

WATERFRONT SOUTH CENTRAL - PROPOSED SHD SCHEME

ENVIRONMENTAL IMPACT ASSESSMENT REPORT: VOLUME 2

HERITAGE, TOWNSCAPE, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

ABP 306158-19

WATERSIDE BLOCK 9 DEVELOPMENTS LIMITED

NORTH DOCKS, CITY BLOCK 9

NORTH WALL QUAY,

DUBLIN 1

JANUARY 2021

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CONTENTS

1.0 Introduction 1
2.0 Methodology 3
3.0 Historical Development of The Site and Its Study Area Context 11
4.0 The Development Site and Current Context 19
5.0 Cumulative Development 23
6.0 Characteristics of The Proposed Development 25
7.0 Tall Buildings Rationale 33
8.0 Effects on Georgian Dublin 35
9.0 Demolition and Construction 41
10.0 Effects on Townscape and Landscape Receptors 43
River Liffey and the Quays 44
Custom House and Busáras 46
North Docklands 48
South Docklands 50
Georgian Clusters 52
Assessment Against Policy and Guidance Related to Townscape / Landscape 54
11.0 Effects on Built Heritage Receptors 55
Conservation Areas 57
Architectural Conservation Areas 60
Protected Structures 72
12.0 Visual Impact Assessment 102
13.0 Conclusions and Residual Effects 305
Appendix 1 – Visual Lab Methodology 312

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1.0 INTRODUCTION

1.1 Citydesigner ('the consultancy') has been commissioned by Waterside Block 9 Developments Limited ('the applicant') to provide heritage, townscape, landscape, and visual assessment advice on the proposed residential development of part of the site at North Wall Quay, North Docks, Dublin ('the site') (outlined in Fig. 1.1). The consultancy has prepared this Heritage, Townscape, Landscape, and Visual Impact Assessment (HTLVIA) report, which forms Volume II of the Environmental Impact Assessment Report (EIAR), in support of a Strategic Housing Development (SHD) application for the development proposals on the site.

1.2 An SHD application comprises Planning applications for housing developments of more than 100 residential units and/or 200 plus student bed spaces that are now made directly to An Bord Pleanála. New legislation which allows for this type of application was enacted on 19th December 2016 and the associated regulations came into effect on 3rd July 2017. This type of application has been introduced as part of Rebuilding Ireland to speed up the planning application process and accelerate delivery of larger housing and student accommodation proposals.

1.3 The proposed development, designed by Henry J Lyons, consists of the provision of three residential blocks ranging in height from 8 to 45 no. storeys over a triple level basement, providing 1,005 no. residential units, together with ancillary features (including parking) and other uses including offices, a childcare facility and restaurants.

1.4 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; 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. In addition, standalone chapters are provided assessing the rationale for a tall building at City Block 9 and the proposed development's effects on Georgian Dublin in order to provide an assessment for the approach to acceptable heights. These two chapters have been prepared in response to specific comments raised by An Bord Pleanála (ABP) and Dublin City Council (DCC) during the pre-application process.

1.5 The report provides an assessment of verified views from 54 closer and more distant locations, which have been previously shared with ABP and DCC through the pre-application process. Assessments are based on verified views produced by visualisation specialists Visual Lab, which provide quantitative and in some cases qualitative evidence of the visual effect of the proposal in its townscape and landscape contexts. 48 of the verified views have been photo-realistically 'rendered' to give a qualitative impression of likely effects. 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 environs, and an assessment of the design quality.



Fig. 1.1: Aerial view of City Block 9, with site outlined in red. The full extent of City Block 9 is outlined in blue.

1.6 This HTLVIA report forms part of an EIAR co-ordinated by planning consultants Tom Phillips + Associates. It follows a different format to Volume I of the EIAR, reflecting the consultancy's bespoke approach to heritage, townscape, landscape, and visual assessment, which complies with all relevant EIAR guidance and legislation while 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 the Architectural Design Report, produced by Henry J Lyons Architects, and accompanying planning application documents.

1.7 This HTLVIA has been supervised by the founder of Citydesigner, Richard Coleman Dip Arch ARB/RIBA/RIAI, 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 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 20 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 50 major schemes of Environmental Statement status in London, Dublin and also across the United Kingdom. The consultancy's Dublin work began in 2007.

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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 2002; the 'Advice Notes on Current Practice (in the preparation of EIS) published by the EPA in 2003; the Draft EPA Guidelines and Advice Notes published in 2017 and 2015 respectively; DHPLG, Guildlines 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 (beneficial).

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:

- The Landscape Institute and Institute of Environmental Management and Assessment within the UK, Guidance for Landscape and Visual Impact Assessment (GLVIA) Third Edition, 2013;

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), 2002, and Draft Revised Guidelines, 2017;
- EPA, Advice Notes on Current Practice (in the preparation of EIS), 2003, and Draft Advice Notes, 2015;
- 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), Guildlines for planning authorities and An Bord Pleanala 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 2016-2022, 2016;
- Dublin City Council (DCC), Planning Scheme for North Lotts and Grand Canal Dock Strategic Development Zone (SDZ), 2014;
- DCC, Grafton Street and Environs Architectural Conservation Area (ACA), Written Statement, 2006;
- DCC, The South City Retail Quarter Architectural Conservation Plan, Written Statement, 2007;
- DCC, Mountjoy Square ACA Report, Character Appraisal and Policy Framework, 2012;
- DCC, O'Connell Street ACA, Executive Summary, 2001; and
- DCC, Fitzwilliam Square and Environs ACA, Written Statement 2009.

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 ABP and 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.

2.0 METHODOLOGY (CONTD)

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 12.0 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 10.0 and 11.0. For this reason, when an assessment of the effect of the proposed development on built heritage, townscape and landscape receptors made in Chapters 10.0 and 11.0 can be illustrated by one or more of the verified views in Chapter 12.0, a cross reference is made for the benefit of the reader.

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 10.0, 11.0 and 12.0, these conditions are meant to reflect the situation at the time of writing this report in October 2020. 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 9.0 the effects are those arising during demolition and construction works and hence considered to be temporary. In Chapters 10.0, 11.0 and 12.0 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 10.0 and 11.0) 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.

ASSESSING EFFECTS ON THE SIGNIFICANCE OF BUILT HERITAGE RECEPTORS

2.15 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.

2.16 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 that came into force on 21st October 2016 and which has since been subject to further additions, deletions and amendments. 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.

2.17 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.

This development concerns the latter.

2.18 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

2.19 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.

2.20 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'.

2.0 METHODOLOGY (CONTD)

2.21 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

2.22 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

2.23 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

2.24 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).

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

2.25 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

2.26 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

2.27 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

2.28 The purpose of the townscape and landscape assessment, undertaken in Chapter 10.0 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 adverse. The approach taken is in accordance with the EPA Guidelines (2002 and 2017), the EPA Advice Notes (2003 and 2015), 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)

2.29 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.

2.30 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

2.31 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 10.0.

2.32 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 'major', 'moderate', 'minor', 'negligible' or 'no-change', as explained given later under the heading 'Establishing the significance of effects'.

2.33 This rating is then combined with a qualitative assessment of the effects, whether 'beneficial', 'neutral' or 'adverse', 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

2.34 The assessments of effects on visual amenity presented in Chapter 12.0 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

2.35 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 12.0). 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.

2.36 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.

2.0 METHODOLOGY (CONTD)

2.37 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.

2.38 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

2.39 Verified views of the proposed development assessed in Chapter 12.0 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 Labs methodology (see Appendix 1).

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

2.41 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).

2.42 The assessments of visual effects in Chapter 12.0 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;
(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 'beneficial', 'neutral' or 'adverse' nature; and
(vi) Cumulative effect: where applicable, an assessment of the potential cumulative effects arising in combination with other 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

2.43 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

2.44 Where possible, distinct character areas of townscape and landscape are considered, in accordance with the EPA Guidelines (2002 and 2017), the EPA Advice Notes (2003 and 2015), 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.

2.45 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)

2.46 Chapter 12.0, which considers representative verified views of the proposed development from 54 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.

2.47 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.

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

Establishing the magnitude of change

2.49 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.

2.50 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.

2.51 In this HTLVIA, the magnitude of change (whether for townscape or visual receptors) is described as 'large', 'medium', 'small' or 'nil'.

Establishing the significance of effects

2.52 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.

2.53 The significance of townscape, landscape and visual effects is rated on a scale of 'major', 'moderate', 'minor', 'negligible' or 'no-change', as follows:

Major effects

2.54 Major townscape, landscape and visual effects are those produced by a combination of either (i) high receptor sensitivity and a high magnitude of change; or (ii) medium receptor sensitivity and high magnitude of change; or (iii) high receptor sensitivity and a medium magnitude of change, owing to the proposed development.

2.55 For the purposes of this HTLVIA, major effects (whether adverse, neutral, or beneficial) are considered significant and are therefore material in planning terms.

2.0 METHODOLOGY (CONTD)

Moderate effects

2.56 Moderate townscape, landscape and visual effects are generally those produced by a combination of either (i) high receptor sensitivity and a low magnitude of change; or (ii) medium receptor sensitivity and a medium magnitude of change; or (iii) low receptor sensitivity and a high magnitude of change, owing to the proposed development.

2.57 For the purposes of this HTLVIA, moderate effects (whether adverse, neutral or balanced, or beneficial) are considered significant and therefore material in planning terms.

Minor effects

2.58 Minor townscape, landscape and visual effects are generally those produced by a combination of either (i) medium receptor sensitivity and a low magnitude of change; or (ii) low receptor sensitivity and a medium magnitude of change, owing to the proposed development.

2.59 For the purposes of this HTLVIA, minor effects (whether adverse, neutral, or beneficial) are not considered significant.

Negligible effects

2.60 Negligible townscape, landscape or visual effects are generally those produced by a combination of low receptor sensitivity and a low magnitude of change, owing to the proposed development. In some cases the combination of low sensitivity of receptor and low magnitude of change are such that the effects are so minor as to be negligible. Where effects are negligible, it may not be normally possible to identify whether they are beneficial, neutral or balanced, or adverse.

'No-change'

2.61 'No-change' in terms of townscape, landscape or visual effects refers to those cases where it is not possible to identify 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.

2.62 The following 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.

		SENSITIVITY OF THE RECEPTOR		
		High	**Medium**	**Low**
MAGNITUDE OF CHANGE	**Large**	Major	Major	Moderate
	Medium	Major	Moderate	Minor
	Small	Moderate	Minor	Negligible
	Nil	No change	No change	No change

Fig. 2.1: Significance criteria, combining judgements about sensitivity of the receptor and magnitude of change to determine the significance of the potential effect. Effects in yellow are considered significant and therefore material in planning terms.

2.63 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 major, 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 major (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

2.64 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 'beneficial', 'neutral or balanced' or 'adverse'.

Beneficial effects

2.65 Beneficial 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 or balanced effects

2.66 Neutral or balanced townscape, landscape and visual effects occur when:

- the qualitative aspects of the proposed development are not discernible (for example, when views are too distant for the architectural quality of the proposal, or lack thereof, to be seen).

Adverse effects

2.67 Adverse 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.

2.0 METHODOLOGY (CONTD)

Overall significance ratings

2.68 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 beneficial, neutral, or adverse, 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:

- **major** and **beneficial;**
- **moderate** and **beneficial;**
- **minor** and **beneficial;**
- **major** and **neutral/balanced;**
- **moderate** and **neutral/balanced;**
- **minor** and **neutral/balanced;**
- **major** and **adverse;**
- **moderate** and **adverse;**
- **minor** and **adverse;**
- **negligible;** or
- **no-change.**

2.69 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.

2.70 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

2.71 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.

2.72 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**'.

2.73 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

2.74 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 9.0.

MITIGATION AND ENHANCEMENT THROUGH DESIGN

2.75 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 substantial 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.

2.76 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.

2.77 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 (10.0, 11.0 and 12.0).

ASSUMPTIONS AND LIMITATIONS (DIFFICULTIES ENCOUNTERED) IN COMPILING THIS REPORT

2.78 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 12.0 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 12.0 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.

2.0 METHODOLOGY (CONTD)

PROFESSIONAL STANDPOINT OF THE AUTHOR

2.79 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.

2.80 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

2.81 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.

2.82 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.

2.83 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

2.84 The verified views 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-copy versions includes a Citydesigner hologram which guarantees the highest resolution. Photocopies or downloaded versions may not depict such a high level of definition.

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3.0 HISTORICAL DEVELOPMENT OF THE SITE AND ITS STUDY AREA CONTEXT

3.1 The development site is located at City Block 9 in the historic docklands of Dublin, north of the River Liffey. It is bounded to the south by North Wall Quay, the north by Mayor Street Upper, the east by North Wall Avenue, and the west by the balance of the City Block 9 lands onto Castleforbes Road. The quayside part of the site lies partially with the conservation area set out in the Dublin City Development Plan (2016); the site does not contain any protected structures.

3.2 The following chapter introduces the historical development of the site and its study area context. Documentary evidence is analysed through maps, photographs, archival records and publications referenced at the end of the chapter.

Dublin City

3.3 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.

3.4 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 becoming dependant on England. In 1204 the Anglo-Normans erected defences in the form of new walls along the Poddle estuary, at the east of the town, and Ross Road, at the south. Archaeological excavations over the past 30 years have uncovered extensive remains of the medieval city.

3.5 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. Often, plots varied in size.

3.6 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.

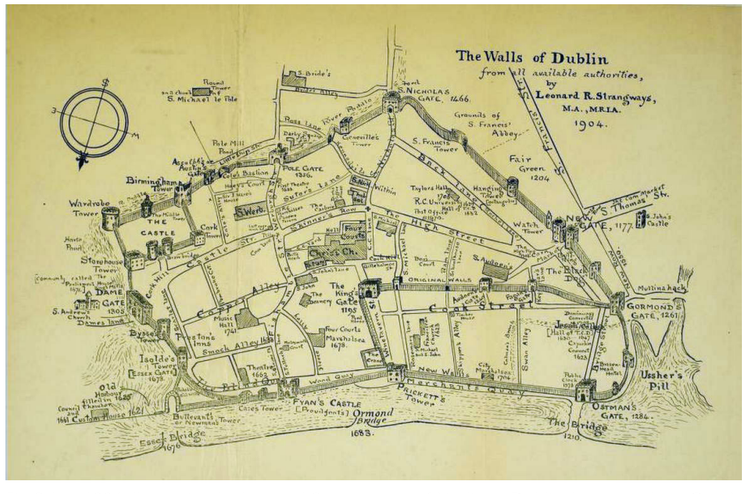


Fig. 3.1: 1904 Illustration by Leonard Strangeways, of Medieval Dublin (around Wood Quay) showing the City's defensive walls (libertiesdublin.ie/).

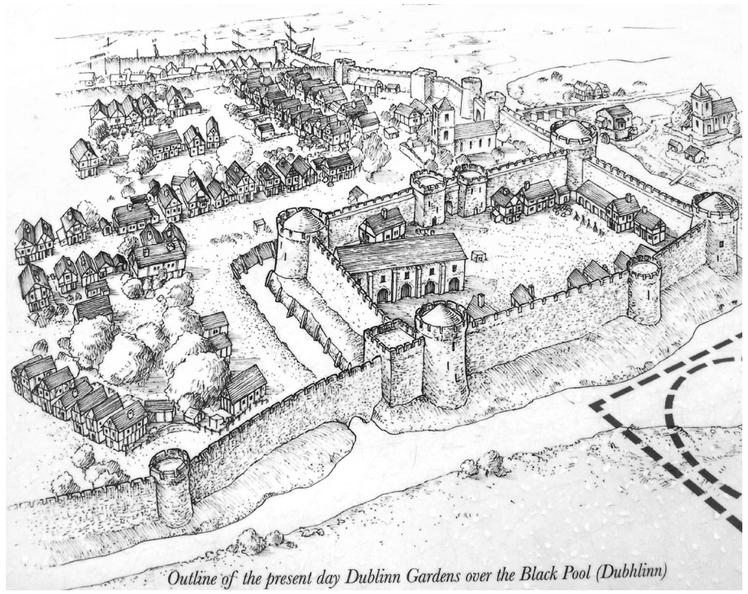


Fig. 3.2: Illustration showing the outline of Dublinn Gardens over the Black Pool (Wikimedia Commons).

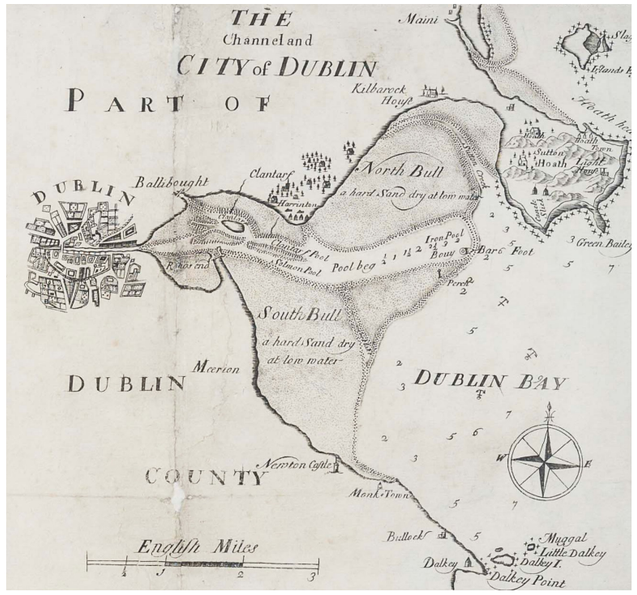


Fig. 3.3: 1700 Map depicting the port and city of Dublin (Dublin Port Archive).



