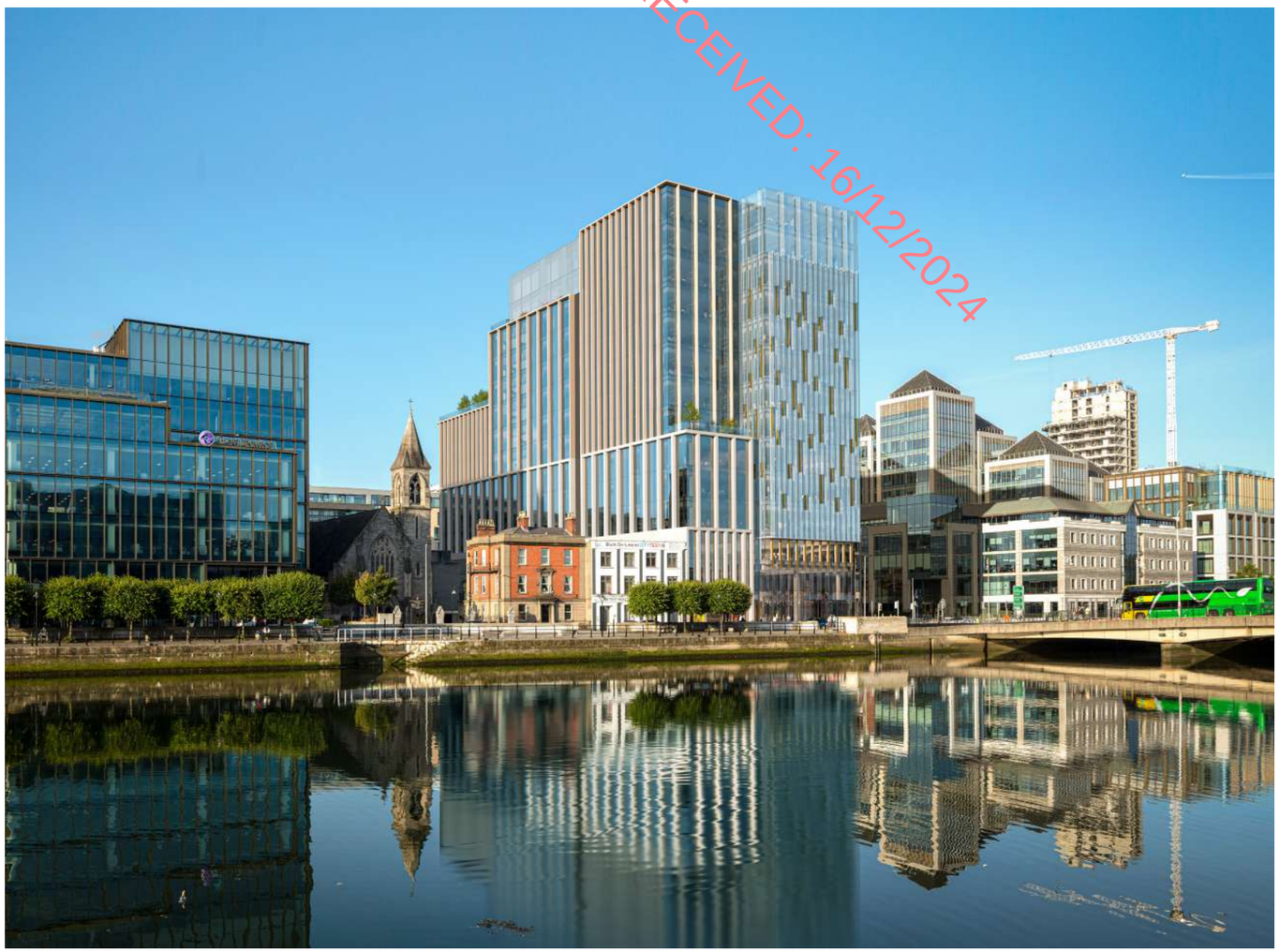

1-6 CITY QUAY

DUBLIN CITY COUNCIL

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

DECEMBER 2024

CITYDESIGNER

PROJECT

1-6 City Quay, Dublin City Council

CLIENT

Ventaway Limited

PREPARED BY

Richard Coleman, Dip. Arch (Cant) ARB RIBA RIAI IHBC

Elza John, B.Arch MA(Arch and Urbanism)

CONTENTS

Important Note: Images in this document have fine detail and high resolution photographs. Low resolution versions should not be relied upon. The reader can identify whether they have a top-quality digital version of the report by the size of the high quality pdf which is 230 MB. 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.

