cumulative effect
Character Area C: City Quay and George's Quay			Substantial; Positive	Moderate; Positive
Character Area D: Trinity College Campus			Slight; Positive	Slight; Positive

Table 11.2: Operational effects on townscape and landscape receptors.

11.0 CONCLUSIONS AND RESIDUAL EFFECTS (CONTD.)

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Designated Heritage Receptors	Mitigation proposed	Means of implementation	Assessment of the likely residual effect of the development in isolation	Contribution of the development to a cumulative effect
Conservation Areas (CAs)				
Development Plan's Conservation Area	Embodied within the design	Through the delivery of the proposed development	Enhance its significance	Enhance its significance
Architectural Conservation Areas (ACAs)				
Mountjoy Square ACA	Embodied within the design	Through the delivery of the proposed development	No effect on its significance	No effect on its significance
O'Connell Street ACA	Embodied within the design	Through the delivery of the proposed development	No effect on its significance	No effect on its significance

Table 11.3: Operational effects on built heritage receptors Conservation Areas and Architectural Conservation areas

Designated Heritage Receptors	Mitigation proposed	Means of implementation	Assessment of the likely residual effect of the development in isolation	Contribution of the development to a cumulative effect
Group 1: Church and Presbytery	Embodied within the design	Through the delivery of the proposed development	No effect on their significance	No effect on their significance
Group 2: Custom House			No effect on its significance	No effect on its significance
Group 3: Custom House Quay			No effect on their significance	No effect on their significance
Group 4: Busáras Station, Beresford Pl. and Gardiner St.			No effect on their significance	No effect on their significance
Group 5: Gardiner St Lower			No effect on their significance	No effect on their significance
Group 6: Eden Quay and O'Connell St Lower			No effect on their significance	No effect on their significance
Group 7: No.10 George's Quay (Kennedy's Public House)			No effect on their significance	No effect on their significance
Group 8: Burgh Quay and Poolbeg St			No effect on their significance	No effect on their significance
Group 9: Trinity College Campus			No effect on their significance	No effect on their significance
Group 10: Kildare Street			No effect on their significance	No effect on their significance

Table 11.4: Operational effects on built heritage receptors; Protected Structures and NIAH

11.0 CONCLUSIONS AND RESIDUAL EFFECTS (CONTD.)

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Visual Receptors				
Verified Views	**Mitigation proposed**	**Means of implementation**	**Assessment of the likely residual effect of the development in isolation**	**Contribution of the development to a cumulative effect**
View 1: Memorial Road towards Custom House Quay	Embodied within the design	Through the delivery of the proposed development	Substantial; Positive	No cumulative effect
View 2: IFSC House			Substantial; Positive	Substantial; Positive
View 3: Custom House Quay, near Famine Memorial			Substantial; Positive	Substantial; Positive
View 4: Custom House Quay, near Sean O'Casey Bridge			Moderate; Positive	Moderate; Positive
View 4N: Custom House Quay, near Sean O'Casey Bridge			Slight; Positive	N/A
View 5: Sean O'Casey Bridge			Moderate; Positive	No cumulative effect
View 6: Sir John Rogerson's Quay			Moderate; Positive	No cumulative effect
View 7: Gloucester Street South			Moderate; Positive	No cumulative effect
View 8: Moss Street			Moderate; Positive	No cumulative effect
View 9: Pearse Street at Shaw Street			Moderate; Positive	Moderate; Positive
View 10: Magennis Place			Very Slight; Positive	No cumulative effect
View 11: Trinity College, Berkeley Library			Imperceptible	Imperceptible
View 12: Trinity College, Rugby Pitch			Moderate; Positive	No cumulative effect
View 13: Trinity College, College Park			Imperceptible	No cumulative effect
View 14: St Stephens Green			Slight; Neutral	No cumulative effect
View 15: Kildare Street at Molesworth Street			Slight; Positive	No cumulative effect
View 16: O'Connell Bridge			Moderate; Positive	Very Slight; Positive
View 17: Rosie Hackett Bridge			Moderate; Positive	Moderate; Positive
View 18: Custom House Quay, near Loopline Bridge			Moderate; Positive	No cumulative effect
View 18N: Custom House Quay, near Loopline Bridge			Slight; Positive	N/A
View 19: Abbey Street Lower			Slight; Neutral	No cumulative effect
View 20: Gardiner Street Middle at Gardiner Lane			Slight; Neutral	No cumulative effect
View 21: Gardiner Street Lower at Sean Macdermott Street Lower			Slight; Positive	No cumulative effect
View 22: Gardiner Street Lower, near Gandon Hall			Moderate; Positive	No cumulative effect
View 23: Gardiner Street Lower at Talbot Street			Substantial; Positive	No cumulative effect
View 24: 63 Gardiner Street Lower			Slight; Positive	No cumulative effect
View 25: Busáras			Moderate; Positive	No cumulative effect
View 26: Samuel Beckett Bridge			Slight; Positive	Slight; Positive

Table 11.5: Operational effects on visual receptors.