Fig. 3.4: 1756 John Rocque's detailed map of Dublin (Spain National Library).

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

3.7 The map at Fig.3.7 illustrates the location of the development site as peripheral to the development of Dublin. Gradually, as the city expanded after the Custom House was relocated from Essex Quay and the quays extended eastwards, the north docklands and the development site became more valuable. Traditionally it was an area occupied by commercial warehouses, maritime trades and a small residential population. It is now considered a prime waterfront location ripe for commercial and residential development.

History of the docklands

3.8 In 1707 an act was passed for 'Cleansing the Port, Harbour, and River of Dublin and for Erecting a Ballast Office in the said city'. The key functions of the Ballast Office were: the imposition of port charges; the maintenance of the navigation channel; and to continue the progressive embanking of the river. The quays area as we know it now was mostly low-lying wasteland until circa 1717, when land to the east of the city was set out in lots on a regular grid pattern parallel to the quay.

3.9 This shift eastward was secured by the development of the new Custom House on the north bank of the River Liffey. The building of a new Custom House for Dublin was the idea of John Beresford, who became first commissioner of revenue for Ireland in 1780. A previous Custom House had been built in 1707 by engineer Thomas Burgh (1670–1730). However, by the late 18th century it was deemed unfit for purpose.

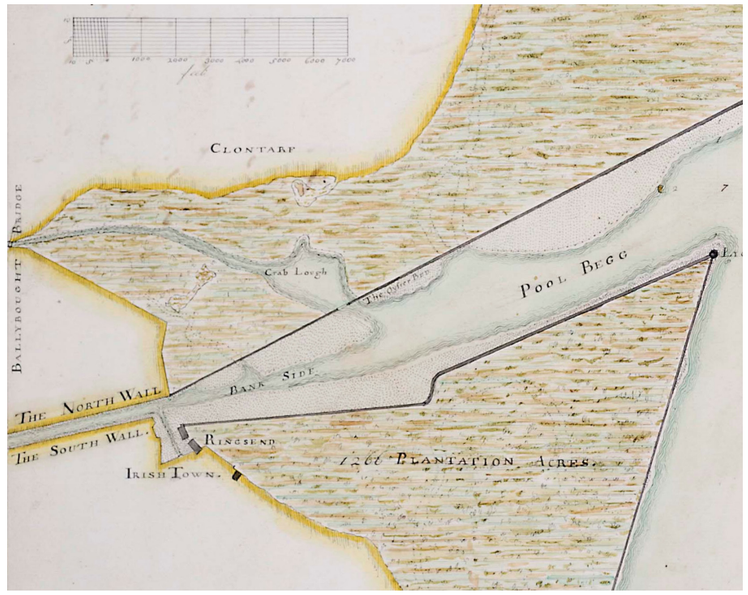


Fig. 3.5: 1755 design for the harbour, to improve navigation and allow 300 tonne ships to lie safely on their moorings (Dublin Port Archive).



Fig. 3.6: Illustration depicting the new Custom House built in 1790's and the Liffey quays bustling with Merchant ships bringing goods from around the globe (DCC SDZ Public realm Masterplan).



Fig. 3.7: Late 18th Century map shows the new canal system and the Custom House north of the River at a distinct bend and narrowing (W. Faden, Dublin. Sold by W. Allen & J. Archer).



Fig. 3.8: Segment of Illustration from a contemporary album of street scenes showing the Four Courts by Thomas Cooley and James Gandon (1786 - 1802) and the O'Donovan Rossa Bridge, 'The Cries of Dublin' by Hugh Douglas Hamilton (From The Irish Times 2015 article on Diarmuid Ó Gráda's book 'Georgian Dublin: The Forces That Shaped the City').

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

3.10 Following the establishment of the Grand Canal and Grand Canal Dock in the south docklands in the 1790s, the Royal Canal began in the north docklands, cutting through the street grid to North Wall Quay; it was officially opened in 1806. It was built for freight and passenger transportation from the River Liffey in Dublin to Longford. Until 1800 most trade took place further west, on the south side of the River Liffey, at Merchant's and Wood Quay, where a slipway had been created for merchant ships to unload their goods. With the opening of the new Custom House in 1791, port development shifted to the north bank of the river and as the port expanded downriver, this land became more valuable.

3.11 In the second half of the 19th century, Dublin Port was restructured and expanded and its governance vested in a new Port & Docks Board in 1868. The opening of Alexandra Basin in 1885 added to the port's capacity.

3.12 In 1873 Spencer Docks were constructed at the end of the Royal Canal to accommodate coal ships of the Midland and Great Western Railway Company. The GSW train company provided a goods depot in 1878 at the junction of North Wall and East Wall Road. It was taken out of service as a goods terminal in the 1970s and converted to a concert venue, the Point, in the 1980s, undergoing further transformation as the O2 Arena, and now known as the 3Arena.

3.13 The area, in the 19th century, 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'. Before the Dublin Port facilities moved down river, this was the area of the Dublin quays where ships were loaded and unloaded. As a result, the area had a number of storage warehouses and travelling cranes.

3.14 In 1985 the Inner City Development Committee of Dublin City Council approached The Royal School of Architecture at UCD for suggestions on how the areas might be improved. The subsequent study of North Wall Quay describes *'an area of widespread dereliction and underuse of both land and buildings due to changes in transport and the organisation at Dublin Port over the years and the more recent transfer of warehousing and industries to suburban industrial estates'* The students tasked with redeveloping the area proposed *'the provision of large quantity of urban housing to revitalise the area as a suitable place to live in the area'* and further stated *'its appropriateness as a residential area is enhanced by the provision of parks, schools, shopping, commercial and recreation facilities in close proximity to the housing'.*



Fig. 3.9: 1833 map indicating new docks and development gradually spreading east (Dublin City Library and Archive).

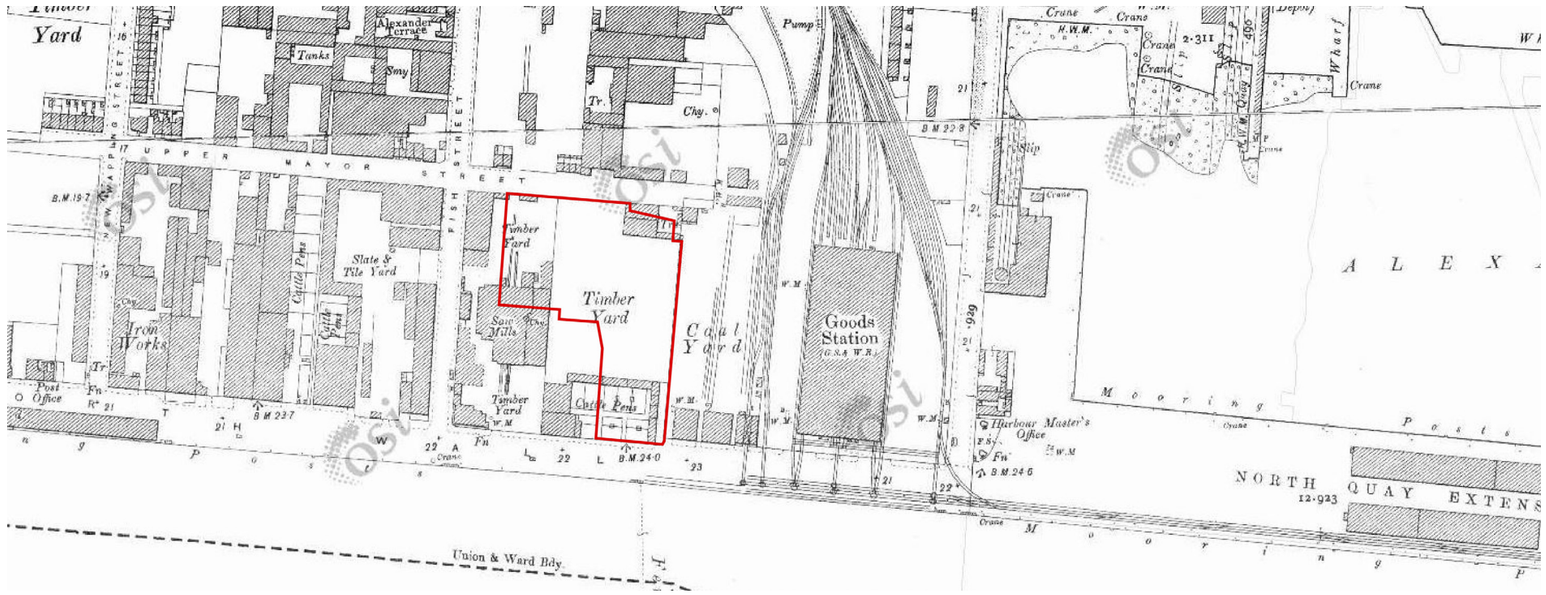


Fig. 3.10: 1888-1913 Ordnance Survey (OSI) showing the site occupied by a timber yard and cattle pens. The GSW train company 'goods station' was built to the east of the site in circa 1878 (now the 3Arena). Fish Street, which is now Castleforbes Road, lies to the west.

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

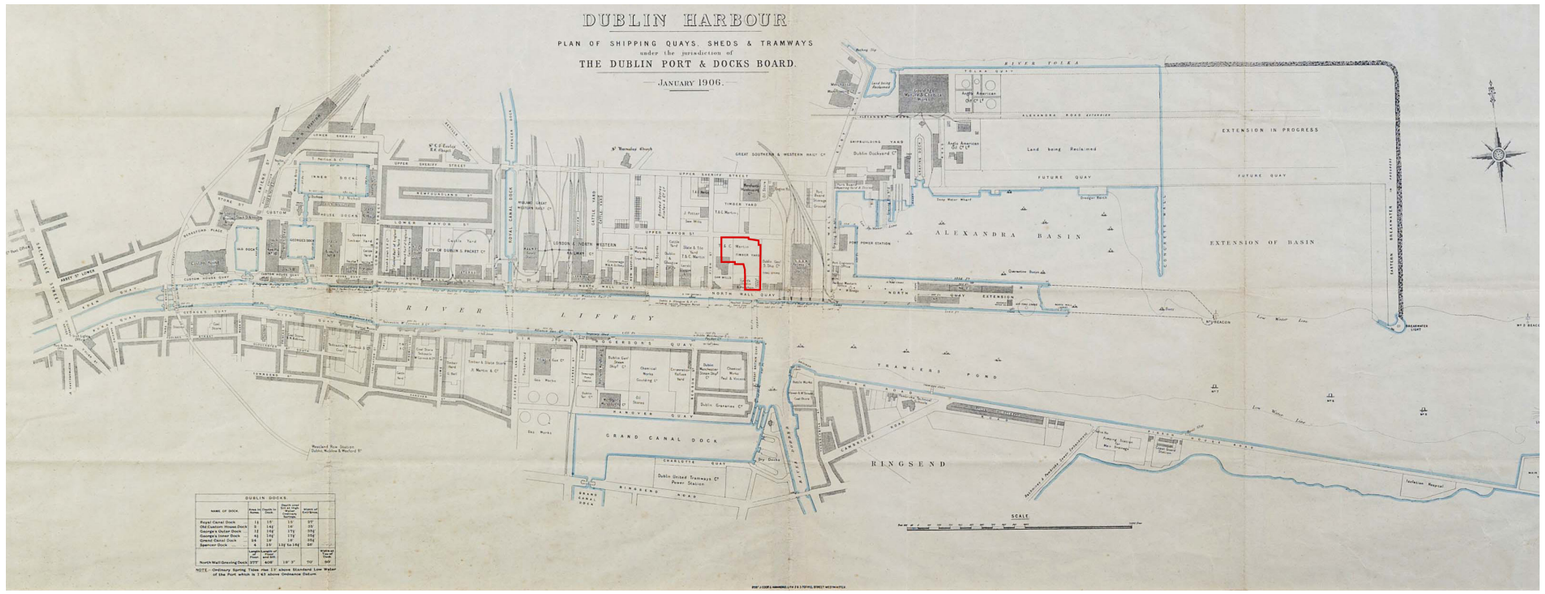


Fig. 3.11: 1906 Dublin Harbour Plan of Shipping Quays Sheds and Tramways (Dublin Port Archive).



Fig. 3.12: 1949 Oblique aerial photograph of Dublin Docks taken facing north east, the site lies between a tall chimney and the bulk of the goods depot by Alexandra Basin (Britain from Above ref xaw027128).

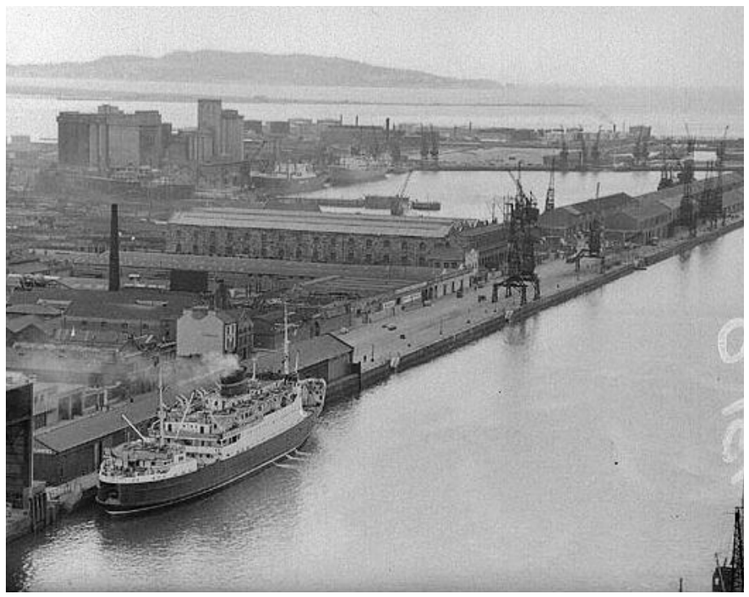


Fig. 3.13: 1959 aerial photograph of the SS Munster docked at North Wall, the site can be glimpsed between the bulk of the goods depot and the tall chimney (National Library of Ireland).

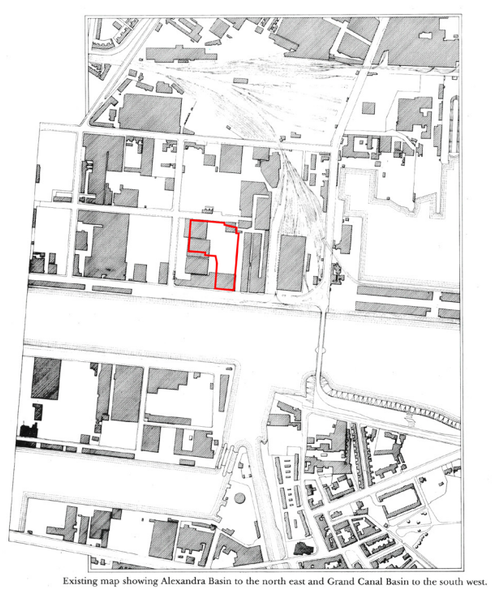


Fig. 3.14: 1985 figureground map created by UCD Architecture students studying the declining docklands (UCD).



Fig. 3.15: 1995 Ordnance Survey Aerial View.

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

3.15 The Dublin Docklands Development Authority published a masterplan in 1997 to guide the durable economic and physical development of the docklands. It captured a vision of an attractive and sustainable environment proposing a framework for people wishing to avail of the benefits of living in an urban environment in an attractive waterside setting. Work began on both sides of the Liffey in the early 2000s, adding walkways and cycle ways, however there is still evidence of old crane and railway tracks on some of the quay surfaces.

3.16 The South Docklands has undergone considerable development, even during the crash period, with the construction of new hotels, office buildings and apartments completely rejuvenating the area; the Grand Canal docks has even been dubbed 'Silicon' Docks due to having attracted high-tech multinational occupants such as Google, Facebook and Twitter. The North Wall is also dominated by new development dlelivered through the Docklands Strategic Development Zone Planning Scheme, including extensive construction of new retail, residential and office spaces.

Site specific History

3.17 A 1717 map illustration (Fig. 3.16) shows the allocation of lots 'North side of Channel River Anna Liffe' by the Lord Mayor of the City of Dublin. The narrow grid layout runs perpendicular to the 'Dublin Key' with larger rectangular lotts, allocated to named individuals, plotted to rear. The principal streets were named by their creators: Commons, Sheriff, Mayor and Guild.

3.18 John Roque's more detailed map of 1756 (Fig. 3.17) shows the plots in context with the rest of the city and later 18th century maps show the installation of the canals encircling the inner city.

3.19 The site was undeveloped until the 19th century, where maps (Fig. 3.18) illustrate the site being, for the majority, occupied by the timber importers T&C Martin Limited. The remaining portion of the site was occupied by Dublin Morecambe Steamers' cattle lairage (holding pens).

3.20 The twice weekly sailings from Morecambe to Dublin were operated by the Laird Line in 1889. Directly east of the site was a coal yard and next to this a railway depot. The GSW train company 'goods station' was built to the east of the site in 1878 (now the 3Arena). Alexandra Basin was built in circa 1885 to the east of the depot.

3.21 The site remained in industrial use throughout the 1940s to 1950s as aerial views illustrate the site was occupied by low, single to two storey industrial buildings.