RECEIVED: 16/12/2024

THIS PAGE IS INTENTIONALLY LEFT BLANK

1.0 INTRODUCTION

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

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.

2.0 METHODOLOGY (CONTD.)

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).

2.0 METHODOLOGY (CONTD.)

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;

2.0 METHODOLOGY (CONTD.)

(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.

2.0 METHODOLOGY (CONTD.)

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;**

2.0 METHODOLOGY (CONTD.)

- **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.

2.0 METHODOLOGY (CONTD.)

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.

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).

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

OLD DOCK

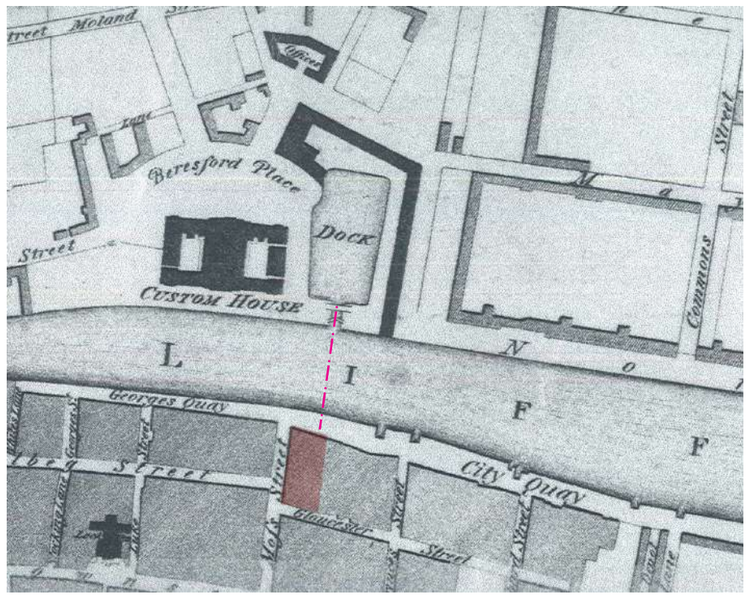

Fig. 3.2: 1811 map showing the Custom House and 'Old Dock', the latter built by circa 1796. The approximate location of the site is in pink, on axis with the dock.

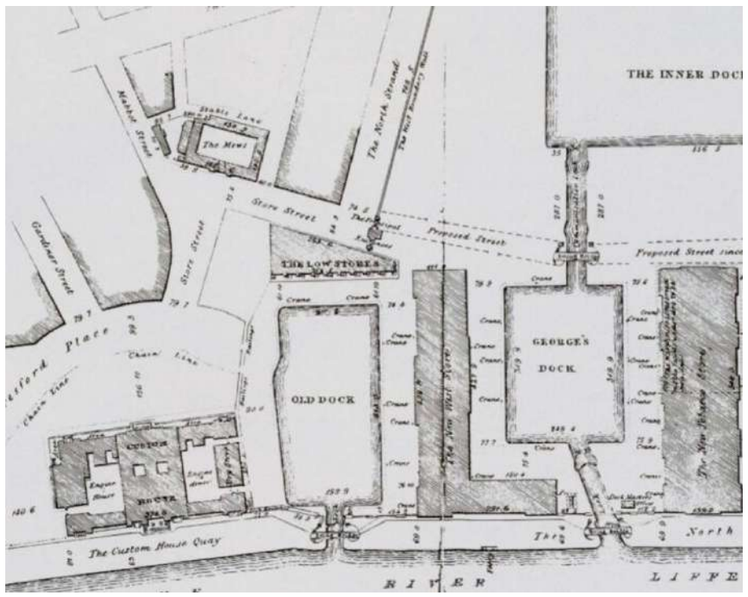

Fig. 3.3: 1824 plan by John Taylor, showing the construction of George's Dock and Inner Dock to the east and north east of the Old Dock.