APPENDIX 1 - VISUAL LAB METHODOLOGY

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Photomontages Report

City Quay

November 24

Photomontage Methodology

3D Modelling
2D CAD drawings for landscaping were provided by Cameo & Partners and a 3D Revit model were supplied by Henry J. Lyons Architects.
Visual Lab used these to produce a detailed 3D model of the proposed building and associated landscaping. Existing topographical surveys were also provided by Henry J. Lyons Architects.

Photography
All photographs we taken by Brian MacLochlainn using a high resolution Sony 7R2 35mm Camera using a variaty of profeccional lenses (24 mm tilt shift lense).

A plumb line was used to mark the position of the centre of the camera and to confirm a camera height of 1.6m. A mark was sprayed on the ground at each camera position and a photograph taken of the camera position for reference. Additional detail photographs of the site area and surrounds were also taken for reference purposes using a variety of lenses.

Survey Information
In all cases the camera positions and control points were surveyed by CSS Surveys. Key static points that were visible in the photographs were also surveyed to serve as control points. The camera positions and control points were then related back and aligned into the Base Model (all at National Grid).

Base Model
The provided topographical survey and proposed model were over-laid and aligned to create a 'Base' model file. This Base model allowed for the accurate alignment of the proposed buildings, camera positions and reference points. This Base model was updated throughout the design process.

Photo matching
Using 3D Studio Max software a virtual camera was positioned using the camera locations from surveyed information and an accurate fit between the camera and the photograph was achieved by precisely matching the surveyed static features (control points) in the rendering to the corresponding points in the background photograph.

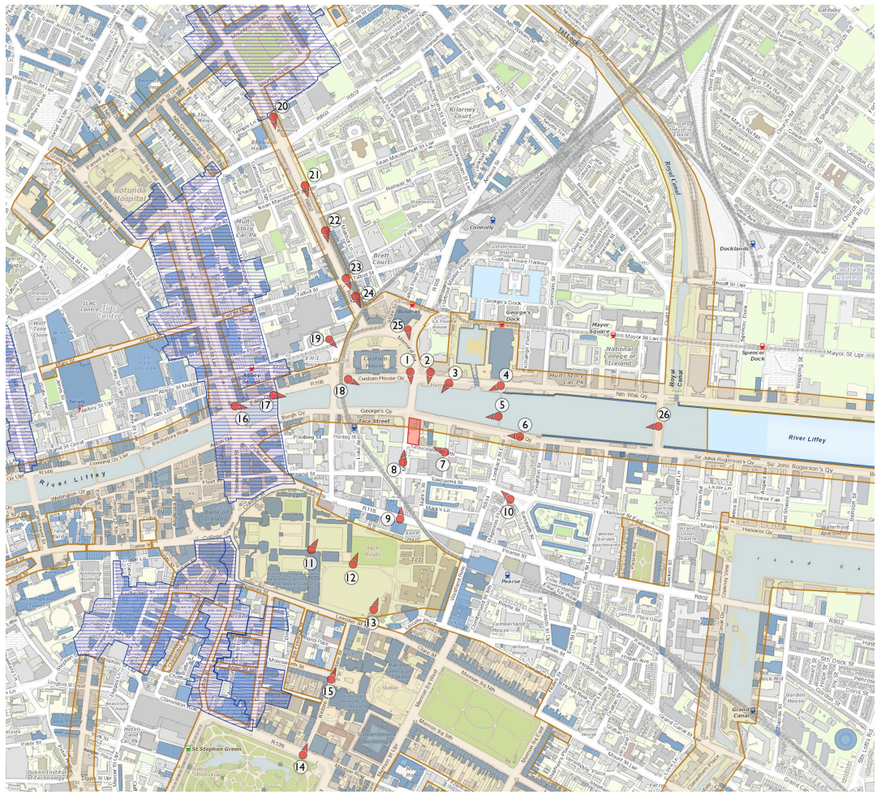
Rendering
The models were textured and rendered using VRAY rendering engine. The materials and lighting were adjusted to try an mimic real work scenarios - building within the scene were used as a reference to obtain valuable visual clues as to how the light would react with the proposed building. A computer image was produced (rendered) and then combined with the background photograph using digital compositing software.
Using the detail photographs for reference the images were then cropped to remove any parts that would be screened by existing trees, topography or buildings, leaving only the parts, which would be visible. The photomontages are presented as "proposed", with additional proposed planting.

Presentation
As photography cannot present what the eye sees in reality, it is intended that the photomontages are used as a tool to aid visual assessment. They should be viewed on site and compared with the real scene.

Each view is presented on 3 sheets:
Sheet 1 - Existing (empty site)
Sheet 2 - Proposed
Sheet 3 - Cumulative

Conclusion
We have outlined our procedure for the generation of the photo-match. We have re-verified our results and we are confident that these images give a fair and true representation of the proposed development.

Notes
Subject to accurate survey information, the position and scale of a building in a scene can be verified mathematically. Whilst position, height and scale will be objectively accurate, subjective judgement must be used when lighting is being assessed and therefore a definitive and objectively verified agreement on lighting is not possible.
Visual Lab recommends that all parties are mindful that Visual Impact Views should be used as a complement to site based assessment.



Location of Camera's

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