Fig. 3.16: 1717 Map indicating the Mayor of Dublins intended lott allocations (L Brown Collection).

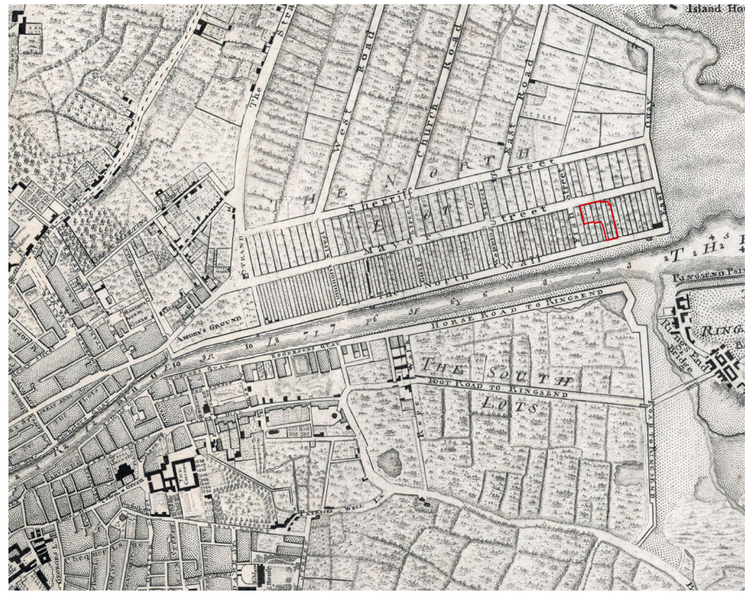


Fig. 3.17: A section of John Roque's 1756 detailed map of Dublin showing intended lotts either side of the Liffey and early settlement to east at Ringsend (Dublin Port Archive).

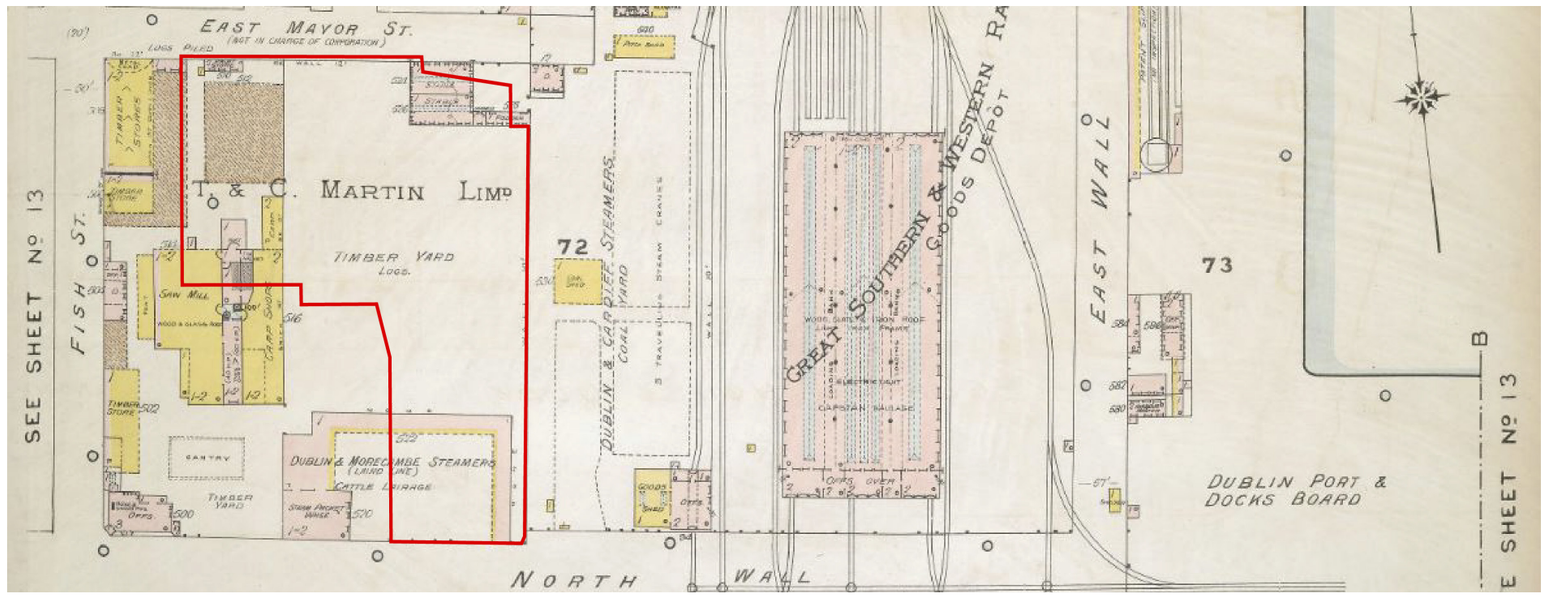


Fig. 3.18: 1893 Goad Insurance Map of Site and adjacent buildings (British Library).

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

3.22 The 2012 Ordnance Survey (Fig 3.19) shows some neighbouring sites cleared for development or under construction.

3.23 The circa 2017 bird's eye view (Fig. 3.20) shows what appear to be modern industrial buildings on site prior to their complete demolition by 2018.

3.24 The site does not retain links to the historical development of the docklands, other than in its 'grid-like' layout. It appears to never have had significant buildings associated to the port and docks but was only occupied by low quality industrial buildings or temporary structures.

3.25 In contrast, neighbouring sites which also formed the gridded plots between Mayor Street and North Wall have buildings of significance, which have been statutorily protected. On the waterfront, these include the following:

- 81 and 82 North Wall Quay, the latter with a dual frontage to North Wall Quay and Castleforbes Road, currently under redevelopment (Fig. 3.26);
- The former goods depot, now 3 Arena (Fig. 3.27);
- 73 North Wall Quay – the facade (Fig. 3.25);
- The former British Rail Hotel, 58-59 North Wall Quay (Fig. 3.24); and
- The CIÉ Goods Depot, 48-57 North Wall Quay (Fig. 3.23).

3.26 Surviving historical fabric close to the site are granite quay walls and associated elements (such as steps, mooring rings etc.) of the North Wall Quay, which are protected structures, on the riverfront.

3.27 On the western side of City Block 9, and outside of the application site, are two small electric substations located on Castleforbes Road (Fig. 3.21 and 3.22). These two buildings are not currently designated as protected structures but appear on Buildings of Ireland National Inventory of Architectural Heritage (NIAH) website defined as of regional importance.

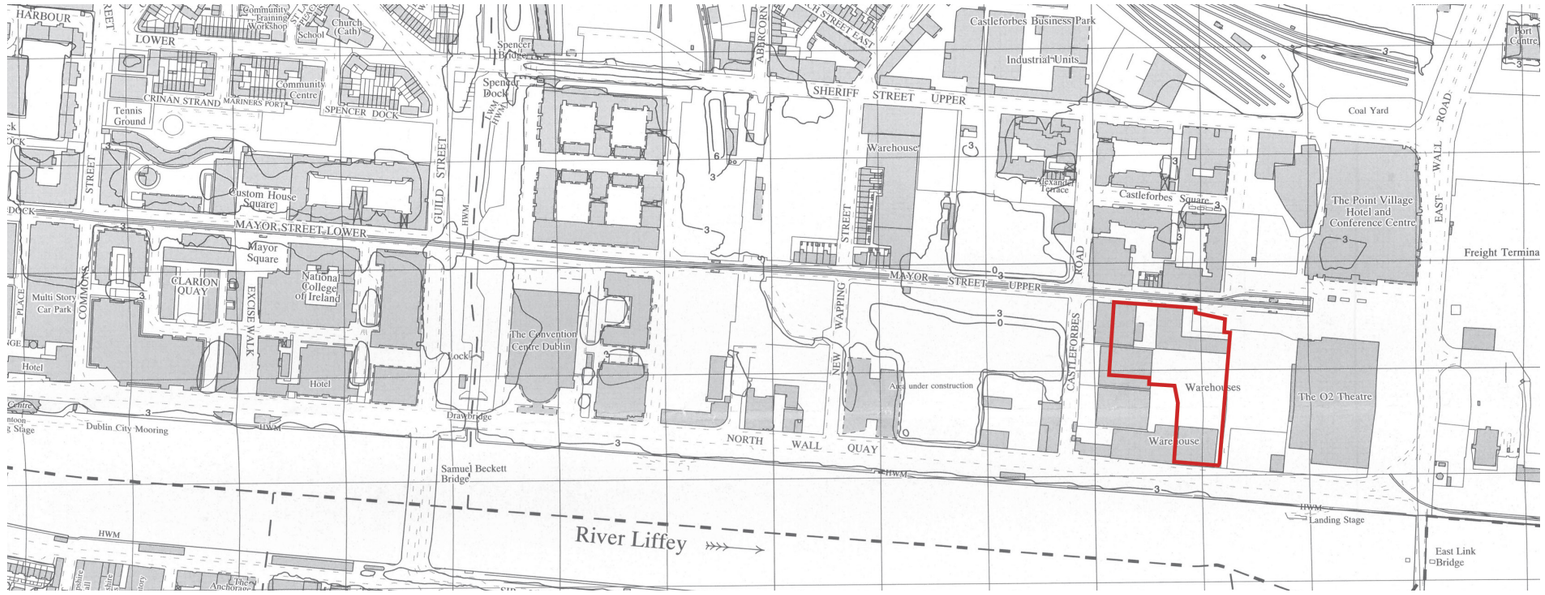


Fig. 3.19: 2012 Ordnance Survey illustrating modern two to three storey warehouses and industrial buildings on the site.



Fig. 3.20: 2017 circa bird's eye view of the site illustrating the two to three storey warehouses and industrial buildings on the site, prior to their demolition (Google).

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



Fig. 3.21: 2018 street view of one of the two electric substations outside the site, on Castleforbes Road. These have been recorded on the NIAH list.



Fig. 3.22: 2018 street view of the second of the two electric substations outside the site, on Castleforbes Road. These have been recorded on the NIAH list. Capital Dock is in the background.



Fig. 3.23: 48-57 North Wall Quay.



Fig. 3.24: 58-59 North Wall Quay.



Fig. 3.25: 73 North Wall Quay.



Fig. 3.26: 81 and 82 North Wall Quay.



Fig. 3.27: Former goods depot now 3Arena.

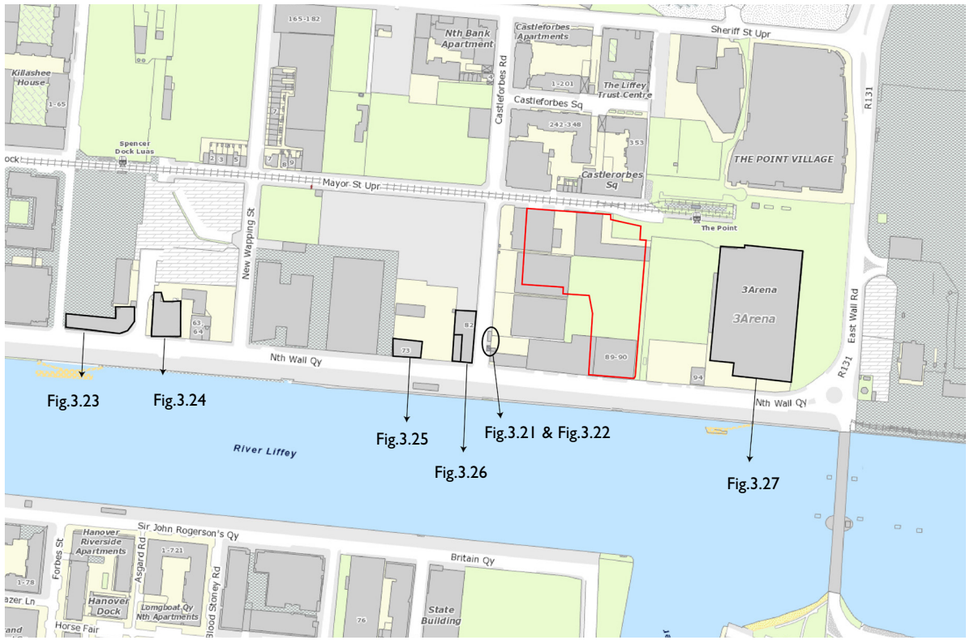


Fig. 3.28: Map illustrating the location of protected structures and NIAH registered buildings in the vicinity of the site (Historic Environment Viewer).



Fig. 3.29: October 2018 bird's eye view of the site, outlined in red with wider City Block 9 in blue (courtesy of Henry J Lyons).

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4.0 THE DEVELOPMENT SITE AND CURRENT CONTEXT

4.1 The development site at City Block 9 is in the historic docklands of Dublin, north of the River Liffey and east of the city centre. It occupies a prominent, well-connected, river front position on North Wall Quay, and is principally bounded to the east by North Wall Avenue and to the north by Mayor Street Upper. The quayside part of the site lies partially within the red-line conservation area set out in the Dublin Development Plan (2016); however the site does not contain any protected structures.

4.2 The site lies within the North Lotts and Grand Canal Strategic Development Zone (SDZ), 2014, as shown on the planning policy map at Fig. 4.1. This area has seen significant change due to redevelopment in recent years, with several successful projects such Grand Canal Square and the buildings surrounding it, the Central Bank of Ireland headquarters and the Capital Dock complex, already completed.

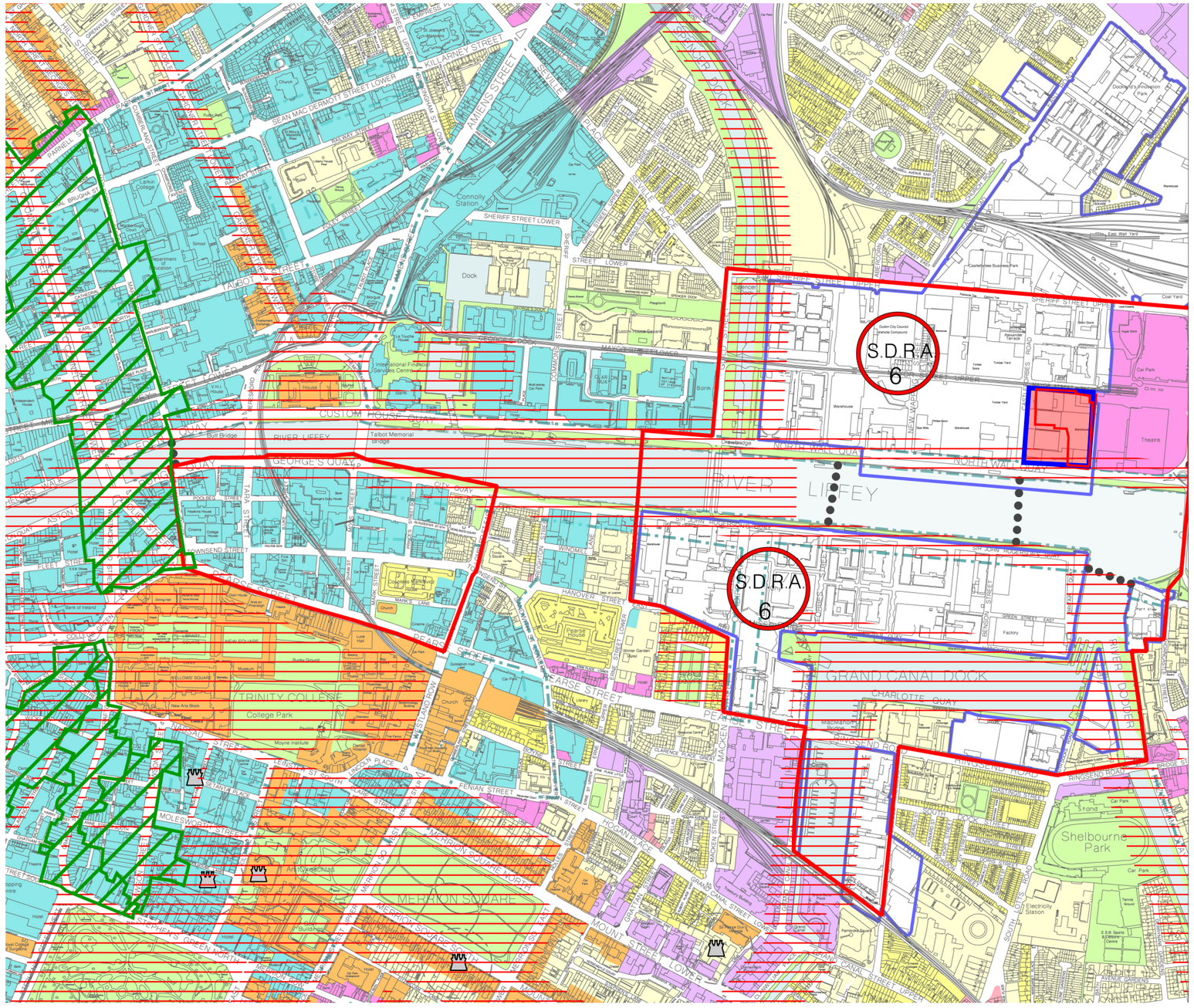


Fig. 4.1: Dublin City Development Map, 2016, showing the site outlined and shaded in red. The extent of City Block 9 is outlined in a thick blue line.