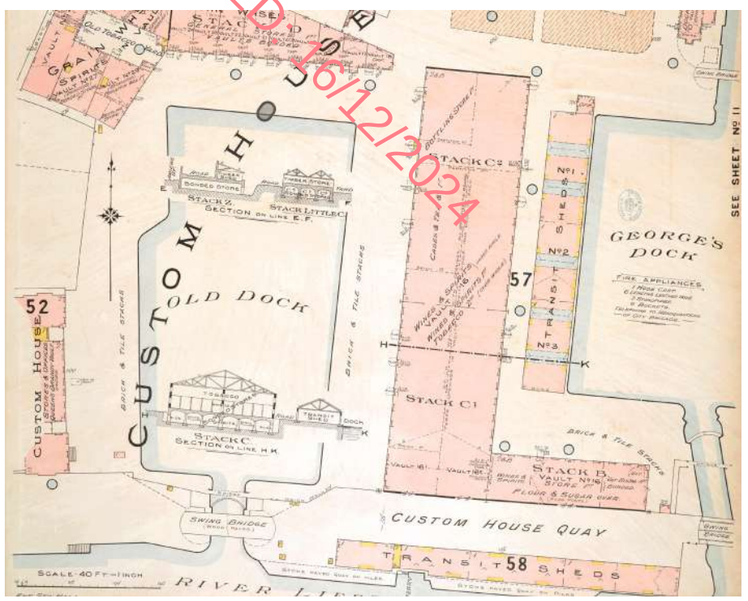

Fig. 3.4: 1893 Goad Fire Insurance Plan of the Old Dock.

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)