4.0 THE DEVELOPMENT SITE AND CURRENT CONTEXT (CONTD.)

4.3 City Block 9 is also positioned directly across the river from the Capital Dock development and the Point Village Complex, the latter comprising retail, hotel and cinema elements. The 3Arena music venue is located east of the site. The 73m Exo building is currently under construction on the site at the eastern end of Point Village and office buildings are under construction to the west of the 3Arena. East of the site at 81-82 North Wall a number of statutory protected structures have been restored and extended to accommodate a new hotel.

4.4 This is, therefore, a strategic site on the river marking a distinct end to the city centre and the start of the industrial Dublin port. It is within a very well connected area with a good links to public transport, including the newly constructed Luas red-line which extends as far as the Point Village, wide-pavements and cycle-lanes for pedestrians and cyclists and easy access to the city centre, M50 and south Dublin by road.

4.5 Initial applications to demolish the 5 existing warehouse buildings on City Block 9 were granted in April 2016 (ref. DSDZ2242/16 and DSDZ3831/16) and the demolition works were carried out in May/June 2017.

4.6 The extant permissions for 2 residential buildings from 6 to 11 storeys (ref. DSDZ37779/17) and 4 commercial office buildings from 6 to 8 storeys (ref. DSDZ37780/17) were granted in December 2017.

4.7 A further application to amalgamate the 2 basements and provide an additional basement level (ref. DSDZ3042/19) was approved by DCC in January 2020.

4.8 The following pages include elevations and a photographic inventory of the development site and the surrounding area.

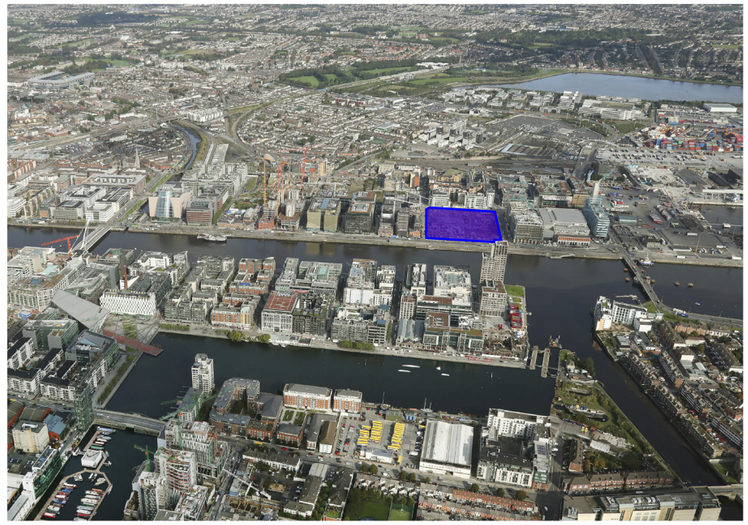


Fig. 4.2: City Block 9 view, looking north towards North Wall Quay, 2019. (Source: Barrow Coakley Photography).



Fig. 4.3: City Block 9 view, looking east, towards Dublin Bay, 2019. (Source: Barrow Coakley Photography).



Fig. 4.4: City Block 9 view, looking south, towards Sir John Rogerson's Quay, 2019. (Source: Barrow Coakley Photography).



Fig. 4.5: City Block 9 view,looking west, towards the city centre, 2019. (Source: Barrow Coakley Photography).

4.0 THE DEVELOPMENT SITE AND CURRENT CONTEXT (CONTD.)

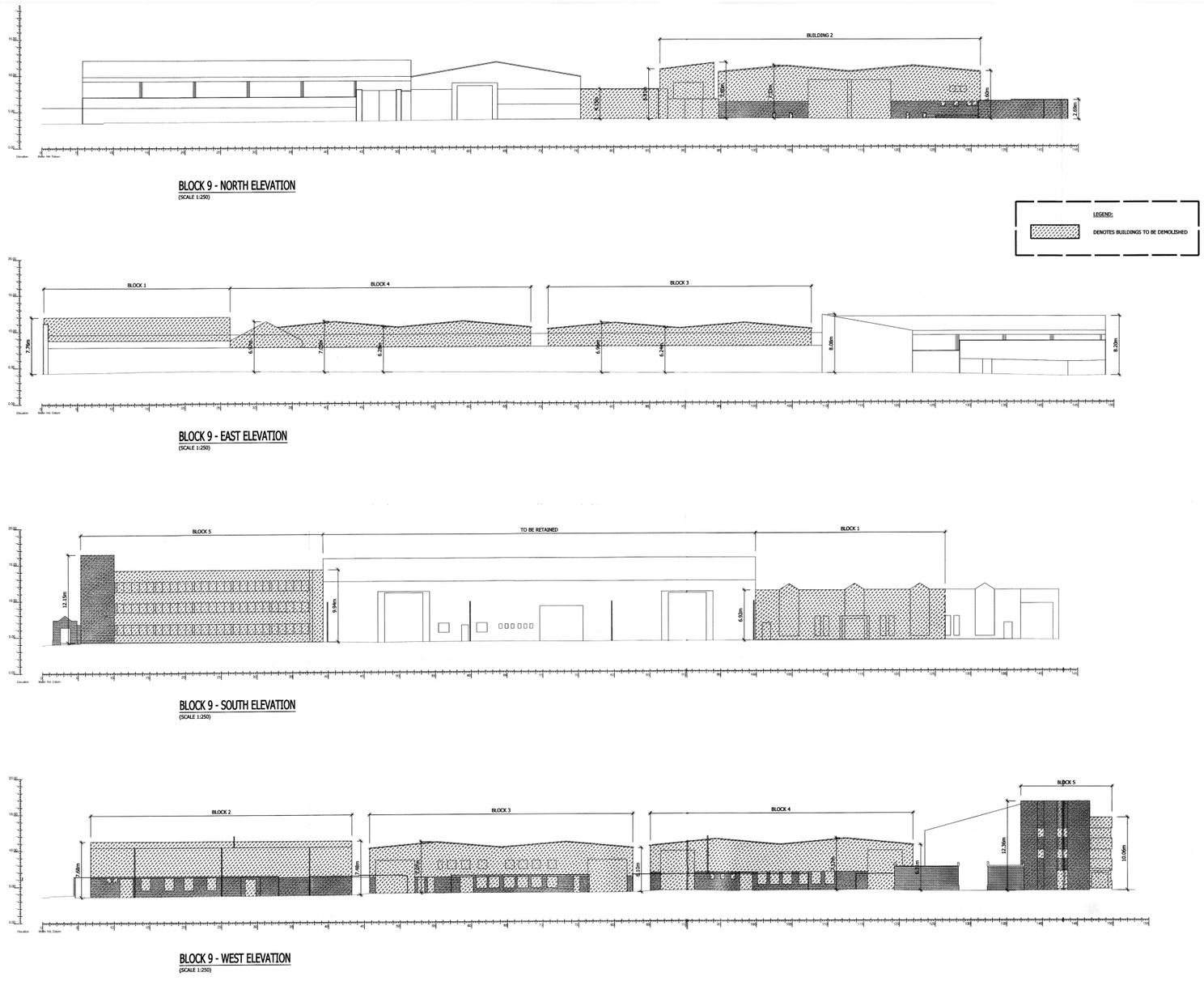


Fig. 4.6: City Block 9, elevations of the site before demolition(DCC Planning archive).

4.0 THE DEVELOPMENT SITE AND CURRENT CONTEXT (CONTD.)



Fig. 4.7: Site view, looking south, from junction of Castleforbes Street and Mayor Street Upper.



Fig. 4.8: Site viewlooking south from junction of North Wall Avenue and Mayor Street Upper.



Fig. 4.9: Site view, looking north across the River Liffey, from Sir John Rogerson's Quay.



Fig. 4.10: Site view, looking east, along North Wall Quay.

5.0 CUMULATIVE DEVELOPMENT

5.1 Cumulative townscape, landscape, heritage, and visual effects may occur where the proposed development would combine with other committed 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 to be included in the assessment are identified below, the numbering relates to the location in Fig. 5.1.

5.2 Developments permitted or under construction, which have been tested for their visibility in the verified views:

1. City Block 3 - Northbank House (Under Construction)
2. City Block 3 - Coopers Cross (Under Construction)
3. City Block 2 - Spencer Place North (Under Construction)
4. City Block 7 - Spencer Place South (Under Construction)
5. City Block 10 - Exo Building (Under Construction)
6. Castleforbes Business Park East, Sherriff Street Upper (Permitted)
7. Castleforbes Business Park West, Sherriff Street Upper (Permitted)
8. Nos. 1-4 East Road SHD (Under Construction)
9. Docklands Innovation Park, 128-130 East Wall Road SHD (Permitted)
10. Tara Street (Under Construction)
11. Hawkins House (Permitted)
12. Apollo House & College House (Under Construction)
13. Connolly Quarter SHD (Permitted but now quashed by Judicial Review)

These are further described below:

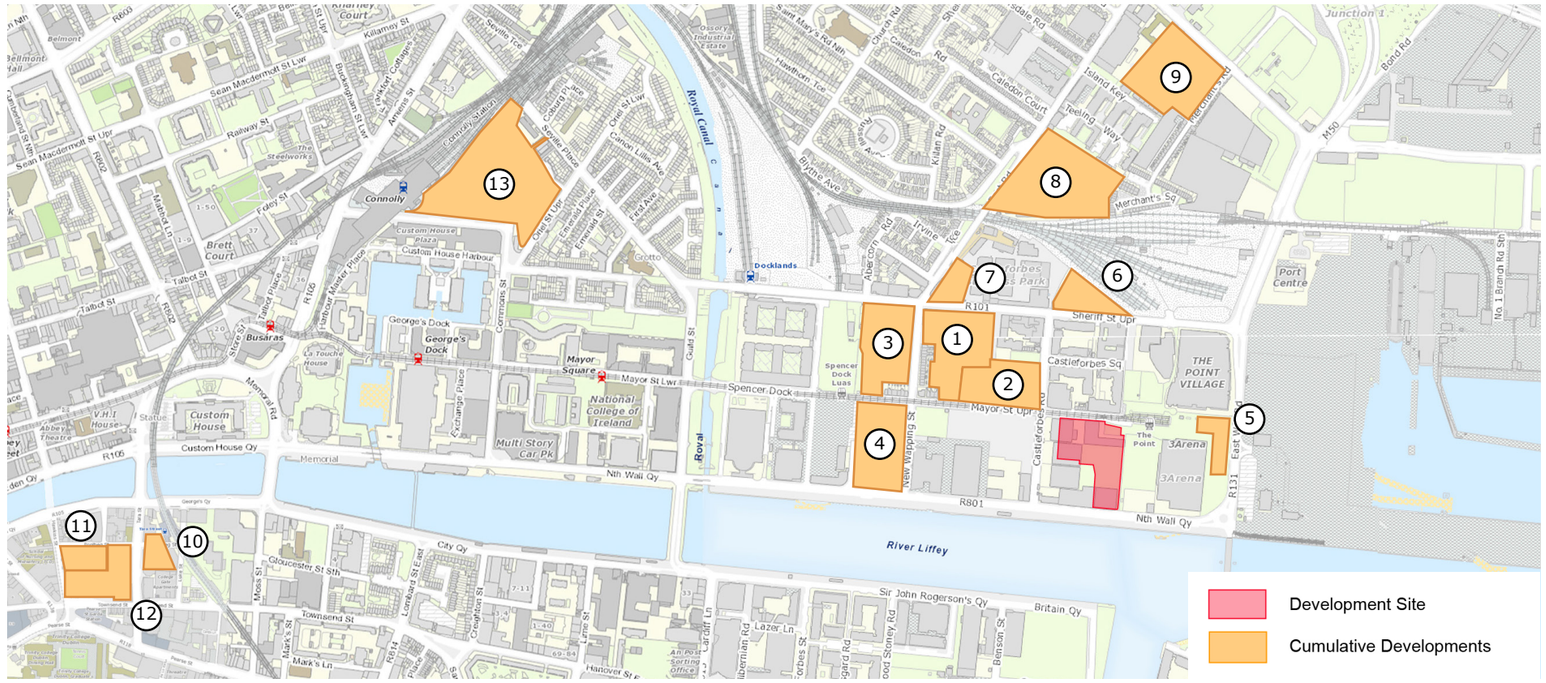


Fig 5.1: Map showing the location of the cumulative schemes assessed in this report, in relation to the development site (Note: the base map does not show all recently completed schemes).

1. **City Block 3 – Northbank House.** Permission was granted by DCC (Reg. Ref. DSDZ2186/20), in March 2020, for development consisting of 472 No. residential units in 5 blocks ranging in height from 2 to 7 No. storeys, sitting partially over single level basement, and at ground floor of existing Northbank House (c. 37,358 sq m gross floor area excluding basement c. 5,410 sq m gross floor area).

2. **City Block 3 - Coopers Cross.** (DCC Reg. Ref. DSDZ4087/19) The development consists of 2 No. commercial blocks over 2 No. level basement (45,328 sq m gross floor area - inclusive ofbasement) was granted in January 2020. Block 1 and Block 2 are both part-5 No. storey and part-6 No. storey buildings.

3. **City Block 2 - Spencer Place North.** (DCC Reg. Ref. DSDZ2896/18.) Development at a site of 1.26 ha. consisting of 325 No. residential units and aparthotel in 2 blocks. Block 1 to the north of the site will be 7 No. storeys in height and Block 2 to the south of the site will be part 6 and part 7 No. storeys. In October 2020, the High Court quashed An Bord Pleanála's decision to grant development ranging from 3 to 13 No. storeys (ABP Ref. PL29N.306722; ABP Ref. 305219R-19).

4. **City Block 7 - Spencer Place South**. The proposed development (DCC Reg. Ref. DSDZ2661/17, DSDZ4184/18) comprises a gross floor area of c. 66,599 sq m. The development consists of the refurbishment of the former British Rail Hotel building (a protected structure) and the provision of an 8 No. storey building (Building 1B Office/Hotel). (In July 2020, DCC granted application Reg. Ref. DSDZ2774/20 which consisted of amendments bringing the total gross floor area of the development to c.69,564 sq m with no increase in height).

5. **City Block 10 - Exo Building**. (DCC Reg. Ref: DSDZ3632/15, DSDZ3686/16 and DSDZ3776/17) Construction of an office building ranging in height from 8 to 17 No. storeys. The total gross floor area above ground of this building will be circa 19,263 sq m. The building is raised at ground level to 8m and supported by three elliptical cores. In October 2018, DCC granted application Reg. Ref. DSDZ3754/18 which consisted of amendments including an increase of permitted balustrade at Level 8 by 0.5m in height and 1.5m extension in length towards the southern elevation and alterations to the permitted glass canopies at Level 8 and Level 1. This along with other modifications increased the overall floor space by 730.2 sq m.

6. **Castleforbes Business Park East, Sherriff Street Upper**. In January 2020, DCC granted permission on a 0.5 ha. site (DCC Reg. Ref. 3433/19). Development consists of the demolition of all structures on the site and the construction of a 270 No. bedroom (9,644 sq m) hotel and an (10,265 sq m) office. The hotel will range in height from 7 to 10 No. storeys, and the office will range in height from 6 to 9 No. storeys.

7. **Castleforbes Business Park West, Sherriff Street Upper**. In August 2020, DCC granted permission (DCC Reg. Ref. 2143/20) for the demolition of all existing structures on the site and the construction of a 219 No. bedroom hotel ranging in height from 6 to 9 No. storeys with total gross floor area of c. 9,241 sq m.

8. **Nos. 1-4 East Wall Road SHD**. In October 2019, An Bord Pleanála granted permission (ABD Ref. PL29N.304710) for a 3 to 15 No. storey mixed-use development of 554 No. apartments, commercial/enterprise space, crèche and associated site works on a 2.3 ha. site immediately north of the rail line.

9. **Docklands Innovation Park, 128-130 East Wall Road SHD**. This development is located north of the railway tracks and approximately 250 m north east of No. 1-4 East Road SHD. An Bord Pleanála granted permission (ABP Ref. PL29N.306778), in August 2020, for the demolition of most of the existing structures on the site and the construction of 336 No. residential units. The proposed development provides for 6 Blocks ranging from 4 to 10 No. storeys.

10. **Tara Street.** DCC. Ref. 3794/18.) The development consists of the demolition of the existing Tara House Office Building and associated buildings at Nos. 2-16 Tara Street. Construction of a new 22 No. storey landmark office and hotel development with a rooftop restaurant over 2 No. levels of basement accommodation, to include an upgraded public concourse serving Tara Street Station. The new building will accommodate hotel accommodation in a podium element extending from 1st to 4th floor. Office accommodation is provided in the taller element from the 5th to the 20th floor. In September 2019 planning Reg. Ref. 4054/19 was granted consisting of amendments to planning application Reg. Ref 3794/18 (ABP Ref. 302980-18). The amendments consist of an additional hotel floor and mezzanine floor within the permitted envelope, but with no overall change to the building height.

5.0 CUMULATIVE DEVELOPMENT (CONTD.)

11. Hawkins House. (DCC Reg. Ref. 3037/16.) Development consists of the demolition of the existing Hawkins House located on Hawkins Street and Poolbeg Street, and the construction of a commercial office building ranging in height from 6 to 10 No. storeys.

12. Apollo House & College House. There has been a major update to permissions regarding these formerly separate sites; these sites have merged to form one. (ABP Ref. PL29S.306335.) In September 2020, An Bord Pleanála granted permission for development (DCC Ref. 4170/19) consisting of a combined height of 21 No. storeys on part of the site.

13. Connolly Quarter SHD. (ABP Ref. PL29N.305676.) Development has been approved by An Bord Pleanála for the demolition of 4 No. structures and the construction of 741 No. build to rent apartments, retail space, and associated works. The development will consist of apartment blocks ranging in height from 4 to 23 No. storeys. The decision was recently quashed by a Judicial Review procedure.

5.3 Cumulative effects arising from the interaction of the proposed development with the committed developments described above are assessed in detail, where they occur, in relation to townscape character areas in Chapter 8.0, heritage assets in Chapter 9.0, and townscape views in Chapter 10.0 of this HTLVIA.

6.0 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

Introduction

6.1 This chapter outlines the design quality of the proposed development on the east side of the city block, and the policy context. The implications for the skyline are considered in Chapter 7.0 and specifically for the Georgian quarters of the City, in Chapter 8.0. The effects of the proposed development are further assessed in Chapters 10.0, 11.0 and 12.0, in relation to townscape and landscape, heritage, and visual receptors, respectively. This chapter is based on the consultancy's understanding of the project through its regular design involvement and information in the Architectural Design Report produced by the architects Henry J Lyons, which also forms part of the planning application.

6.2 A series of tests are applied to ascertain the level of design quality exhibited by the application building. As a tall landmark building, which will be seen from many parts of the city and which is intended to provide visual delight and public enjoyment, it must reach a higher than normal standard of refinement and authenticity. This is not to do with using expensive materials or flamboyant forms but achieving a design which serves all its purposes to the optimum, is not a passing fashion, and can become a 'classic' of its time.

6.3 The purposes of the building are partly requirements of the City Council and the ambitions set out in the Strategic Development Zone (SDZ) and partly the initiative of the client to explore a scheme which yields much greater benefit. The first purpose of the project is to transform the ground level experience for the pedestrian and to link this with the proposed commercial development on the west side of the city block, which is to be determined separately, and other planned townscape improvements in neighbouring development sites. The recent proposed amendments to the North Lotts and Grand Canal Docks Planning scheme has made provision for both a local landmark and principal landmark building on the site. To achieve this the proposals have been tested in accurate view studies, set out in chapter 12.0 of this report. The second purpose is to ensure that, in whatever conjunction with heritage buildings the application scheme is seen, the quality of the architecture overcomes any potential harm to their settings. The third is to achieve a landmark quality that citizens can be proud of and that visitors admire. In regard to landmark quality the design team believes, and this assessor agrees, that the design is worthy of landmark status, will be of a high design quality, making its impact on landscape and townscape wholly positive and acceptable as a welcome addition.

6.4 This chapter assesses all these aims and concludes, with a professional judgement, whether they are satisfactorily met. It begins with a reflection on the design process in advance of conception. There are currently two extant permission on the site, Blocks 9A and 9C designed by O'Mahony Pike and blocks 9B and 9D by Shay Cleary Architects. Blocks A and C to the west of City Block 9 comprise residential development up to 11 storeys and blocks B and D to the east of City Block 9 comprise commercial development up to 8 storeys.

6.5 The purpose of this application is to provide revised proposals that creates a significant architectural and urban planning asset for Dublin which optimises the site and celebrates docklands as part of the expansion of the city.

6.6 This HTLVIA assesses the SHD residential development (with a limited commercial element) to the east of the City Block, which has been designed in harmony with a separate application to the City Council for commercial development on the western most part of the block. Temporary landscaped connections will be completed in the event that one scheme proceeds before the other.

6.7 The design seeks to be a modern, elegant landmark, that introduces vertical greening as shown in Fig. 6.8-10. The new skyline that the application proposes for the docklands is set out at the end of this chapter.

6.8 The following images at Fig. 6.1-6.10 illustrate the current application scheme. Images showing the overall vision for City Block 9 are shown at Fig. 6.11-6.13.

Avoidance, Remedial and Mitigation Measures

6.9 The HTLVIA considers the likely residual effects of the proposed development; that is, the effects after mitigation and enhancement measures, inherent in the proposed development's design, have been taken into account. The EIAR regulations call for the mitigation measures incorporated into a proposed development's design to be explained.

6.10 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 use of materials and colour.

6.11 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. 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 10.0, 11.0 and 12.0 of the HTLVIA report.

Reinstatement

6.12 The proposed development, including its hard and soft landscaping, aims to regenerate the site and the wider area and provide open spaces and high-quality architecture that does not currently exist. 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

6.13 In the absence of redeveloping the site, the currently vacant development site is likely to remain vacant in the absence of any active occupation. The effect of this scenario on the local and wider townscape and landscape character and visual amenity would be adverse, owing to the site's perimeter hording and security measures and the resulting poor permeability and connectivity with its surroundings. To do nothing, therefore, is not an option. It is, of course, possible to implement the extant permissions.

Assessment against policy and guidance relating to design

6.14 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, Regional Spatial and Economic Strategy, 2019-2031, the DCC Development Plan 2016-2022, with policies included in the North Lotts & Grand Canal Dock SDZ Planning Scheme 2014. It would also comply with the requirements of the 'Urban Development and Building Heights' Guidelines, adopted in December 2018 and Guidelines on Sustainable Residential Development in Urban Areas, 2009.

6.0 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT (CONTD.)



Fig. 6.1: Ground floor plan showing the proposed pedestrian routes and improved perimeter public realm.



Fig. 6.2: 3rd floor plan showing the principal blocks forming the application, the courtyards formed, and the principal pedestrian routes.

6.15 The masterplan comprises 3 residential blocks interspersed with ancillary commercial uses. The blocks assist in creating four new pedestrian lanes through the site; two, offset to create a north-south route and another as a continuous east-west route. The fourth is a diagonal route from the north-east corner to the centre. This route widens to form a market place and is semi-covered by buildings bridging over it at either end of the block.

6.16 In principle, there are four different datum heights. The two northern blocks are generally from 7-14 storeys plus a tower of 41 storeys. The south-east block is mainly of 23 storeys alongside the principal tower of 45 storeys.

6.17 Within the principal tower there is a public restaurant at the 32nd floor, and public viewing areas, and a cantilever platform, at the top two levels.



Fig. 6.3: 16th floor plan illustrating the plan form of the north tower and that of south tower at roughly mid-height.

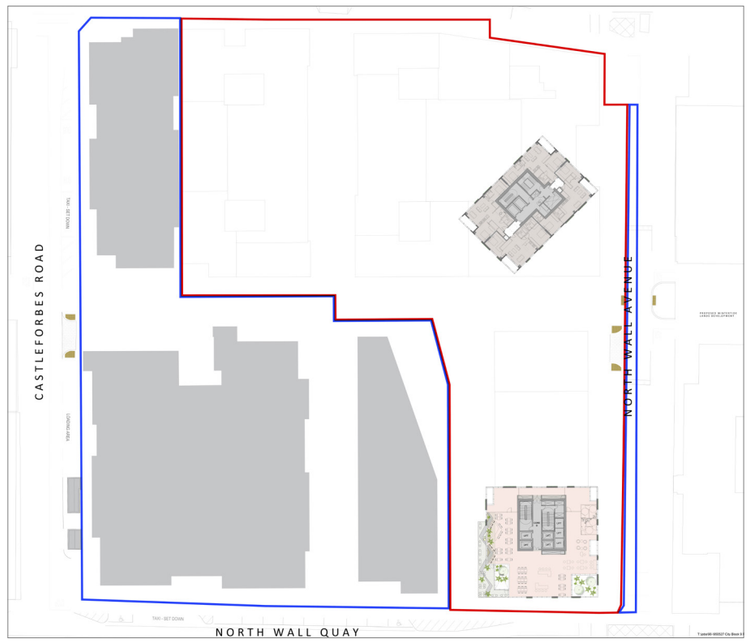


Fig. 6.4: 32rd floor plan shows the public restaurant level.

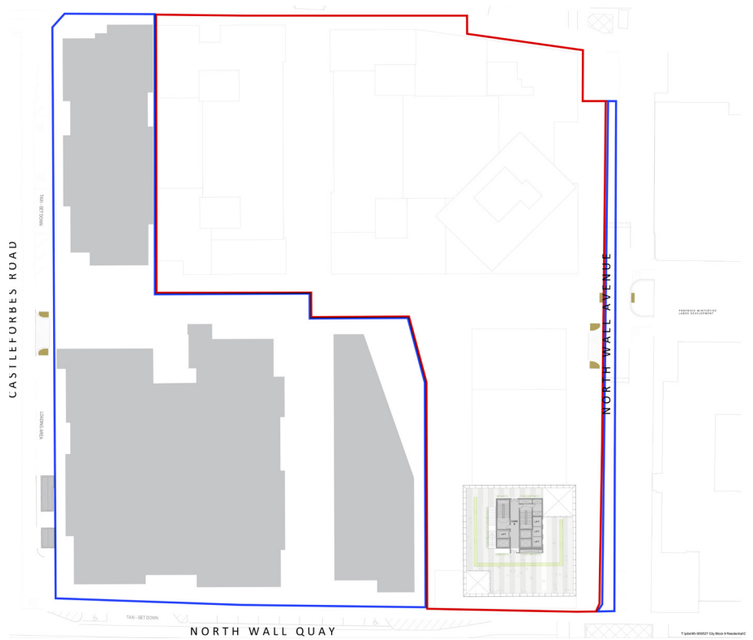


Fig. 6.5: 45th floor plan shows the public viewing deck.

6.0 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT (CONTD.)

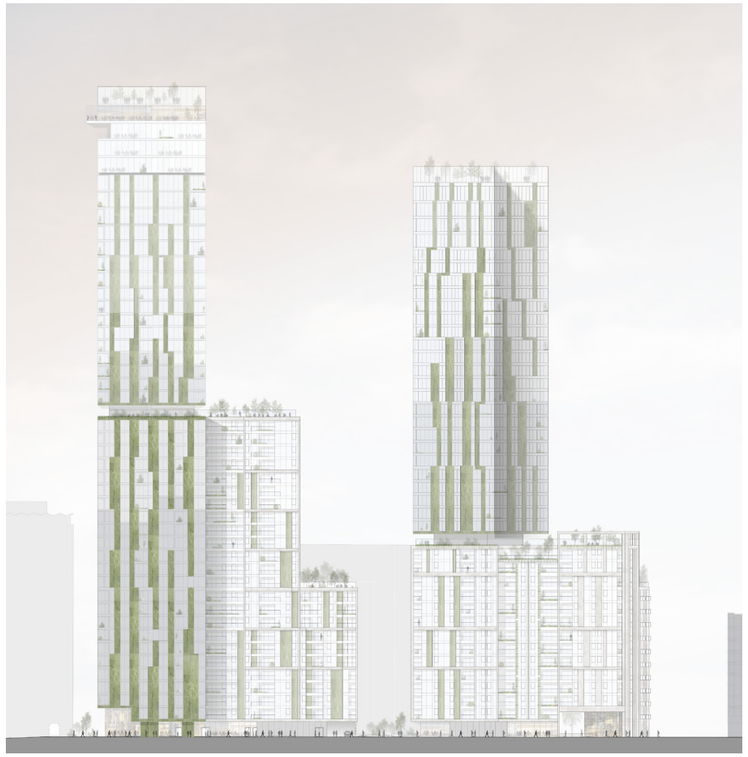


Fig. 6.6: East Elevation.



Fig. 6.7: South Elevation along North Wall Quay.

6.18 The architecture is principally of glass façades, articulated by both set back areas and by vertical strips of vegetation. The glass surfaces transform in their appearance from a dark to light towards the top. The taller tower has a further accent at the top by way of a public viewing platform, which defines the building's character.

6.0 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT (CONTD.)

6.19 The three rendered views provide an artistic representation, indicating the residential element alone, with the remaining part of the block unbuilt. They show how the lower massing transforms into the two slender towers and how the articulations animate the form. In particular, the taller tower overtly expresses its different functions by these articulations.



Fig. 6.8: The proposed development is of high quality design and would be an elegant and unique addition to the north quays. The pedestrian bridge shown is indicative only.



Fig. 6.9: The proposed development marks a key point of transition along the Liffey, just as Capital does on the south side of the river.



Fig. 6.10: The proposed development shown in the current day context.

6.0 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT (CONTD.)



Fig. 6.11: Visualisation showing aspirations for the whole of City Block 9 (floating campshire shown for illustrative purposes only). The other part of the site shown is the SDZ compliant scheme.

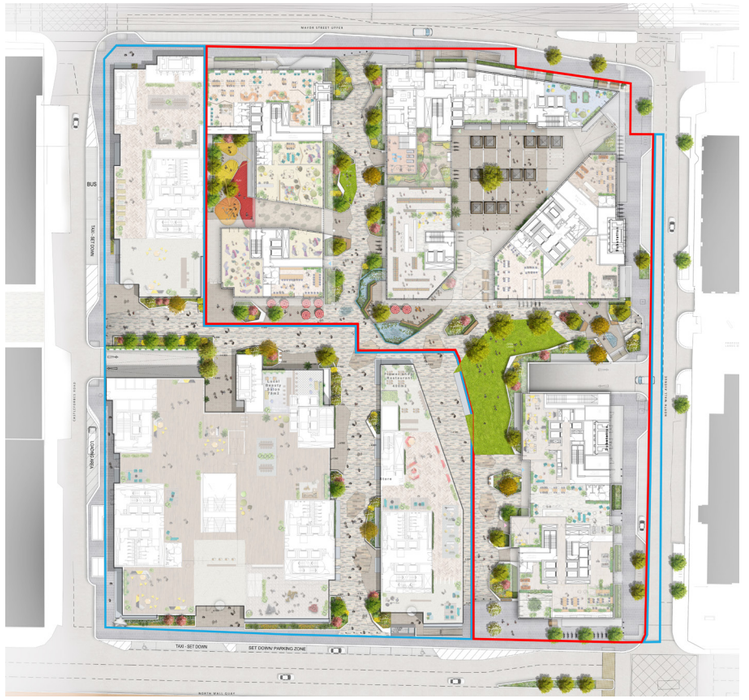


Fig. 6.12: Masterplan vision for City Block 9, showing the proposed pedestrian routes and high quality public realm and landscaping.

6.20 The illustrative image at Figure 6.11 shows the combined effect of the SHD residential project, which is the subject of this application, together with the SDZ commercial project, which is the subject of a separate application. The latter holds the form and dimensions of the recent neighbouring buildings, but combine to make a horizontal scale which sets off the potential for a celebration of height through the former. Temporary landscaped connections will be completed in the event that one scheme proceeds before the other.

6.0 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT (CONTD.)

ASSESSMENT AGAINST POLICY AND GUIDANCE RELATING TO DESIGN

6.21 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".* A residentially-led development on the site, of high-quality design and with a mix of ground floor uses, would satisfy the objectives of the NPF.

6.22 The 'Urban Development and Building Heights Guidelines' was adopted in December 2018. The guidelines set out national planning policy guidelines on building heights in urban areas in response to policy objectives set out in the NPF. They state that an application must demonstrate compliance with the following development management criteria:

<u>At the scale of the relevant city/town:</u>

- *Well served by public transport with high capacity.*
- *Successfully integrate into/enhance the character and the public realm of the area, having regard to topography, cultural context, setting of key landmarks, protection of key views. Proposals should undertake a landscape and visual assessment by a qualified practitioner.*
- *Make positive contribution to place-making, incorporate new streets and public spaces, sufficient variety in scale and form, and create visual interest in the streetscape.*

<u>At the scale of district/neighbourhood/street:</u>

- *Respond to their overall natural and built environment making a positive contribution to the streetscape.*
- *Avoid long, uninterrupted walls. The building fabric should be well considered.*
- *Enhance the urban design context for public uses and key thoroughfares.*
- *Improve legibility through the site or the wider urban area which the development is situated and integrates in a cohesive manner.*

<u>At the scale of the site/building:</u>

- *The form, massing and height of the proposed development should maximise access to natural daylight, ventilation and minimise overshadowing and loss of light.*
- *Regard to Daylight/Sunlight assessments.*

6.23 Specific planning policy requirement (SPPR) 3 of the Guidelines relates to the above criteria and states that where the application complies with these criteria and *"the assessment of the planning authority concurs, taking account of the wider strategic and national policy parameters set out in the NPF and these guidelines, then the planning authority may approve such development, even where specific objectives of the relevant development plan, local area plan or planning scheme may indicate otherwise".*

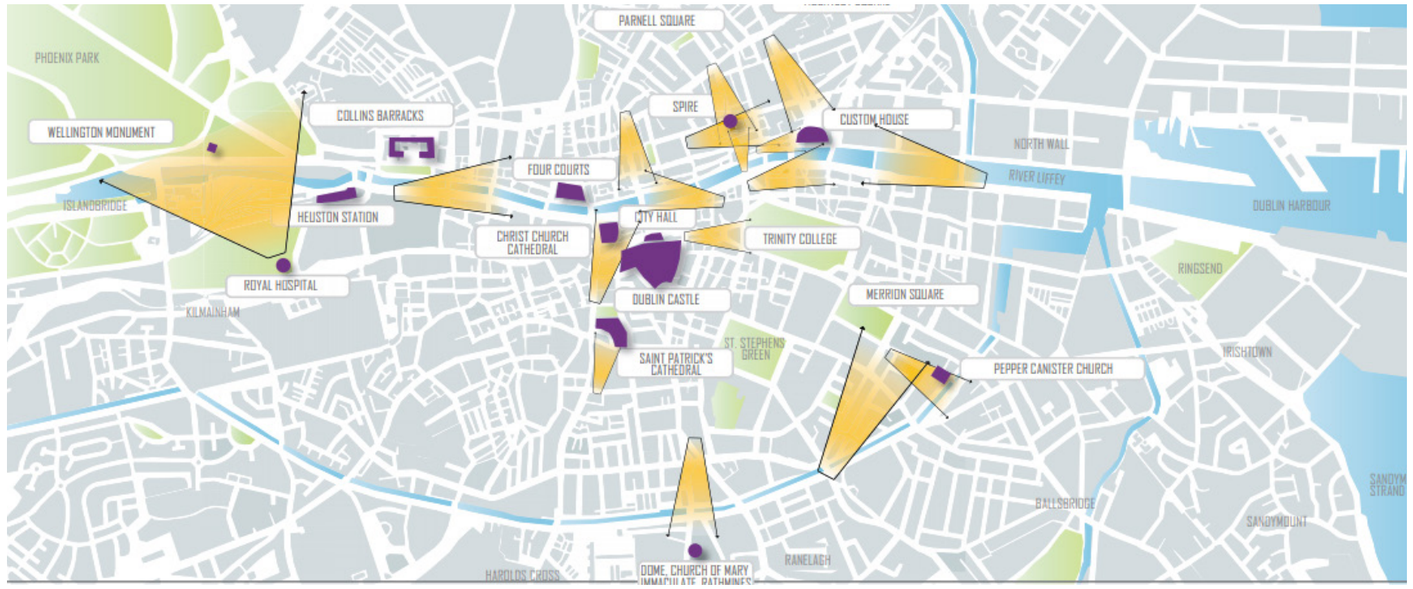


Fig. 6.13: Keys views and prospects map from the Dublin City Development Plan 2016-2022, which has informed the selection of viewpoints for assessment.