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

HISTORY OF THE QUAY AREA

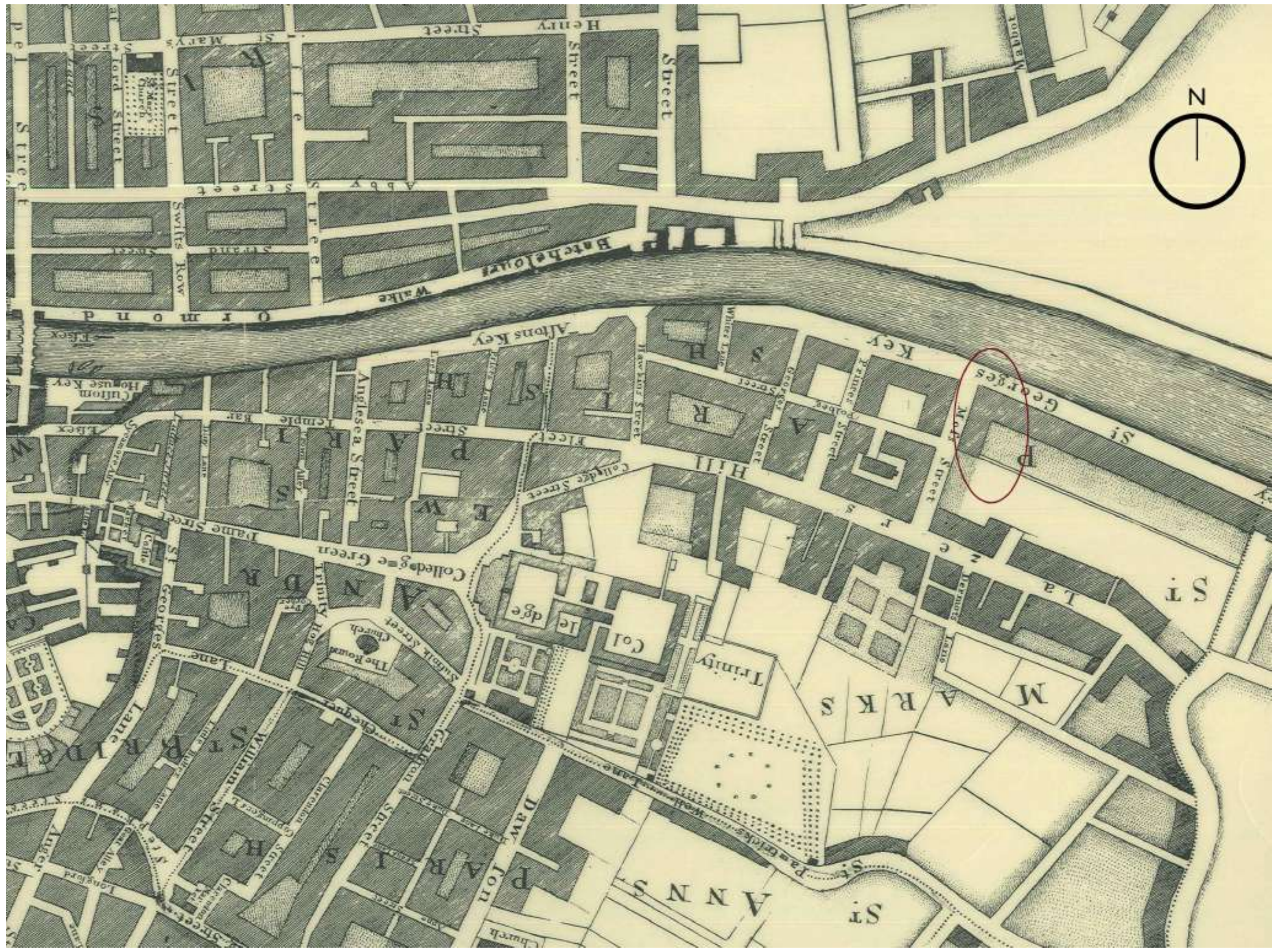

Fig. 3.6: 1728 map by Charles Brooking (UCD Library), showing the approximate location of the site circled in red.

Fig. 3.7: Detail of the 1756 map by John Rocque, showing the George's and Rogerson's queys, to the south of Lazer's Hill Trinity College.

The George Quay and later City Quay area

3.13 During the later medieval period, the area including where the site lies today was locally known as Lazar's Hill. This east-west route, derived its name from the hostel for pilgrims, commonly lepers, founded in the 13th century on a ridge south of the River Liffey. The hospital, or 'Lazaretto' (DU018-020061) was established in 1220 by Henry of London, the Archbishop of Dublin. The street was later also known as Lazy Hill.

3.14 Land reclamation from the southern shores of the river began to the north of Lazar's Hill from the 17th century. Around 1700, William Mercer was granted permission to infill the muddy land which became George's Quay (DU018-020458) to the immediate northwest of site, shown on Brooking's map of 1728 (Fig.3.6). By 1720, river walls for the new quay were erected by Mercer. The quay referred to as 'St George's Key' in the 1728 map was likely named after George I who came to the throne in 1714.

3.15 The adjoining stretch of riverfront to the east was reclaimed by the civic authorities and City Quay (DU018-020479), a relatively short stretch of quay side to the immediate north of the proposed development area, was substantially completed by 1720. Around this time, Sir John Rogerson began developing the quay (DU018-020201) to the northeast.

3.16 The 1728 map shows Moss Street as laid out north to south and Rocque's 1756 map illustrates the area included dwellings, outbuildings, ship building yards, foundries, breweries and warehouses. To serve the new housing and population, the parish church of St. Mark's (DU018-020347) was built in 1729, located around 200m south of the proposed development area.

3.17 By 1797 Lazers Hill was renamed Townsend Street. The wide thoroughfare of Great Brunswick Street, now Pearse Street, established itself as the main route through the city to the Sandymount shore by 1838. South of the current Pearse Street, the campus of Trinity College had developed from the 16th century. One of its notable buildings was the vast library block built in 1712-32.

Fig. 3.8: Trinity College, the Library in the 18th century (Trinity College website).