6.24 The proposed development satisfies all of the above criteria. It is well served by the red line LUAS and the Point station; it integrates and enhances the character of the surrounding area as well as the public realm, improving access to the tram line and enhancing pedestrian permeability; it has incorporated appropriate mitigation/enhancement through its design and has been tested in 46 closer and distant verified views; it creates visual interest in the streetscape and in distant views; it is of high quality design; and it improves legibility through the site and the wider area.

6.25 The *Dublin City Development Plan 2016-2022* identifies the Docklands Cluster as an area appropriate for high rise (+50m). The current *North Lotts and Grand Canal Dock Planning Scheme, 2014* does not provide for a landmark building in CB9, with the height on site limited to 8 storey commercial/10 storey residential. However, the proposed amendments to the *Planning Scheme*, currently before An Bord Pleanála for approval, propose a local landmark and a landmark building on the City Block 9. A series of principles apply to guide the provision of high buildings in the area. The proposed development would enhance the skyline of the docklands and its landmark quality and improved public realm would make a positive contribution to the area and the urban character as described in policy SC17 of Development Plan and in the assessment criteria outlined in section 16.7. The proposed development's plan form and high-quality architecture would comply with policies SC25, SC26, and SC28. Great consideration has been taken in limiting the effect of the proposed development on important views and view corridors as stated in policy SC7 and objective SCO4. An assessment of relevant townscape views undertaken by the consultancy has been included in Chapter 12.0 of this report. Its effect on the historic city centre has been assessed in detail in Chapter 11.0 and on character areas in Chapter 10.0 of this report.

6.26 Policy SC7 of DCC's Dublin City Development Plan 2016-2022 seeks to *"protect and enhance important views and view corridors into, out of and within the city, and to protect existing landmarks and their prominence".* The policy is supported by a map denoting indicative keys views and prospects (Fig. 6.13), which has helped inform our selection of townscape views for assessment. We respond positively to this policy by including a view towards Custom House from the south side of the Liffey (View 2) and a series of views from along Dame Street towards Trinity College (Views 23a-g). We considered a view from the eastern River Liffey setting of Heuston Station, however, because of the site being a considerable distance away and the low level of the viewing position, it was felt not to be a high priority view.

6.27 Policy SC17 refers to guidance in Chapter 15 of the Development Plan 2016-2022 (previously Chapter 16 in the Development Plan 2011-2017), where specific guiding principles are presented for strategic development areas. The proposed development will comply with the guiding principles in contributing to the creation of "a great place to do business, work and visit" by offering a unique landmark residential development, alongside commercial buildings, which are part of a separate planning application, and a new high-quality public realm. The local area will be reinvigorated, increasing pedestrian legibility to the docklands and adding a sense of place to this strategic location in the city.

6.0 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT (CONTD.)

ASSESSMENT AGAINST POLICY AND GUIDANCE RELATING TO DESIGN (CONTD.)

6.28 Policy SC17 also refers to Chapter 16 of the Dublin City Development Plan (2016-2022), which 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 each criterion has been detailed below:

- *Relationship to context, including topography, built form, and skyline having regard to the need to protect important views, landmarks, prospects and vistas*

6.29 The proposed development's form seeks to be an elegant landmark. The two slender tall elements will be seen clearly from the east and west. The visual impact assessment in Chapter 12.0 of this report demonstrates that the proposed development does not have a detrimental effect on strategic views and important visual corridors in central Dublin, owing to its high-quality design and landmark role, nor is it dominant over the City centre.

- *Effect on the historic environment at a city-wide and local level*

6.30 In Chapter 11.0 of this report, built heritage receptors in the immediate surroundings and in the wider setting have been assessed in relation to the proposed development. The assessments show that the prominence of the proposed development creates no negative effects to the significance or settings of conservation areas and architectural conservation areas. The effect on their settings would not diminish their significance; the proposals being either only marginally visible from them or forming part of their wider setting without being dominant over it. Likewise, the significance and setting of protected structures are not adversely affected by the development proposal. The proposed development would not be visible from within the historic Trinity College courtyards to any significant degree but would be visible in a kinetic experience along Dame Street towards the College. This visibility is not considered harmful to the present context nor future envisaged contexts. Factors include the current visibility of Capital Dock above Trinity in the long view, the limits of the proposed College Green Plaza, the redeeming quality of the design, and, in some cases, the poor public realm and therefore diminished townscape status of the viewpoint positions. The publicly accessible viewing gallery at the top of the building will also provide new views of heritage assets in the city, including elevated views of Custom House and its special transitional river setting. This is explained in para 8.7-8.12 of Chapter 8.0.

- *Relationship to transport infrastructure, particularly public transport provision*

6.31 The first purpose of the project is to transform the ground level experience for pedestrians and users of the red line trams. This has been achieved by making provision for new east-west and north-south routes and a better-quality public realm.

- *Architectural excellence of a building which is of slender proportions, whereby a slenderness ratio of 3:1 or more should be aimed for*

6.32 Both tall elements satisfy the spirit of the slenderness ratio requirements. The outside dimensions from ground to top are approximately a ratio of 6:1 for the taller building and 5:1 for the secondary tall building.

- *Contribution to public spaces and facilities, including the mix of uses*

6.33 The proposed development enhances the currently vacant site; incorporating residential, alongside an office allocation, an upper level restaurant, and a publicly accessible viewing deck at its upper level achieving unique views of Dublin. The ground floor will feature a mix of retail uses and public spaces. The addition of this mix of uses will ensure a usable and lively public realm, which will in turn improve the character and setting of the docklands.

- *Effect on the local environment, including micro-climate and general amenity considerations*

6.34 This is detailed in the Architectural Design Report and supporting planning submission reports.

- *Contribution to permeability and legibility of the site and wider area*

6.35 One of the key purposes of the proposal is to achieve a landmark quality. As a tall building, the proposed development will be seen from certain parts of the city, and will, in those cases, provide urban legibility visual delight and public enjoyment. At lower levels, the treatment of building form will enhance the approach to the docklands and the 3Arena, making it easy to navigate. These improvements will impact the wider surroundings, reordering the pedestrian flows in the area.

- *Sufficient accompanying material to enable a proper assessment, including urban design study/masterplan, a 360-degree view analysis, shadow impact assessment, wind impact analysis, details of signage, branding and lighting, and relative height studies*

6.36 This report 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 2002; the 'Advice Notes on Current Practice (in the preparation of EIS) published by the EPA in 2003; the Draft EPA Guidelines and Advice Notes published in 2017 and 2015 respectively; DHPLG, Guildlines 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 national, regional and local planning guidance set out in Chapter 2.0 of this report. The HTLVIA assesses the effects on five character areas, the Development Plan's Conservation Area (including the Liffey corridor), four architectural conservation areas, 11 groups of protected structures and one group of NIAH registered buildings, and townscape views from 54 positions. These assessments offer an holistic representation of the effect of the proposed development on the surrounding townscape.

- *Adoption of best practice guidance related to the sustainable design and construction of tall buildings*

6.37 The proposed development would represent an example of 'best practice'. The high-quality design of the building and its relationship to the existing context has been a guiding principle through the many design iterations.

- *Evaluation of providing a similar level of density in an alternative urban form.*

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

6.39 Policy SC7 of the Development Plan (2016-2022) seeks to *"protect important views and view corridors into, out of and within the city, and to protect existing city landmarks and their prominence."* The impact on townscape views by the proposed development has been assessed in Chapters 10.0 of this report. Verified views from 46 positions were assessed, representing a spread of close, medium and long-distance views that 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. The assessments show that the proposed development is designed to a high quality and use of materials that promote its uniqueness, sustainability and identity. It would give rise to an addition of quality, public meaning and urban legibility to the surrounding townscape. The development therefore is compliant with policy SC7. It is the taking account of design quality, meaningfulness and contribution to urban legibility, which allows the assessment to be positive in this way.

6.40 The North Lotts & Grand Canal Dock SDZ Planning Scheme was adopted in 2014. Proposed amendments to this document are currently being considered by ABP. The document sets out specific aspirations for City Block 9. The amendments acknowledge the potential for the site to include both a landmark building and a local landmark building.

6.41 The SDZ includes a 'Views and Prospects Analysis', which identifies 16 key views towards landmark features (Fig. 18 'Views and Vistas' from the SDZ report). These views and the landmarks they look toward were taken into consideration when shortlisting candidate viewpoints for the visual impact assessment. However, the development site at City Block 9 has either no or very limited interaction with of these views, and therefore none of the 16 key views have been taken forward for formal assessment within Chapter 12.0 of this report.

6.42 In line with DCC's SDZ policy objective BH1, the proposed development seeks to ensure that the architectural and historic significance of the Dockland Area is protected, conserved and enhanced, and this has been achieved through high quality design and a thorough assessment of the townscape, landscape, heritage and visual impact implications of the proposed development.

6.0 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT (CONTD.)

IMPLICATIONS FOR THE SKYLINE

Implications for the skyline

6.43 Dublin is a low-rise city. But it is by no means a small-scale city. At its centre it has many large scale 'groundscraper' buildings of 20th century origin which influence its character, and which form the setting of its centrepiece, the historic Custom House. Some form a backdrop to the most grandiose views of it, where the River Liffey provides a foreground, even those interrupted by the Loop Line Bridge. Nevertheless, the copper dome of the Custom House remains one of the most recognisable landmarks and affords a nostalgic urban legibility for the City. The principal view of it is on axis, across the river from George's Quay, but secondary and kinetic views along the length of Gardiner Street are also of importance.

6.44 Other skyline elements which provide animation to the centre of the city include the Spire in O'Connell Street. This slender engineering feat has a localised influence although when the light is right it can afford city legibility from a distance. Liberty Hall, a building of historic origin and modest architectural pretentions at 17 storeys, provides a strong element on the skyline, with its characteristic top, maintaining a direct townscape relationship with the Custom House. The City Council approved a 22-storey replacement, which the Board refused in 2012. Its ability to animate the skyline and provide public access to the top and thereby urban legibility from a high point was considered by the City Council to be a public benefit. All its attributes, including its high-quality design, were welcomed by the City Council. A 22-storey development at the Tara Street station site has been approved, while on the site of the former Apollo House a 21-storey development has been approved.

6.45 Towards the east of the city centre, the docklands was, until recently, predominantly low rise and industrial in nature. Since the adoption of the SDZ it has begun to include taller buildings.

6.46 In the early 2000s proposals for high developments in the docklands began to emerge including schemes designed by Zaha Hadid Architects for a 120m tower and Foster + Partners for a 130m tower on sites in the north docklands and south docklands respectively. These are illustrated in the architect's design report. The Foster tower was given permission, however, it is no longer extant and an alternative scheme has been built on the site. These proposals precede the North Lotts and Grand Canal Dock Planning Scheme SDZ in 2014.

6.47 Larger scale buildings are now emerging in the docklands including the completed 22 storey Capital Dock, and several local landmark buildings around Grand Canal Dock and along the Liffey including the 17 storey Exo building, which lies just east of the application development site.

6.48 Together with these other emerging docklands buildings, the application scheme would be a consciously designed landmark complementing the city skyline, conceived with the benefit of verified views throughout the design process. Its height is determined by views of Trinity College from the proposed College Green Plaza. This is explained in the Chapter 8.0. It has an upper level restaurant for residents and the public and a public rooftop and viewing deck which recognises its unique height and position in the City. At 45 and 41 storeys, they are a pair of elegant vertical objects with texture introduced by vertical greening. The top of the of the tallest building offers public views of the City skyline and unique views down onto docklands, the River Liffey and the Custom House. There is no doubt that this will be a very worthy landmark building.

7.0 TALL BUILDING RATIONALE

Tall building rationale

7.1 This Chapter considers the height of the proposals in relation to Dublin as a whole and in relation to specific historic vistas.

7.2 Where the Canal Dock and the River Dodder meet the River Liffey there is a clear transition of scale. This is one of three main transitional moments as the Liffey passes through the City. The Liffey is a meandering rural river virtually up to Bridgewater Quay. After that it enters the urban realm and becomes the Liffey Quays paced by some 14 bridges which tie north and south central Dublin tightly together. At Custom House there is another change. The river bends towards the sea and widens substantially bringing a larger scale to the river valley and with it larger civic scale buildings. But where the river receives the canal and Dodder, a new and even larger scale develops with the scale of the river opening up still further, ready to embrace the sea at Dublin Harbour and with swathes of dock even increasing that scale. Capital Dock marks this transition on the south side and the development site at City Block 9 is ready to respond. This transitional character of the River Liffey is illustrated in Fig. 7.1, which complements the above narrative.

7.3 The steady scale change described above is able to embrace ever larger scale buildings here. What height should they be at this broad transition? Like any European city the opportunity should not be squandered. It is a question of what is possible? Setting aside current limits within City planning policy on height and noting the Government's encouragement to take such opportunities particularly for housing, factors such as site size, ideal floor plate size, lifting systems, economics and elegance all lead to an equitable judgement on what is both practical and desirable. Clearly a prominent high building in this position should be of the highest architectural quality, should be seen from the open City centre river valley and seen to be good. But Dublin has historic enclaves – and a sensitivity to its many special areas and its signature buildings also needs to be considered. Its height has been derived from these sensitive areas as set out in the following chapter, entitled Effects on Georgian Dublin, at paragraph 8.7.

7.4 In long views into the City from the south east, the Viewpoint 44 from Killiney Hill (Fig. 7.2) shows the spread of the City, the viewer sees the great expanse of land and water. These are represented by horizontal layers in the view including the horizon. What man has created by way of 'city' is first identified by high vertical elements such as the churches in the foreground or the chimneys at the docks and the tall buildings in the centre such as Liberty Hall, George's Quay Plaza and Capital Dock. Also the larger scale elements such as the Aviva Stadium and the Convention Centre, together enable the viewer to identify the city, to orientate and to make its parts legible. In this sense the higher vertical elements and larger buildings are a welcome balance to the natural lie of the land in its realm of horizontality. Height provides, therefore, a visual and cultural balance. In this case the development site is well placed to make a statement, to mark the docks and to mark the transition from the docks to a 'new' City quarter, leading to the historic City Centre. For reasons mentioned later a 45 storey building plus a 41 storey 'sister' building, is the maximum height from the broad townscape analysis carried out. A 45 storey building with a 41 storey 'sister' building in this view from Killiney Hill, both optimises the site and achieves an equitable vertical balance with the horizontality of the topography.

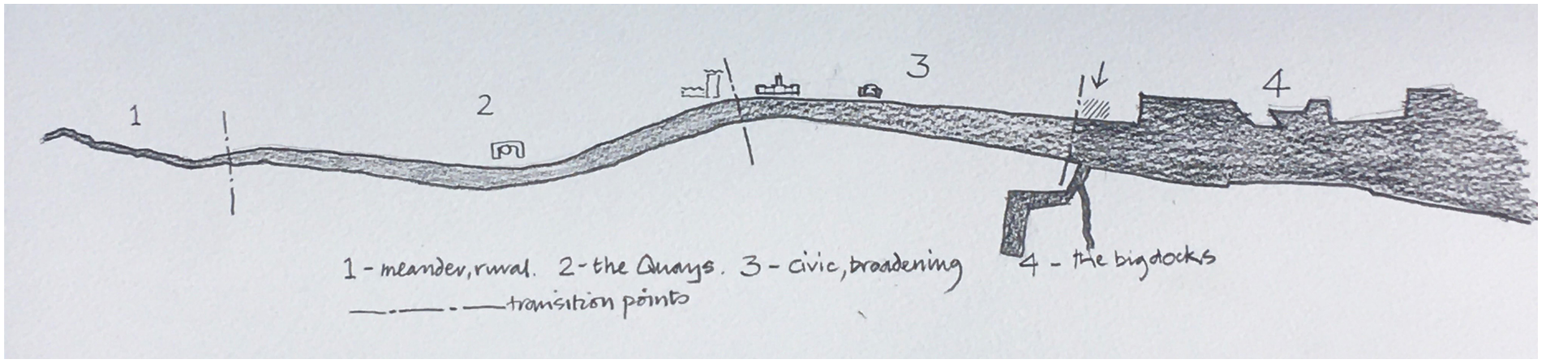


Fig. 7.1: The River Liffey changes character multiple times as it flows through Dublin. At the River Dodder the river widens considerably into the dock area. The application site marks this moment.



Fig. 7.2: Looking towards Dublin from Killiney Hill reveals a view featuring many of the city's most iconic and recognisable buildings and structures.

7.0 TALL BUILDING RATIONALE (CONTD.)

7.5 In contrast to the outer regions of the City such as Docklands, in the historic core, set around the Liffey and celebrated by two of the most important Georgian icons, being the Custom House and Trinity College, very tall buildings would never be appropriate. The recently consented Tara Street tower, once built, at 22 storeys is likely to remain the highest for the foreseeable future. But beside that and Liberty Hall, other modern development, intermingled with these icons, are of a large scale even if not high (Fig. 7.3). For example: George's Quay Plaza, Irish Life HQ, O'Connell Bridge House, Ashford House, IFSC House, the recently built Grant Thornton HQ and the recently approved 21 storey Marlet scheme at Apollo House. Views along the Liffey valley towards the docks, of a building of considerable height, however, would not be dominant from this core (Fig. 7.4). Indeed, as shown in the view at Fig. 7.5, the proposed design would be extremely elegant, a distant marker, a reason to travel towards it, to enjoy the rich range of ground floor uses, and to rise to the top as a member of the public. The upper public viewing deck is a recognisable feature even at this distance, giving a sense of ownership to all those who know this unique experience is available. This view from the centre core is not therefore in any way harmed, nor is it the measure of height, nor a limit to height.

8.1 This chapter explores the proposed development's relationship with Dublin's Georgian clusters, which is assessed in further detail at Chapter 10.0.



Fig. 7.3: Within the city centre historic set pieces are intermingled with medium height and often bulky, large-scale modern buildings. This is the character of this area and in particular of the central Liffey Quays.

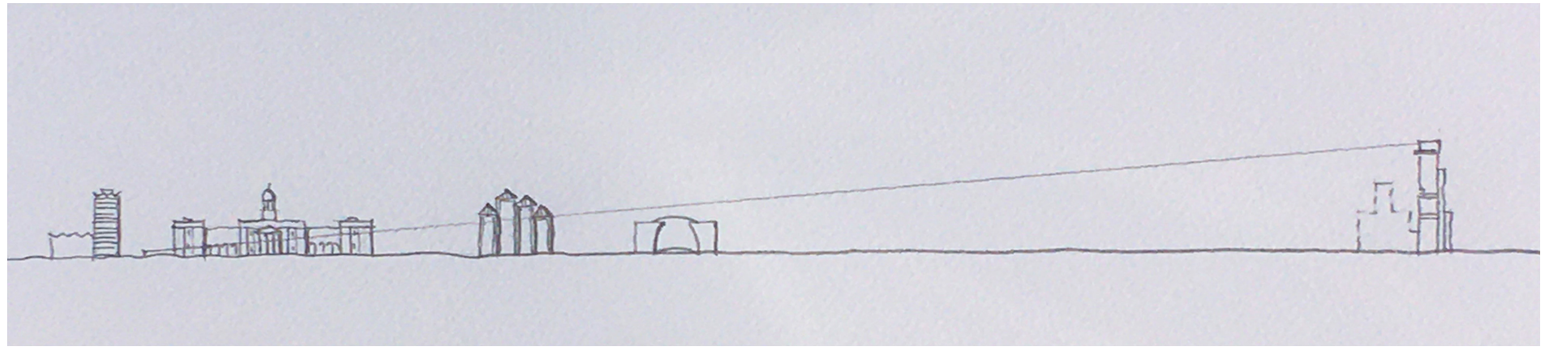


Fig. 7.4: From the central heart of Dublin, tall buildings in Docklands do not risk dominating the centre.



Fig. 7.5: View towards the proposed development from George's Quay at the south end of Butt Bridge. This illustrates how distance diminishes the level of impact on central Dublin.

8.0 EFFECTS ON GEORGIAN DUBLIN

Views in general

8.2 The protection of Dublin's Georgian 'heart' from inappropriate and unworthy intrusion has been a fundamental objective of the proposed development, and has been assessed to be successfully achieved. There are three locations from within Dublin's Georgian streets where the scheme would be visible (Fig. 8.1).

8.3 Each of these views are from less coherent Georgian enclaves. The first is looking north along Herbert Street. This is not, however, a principal vista but an informal asymmetrical view, only one side of which is Georgian as are the terminating buildings. The point of greatest interest in this street is when the classical portico of St Stephen's Church (The Pepper Canister) comes into view and the wintertime image at Fig. 8.2 illustrates this. As a winter shot, the photo has poor light conditions, the visualisers have replaced the sky with a different lighting dome, while keeping the sun in the correct position, in order to get across the identification of the development's different parts and their architectural clarity and quality. It is considered that the quality and explicit presentation of the public spaces at the top, redeem this effect, particularly when considered in comparison with the greater hierarchy of Georgian streetscapes.

8.4 The next of the Georgian views from where the development is explicitly seen is from the west end of Blessington Street (Fig. 8.3), it being seen central to a balanced double sided and continuous Georgian context. However, such is the distance away the development appears as a very small, non-dominant element of focus, hardly taking any part in the appreciation of the Georgian street. Instead it acts as a visual connector from one era to another, providing legibility from one part of the City to the other. Knowing through memory and knowledge about its architectural quality, the place it represents and the public spaces at the top, adds to the redeeming qualities of this effect. It is therefore considered to be beyond just a balance between harm and benefit, and to represent an enhancement to the understanding of Dublin, past, present and future.

8.5 The third of the Georgian views is from the west end of Eccles Street, within which St George's Church on Hardwicke Place appears in the central distance (Fig. 8.4). In this view, the smaller northern tower would be almost entirely obscured behind the spire of St George's Church, and its limited visibility would be further lessened with the construction of the consented (but now challenged) Connolly Quarter cumulative scheme, which would appear to the fore of the proposed development and would occupy either side of the backdrop to the lower half of the church tower. The taller southern tower would be more visible in the view, appearing as a distinct, standalone distant landmark to the right of the church, that would mirror the verticality of the its spire. It would add legibility to the view, and, much like the effect found in the view from the nearby Blessington Street, would contribute to an enhanced understanding of the evolution of Dublin's built environment.

8.6 A view has been considered from across Merrion Square, from the south-west corner (Fig. 8.5). The density of the tree branches means, however, that the development will be obscured from view, although there may be more visibility at night, when the city is experienced in a transformed manner. Clearly for most of the year, with leaves on the trees there would be no visibility, even at night.

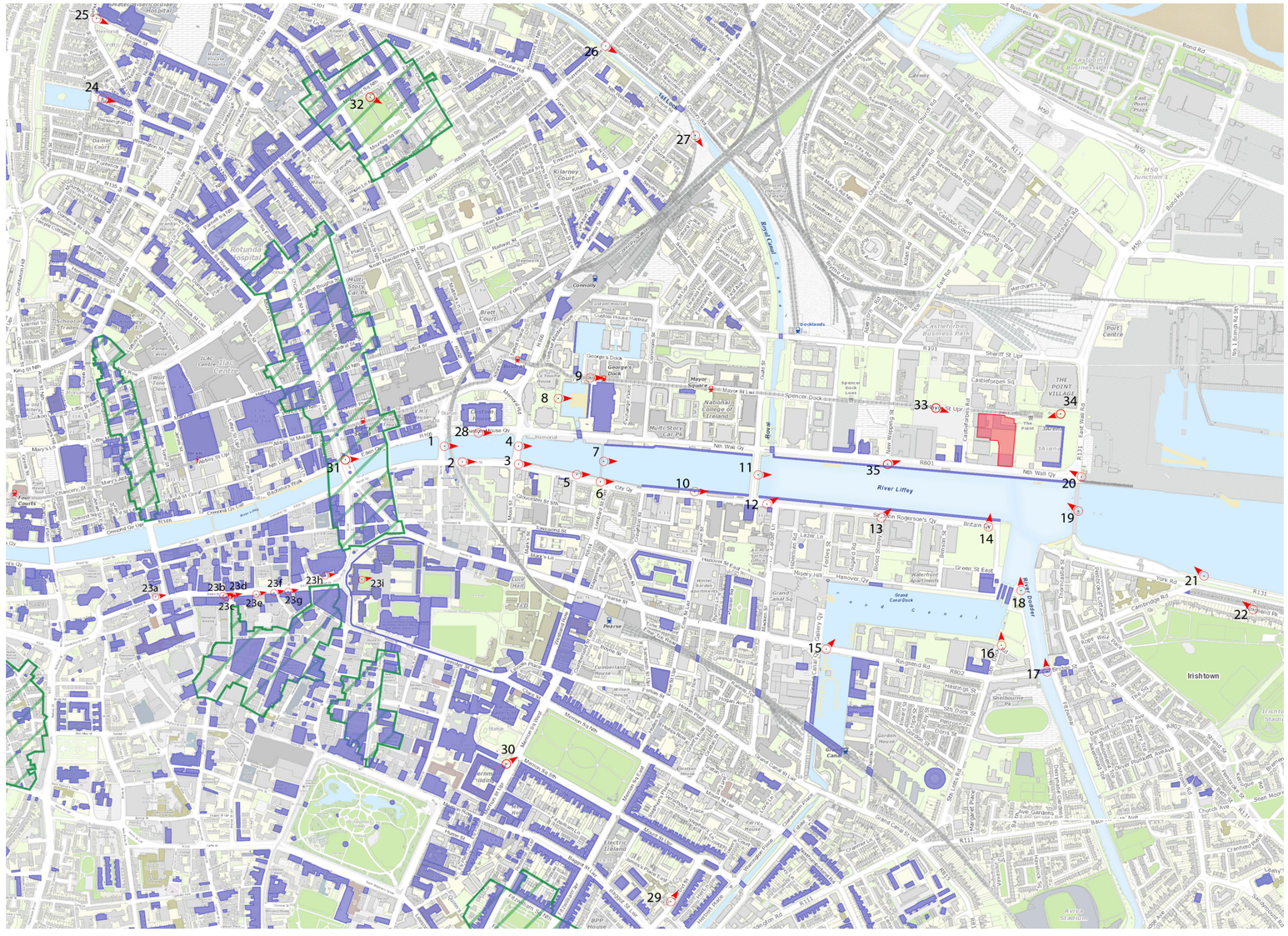


Fig. 8.1: Away from the central City heart, in the Liffey valley, there are only three views from Georgian streets where the scheme is visible: Blessington Street (View 24), Eccles Street (View 25) and Herbert Street (View 29).

8.0 EFFECTS ON GEORGIAN DUBLIN (CONTD.)



Fig. 8.2:View from Herbert Street.



Fig. 8.3: View from Blessington Street.



Fig. 8.4: View along Eccles Street.



Fig. 8.5: View from the south-west corner of Merrion Square, looking north-east, demonstrating the limited visibility of the proposed development from this general location.

8.0 EFFECTS ON GEORGIAN DUBLIN (CONTD.)

Dame Street, College Green and Trinity condition

8.7 The factors which control the limit of height are measured carefully across many sections through the city, but focus on views along Dame Street and College Green towards Trinity College. In early studies of the site and its relationships, it became apparent that the site is on near axis with the eastern half of Dame Street just as the Capital Dock tower is, with the western end where it becomes Lord Edward Street. This discovery initiated a very detailed examination of viewpoints along Dame Street's south side in order to consider both height and design of the proposed development.

8.8 The south footway along Dame Street is narrow, therefore busy and hostile to pedestrian pauses. There are also many obstructions owing to 'street clutter' i.e. bus stops, lamp posts and road signage. The traffic is also heavy and not conducive to a beneficial public realm. Nevertheless, the fact that a tall building will appear in the distance needed to be reckoned with. All the more significant to the visibility, was the fact that a new backdrop would be provided to the iconic and protected Regent House entrance façade to Trinity College.

8.9 The visual phenomena is that a first appearance, of a tall building on the site, appears to the far left of Regent House as seen from just west of the South George's Street junction (Fig 8.6). This is not, however, a comfortable vantage point as the footway is narrow and generally busy. Thereafter, there is a steady moving of the tall building to the right as the viewpoint gets closer to Trinity and at the same time the tower's steady reduction in visibility (Fig 8.7 and 8.8). Factors affecting the judgement about correct height in these circumstances included the existence of the College Green trees which shield a full view of the Regent House facade and the all-important central entrance, tempered by the ability to enjoy and appreciate such a view from less than ideal positions on the southern footway.



Fig. 8.6: The proposed development first comes into view near Dame Street's junction with South George's Street.



Fig. 8.7: Moving east along Dame Street, once it is visible, the proposed development's degree of visibility gradually diminishes.



Fig. 8.8: From outside of the Bank of Ireland building looking axially towards Regent House, the development will not be visible.

8.0 EFFECTS ON GEORGIAN DUBLIN (CONTD.)

8.10 Further considerations have been the proposals by the City Council for changes to both College Green and Dame Street. Specific visions have been unveiled for each of these distinct, but geographically related, areas. In the case of College Green Plaza (Fig 8.9), as it is called, the proposal involves the removal of the central trees and the planting of new trees along the southern side of the space. The area would be repaved in a unified way to just short of Anglesea Street. As the design team fully understood this aspiration for College Green it became a clear limit for height such that, at the point of entering the envisaged College Green Plaza space (referred to as 'Core Plaza' in the latest draft proposals by DCC, shown at Fig 8.14), the proposal would cease to be visible, coinciding with the moment when the now exposed full elevation of Regent House could first be seen in detail. So that from within this new defined space, Trinity College will be the only focus, with a clear sky backdrop (this change is shown in the two 3D model images at Fig 8.10 and 8.11). This phenomena is not unlike that in London where walking from the Mall towards St James's Palace the listed Economist Tower by The Smithsons diminishes on the sky-line and disappears completely as the historic courtyard is reached. I advised against an increase in height proposed by SOM Architects in 1995 on this basis.

8.11 This has been more recently consolidated as an approach, by the City Council's proposals to semi-pedestrianise the east end of Dame Street, for which they have presented two preferred options (MCA Option 3 and 4), both of which involve the planting of trees along the south side of Dame Street (Fig 8.13), which would obstruct views of the Regent House from the pavement where our views have been positioned from. MCA Option 4 presents the most pedestrian-friendly approach, similar to that found at Grafton Street, with limited traffic (Fig 8.14). This would allow for long views to be obtained towards Regent House from the pedestrianised centre of Dame Street where the visibility of the proposal would be nil or very much reduced, the scheme likely screened behind the townscape edging the northern side of Dame Street and College Green.

8.12 This examination of existing circumstances and future plans has consolidated the maximum height of the development at 45 storeys, being a height balanced between a worthy landmark and a building which might otherwise be unacceptably intrusive to historic townscapes.



Fig. 8.9: College Green Plaza, as proposed in Dublin City Council's 2017 planning application (ABP PL29S.JA0029). The pedestrianised space begins just east of Angelsea Street, at precisely the same point where the propsoed development becomes fully obscured from view, as denoted by the red dot, and illustrated in the two 3D model views below.

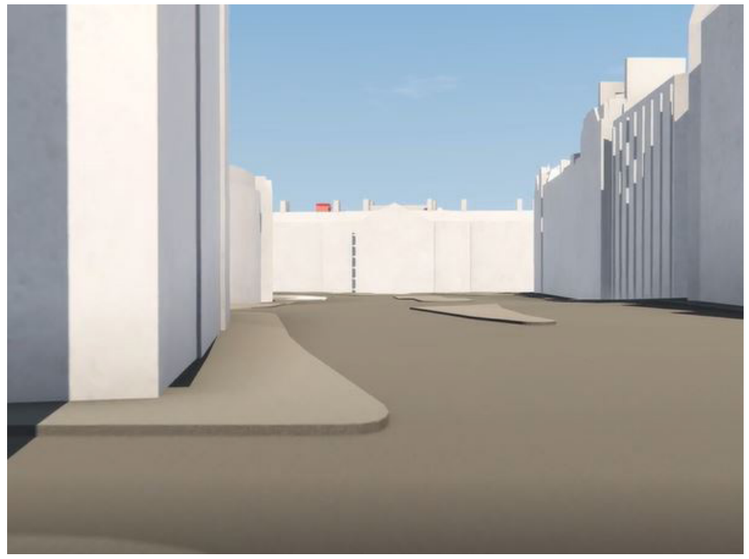


Fig. 8.10: The southern tower is marginally visible behind Regent House in views from the immediate west of Angelsea Street (though, in reality, the actual visibility of the scheme would likely be diminished by the mature trees on College Green).



Fig. 8.11: Upon crossing Angelsea Street and entering the proposed College Green Plaza space, the development disappears entirely from view.

8.0 EFFECTS ON GEORGIAN DUBLIN (CONTD.)

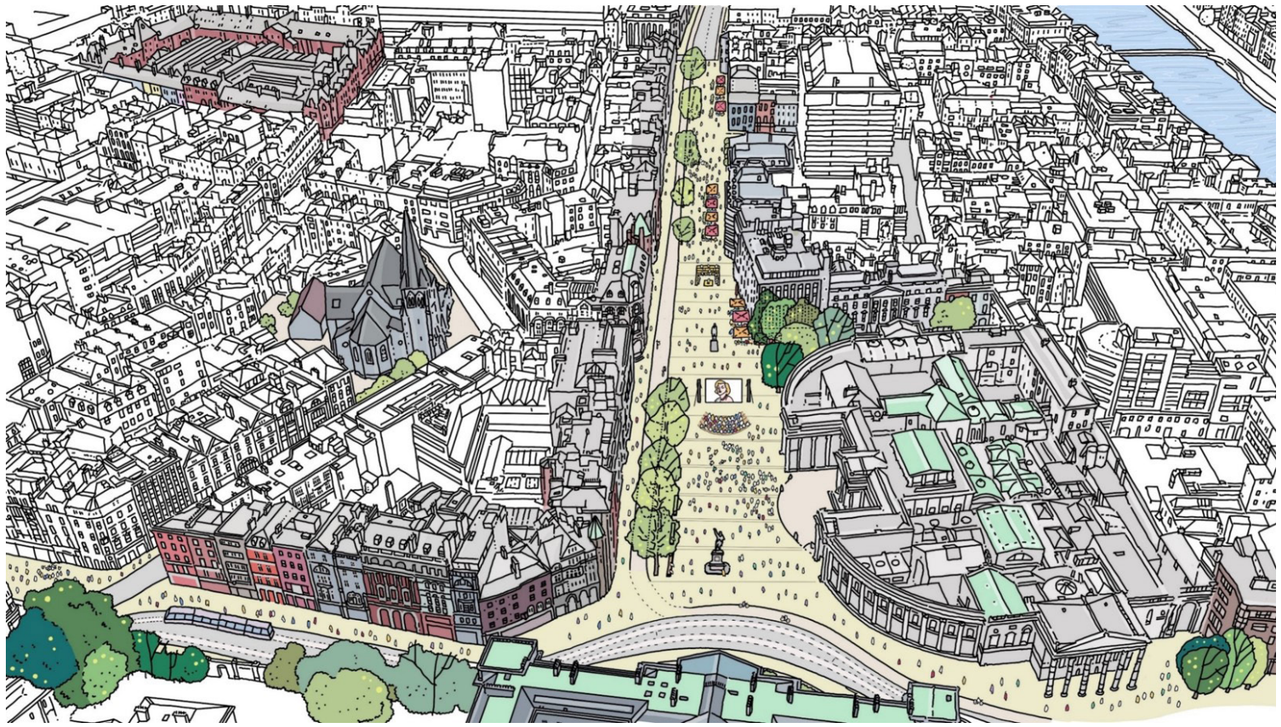


Fig. 8.12: Dublin City Council's vision for Dame Street would see the introduction of trees at the south side of the street, edging the proposed cycle lane, which would interrupt views towards Trinity from the street's south footway and instead focus the views from the centre of the street, November 2020 (see Fig 8.13).



Fig. 8.13: DCC's Option 4 for Dame Street would see the section of street between Anglesea Street and South Great George's Street become traffic-free for much of the day, creating a pedestrian-friendly parade down its centre, that would allow views toward Regent House, but within which, the visibility of the development proposals is likely to be nil.

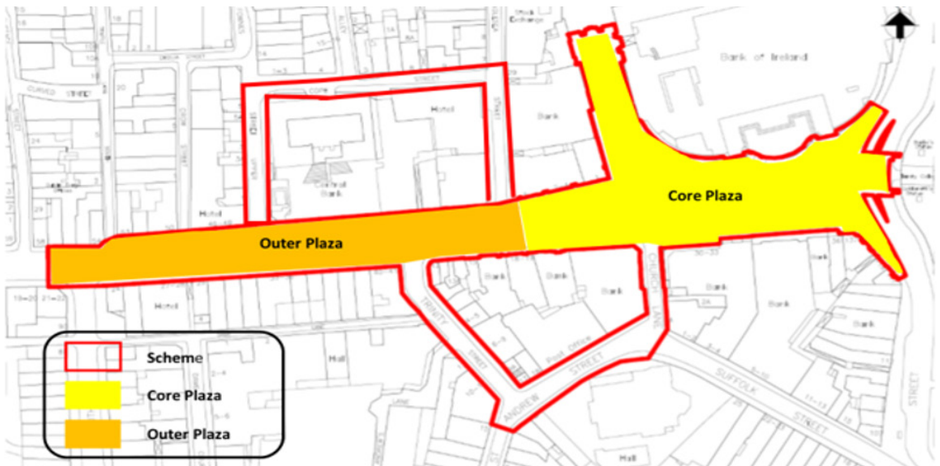


Fig. 8.14: The recently published College Green and Dame Street pedestrianisation proposals map, which carries forward the original College Green Plaza scheme as the 'Core Plaza', and also identifies the eastern end of Dame Street as an 'Outer Plaza' (DCC, November 2020).

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9.0 DEMOLITION AND CONSTRUCTION

9.1 The proposed development works would comprise the construction of buildings up to 45 storeys, as well as associated access arrangements and landscaping. The site has already been cleared with any previous built structures on site demolished.

9.2 According to the applicant's schedule and subject to a successful grant of planning, construction works are likely to commence in Q4 2021 and would last a period of 60 months. The site is not considered likely to be fully operational until 2026, which is the year on which the operational assessments in Chapters 10.0, 11.0 and 12.0 of this HTLVIA are based.

Assessment of effects during representative intermediate years

9.3 This chapter assesses the likely heritage, townscape, landscape, and visual effects of the proposed development during representative intermediate years, when 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 2021-2026.

Potential effects of the proposed development

9.4 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:

- 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 buildings, hard and soft landscaping and all other ancillary works.

9.5 The construction effects would vary according to their temporary nature and some operations may have more perceptible effects than others. The assessments offered here are based on a worst-case scenario when construction activities are at their peak.

9.6 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 12.0, 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. Unlike operational effects, which are considered to be permanent, the effects during the temporary demolition and construction works are considered short term and reversible and not lasting beyond 2026, according to the anticipated construction programme.

9.7 Visible 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 and can vary from negligible or no-change, to minor, moderate, and in some cases, major significance.

9.8 The effects are likely to vary according to the openness of the view towards the development and the development's degree of visibility, with those receptors with more open views to the site likely to be 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 positioned in locations where the visibility is reduced owing to occlusion from other townscape and landscape elements. The following assessments are therefore organised according to the degree of visibility of the development from visual receptors (as identified through verified views in Chapter 12.0), and are categorised under 'no or limited visibility', 'medium visibility' and 'high visibility.

No or limited visibility

9.9 The likely effect of demolition and construction-related practices on views where the development is of no or limited visibility (e.g. Views 23a, 23f, 23g, 23h, 23i, 30, 32, 37, 38), where only tall cranes and, in some cases, the top parts of the building are likely to be visible, would be temporary, reversible, of a **negligible to minor** significance and **adverse** in nature.

Medium visibility

9.10 The likely effect on views where the development is of medium visibility (e.g. Views 8, 9, 15, 22, 23b, 23c, 23d, 23e, 24, 26, 25, 27, 28, 29, 33, 36, 46), where cranes and most of the upper levels of the proposed development would be visible, would be temporary, reversible, of a **minor to moderate** significance and **adverse** in nature.

High visibility

9.11 The likely effect on views where the development is high visibility (e.g. Views 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 16, 17, 18, 19, 20, 21, 31, 34, 35, 39, 40, 41, 42, 43, 44, 45), where most infrastructure would be visible including the construction of some lower parts, would be short term, reversible, and would range from **moderate to major** significance in almost all cases, except for views 40, 41, 43, 44 and 45 where there would be a **minor** effect. The effects would be **adverse** in nature.

Effects on townscape receptors

9.12 In the absence of mitigation, the likely effects of construction-related practices on nearby townscape receptors (as identified in Chapter 10.0 and through verified views in Chapter 12.0), namely Character Area A: River Liffey and the Quays, Character Area C: North Docklands, and Character Area D: South Docklands, where most infrastructure would be visible including the construction of some lower sections, would be short term, reversible, of a **moderate to major** significance and **adverse** in nature. The likely effects on townscape receptors located further away, including Character Area B: Custom House and Busáras and Character Area E: Georgian Clusters, would be short term, reversible, of a **negligible to minor** significance and **adverse** in nature, with much of the construction works and infrastructure obscured from view in these areas.

Effects on built heritage receptors

9.13 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, for the purpose of this assessment only the operational effects on built heritage receptors are assessed and can be found in Chapter 11.0.

Mitigation

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

9.15 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.

9.16 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.

9.17 The mitigation measures set out here are likely to have the greatest effect in the 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 demolition and construction could be reduced from moderate to major and adverse to a **minor to moderate** significance and **adverse** nature.

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10.0 EFFECTS ON TOWNSCAPE AND LANDSCAPE RECEPTORS

INTRODUCTION

10.1 The proposed development represents a change in density, height and character of the development site. 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.

10.2 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.

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

- Character Area A: River Liffey and the Quays
- Character Area B: Custom House and Busáras
- Character Area C: North Docklands
- Character Area D: South Docklands
- Character Area E: Georgian clusters

The development site falls within Character Area C and is positioned to the immediate north of Character Area A. The boundaries of the character areas are shown on the accompanying plan at Fig. 10.1.

10.4 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.

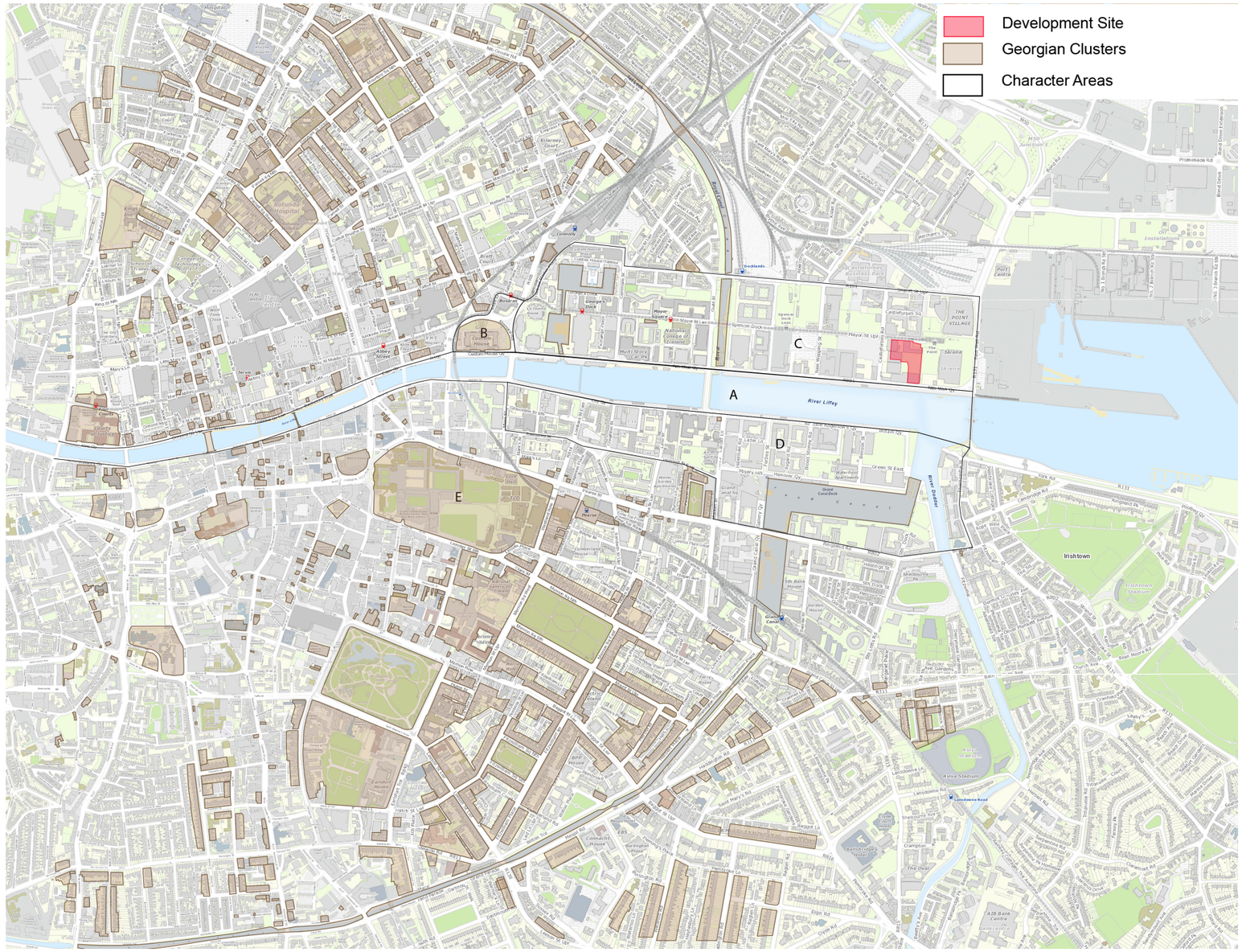


Fig. 10.1: Map showing the character areas identified by the consultancy. The Georgian clusters have been illustrated in brown (Character Area E). The development site is marked in red.

10.0 EFFECTS ON TOWNSCAPE AND LANDSCAPE RECEPTORS (CONTD)

CHARACTER AREA A: RIVER LIFFEY AND THE QUAYS

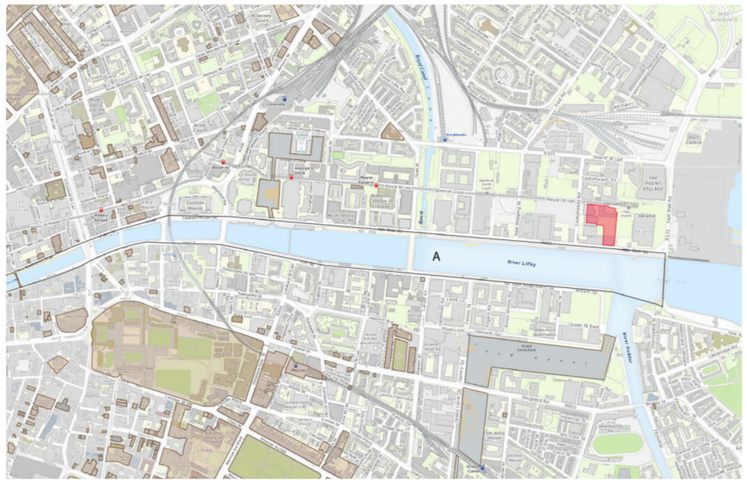


Fig. 10.2: Map indicating Character Area A.

Views relevant to Character Area A: 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 13, 14, 19, 20, 31

Character Area A: River Liffey and the Quays

10.5 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 Ch 9.0. The southern boundary of the development site meets this character area. 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.

10.6 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.

10.7 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 dome, a focus to the axis of the river, becomes more and more important in the view.

10.8 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.

10.9 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.

10.10 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.

10.11 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. There are also several large vacant plots at varying stages of development, disturbing the urban grain of the north quays. There is little architectural congruence or unity in mass and scale giving legitimate townscape grounds for the addition of buildings. In contrast the south quay demonstrates a more consistent scale and building density, culminating with the increasing stepped rooflines of the Capital Dock complex.

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

10.12 The proposed development would be an elegant structure featuring prominently in long views from along the river. The building would act as a visual marker for the historic docklands of Dublin and form a consciously designed landmark that complements the Capital Dock building on the south quay and enhances the city dockland skyline. The public views from the upper levels would benefit the public's perception of the Liffey corridor. Views to the Custom House from the river and the quays would not be affected, its dome remaining a focus to the axis of the river. The positioning of the proposed development would be consistent, in townscape terms, with the transitional nature of the area and the site in which it is placed. 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 likely effect of the Proposed Development on the character area is considered to be **moderate** and **beneficial**.



Fig. 10.3: View east across the Liffey towards Samuel Beckett Bridge and the Quays. Capital Dock visible in background on right.



Fig. 10.4: View east from outside the Custom House. Matt Talbot bridge is visible to right.

10.0 EFFECTS ON TOWNSCAPE AND LANDSCAPE RECEPTORS (CONTD)

CHARACTER AREA A: RIVER LIFFEY AND THE QUAYS (CONTD)



Fig. 10.5: River Liffey from City Quays. Statue of Matt Talbot on left.



Fig. 10.6: River Liffey from Tom Clarke (East-Link) Bridge. The Hailing Station building on the left and the development site on the right, with Liberty Hall appearing in the central distance.

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

10.13 To the degree to which it may be possible to identify a cumulative effect, it is a positive effect, with other North Lotts developments consolidating the urbanisation of the north quay run of existing and consented buildings. The effect would remain **moderate** and **beneficial**.



Fig. 10.7: View east from Millennium Bridge looking east, Liberty Hall is visible to left. Custom House, appears prominently in the centre of the view.



Fig. 10.8: View along the north quay from Samuel Beckett Bridge.



Fig. 10.9: View along the south quay from Samuel Beckett Bridge.

10.0 EFFECTS ON TOWNSCAPE AND LANDSCAPE RECEPTORS (CONTD)

CHARACTER AREA B: CUSTOM HOUSE AND BUSÁRAS

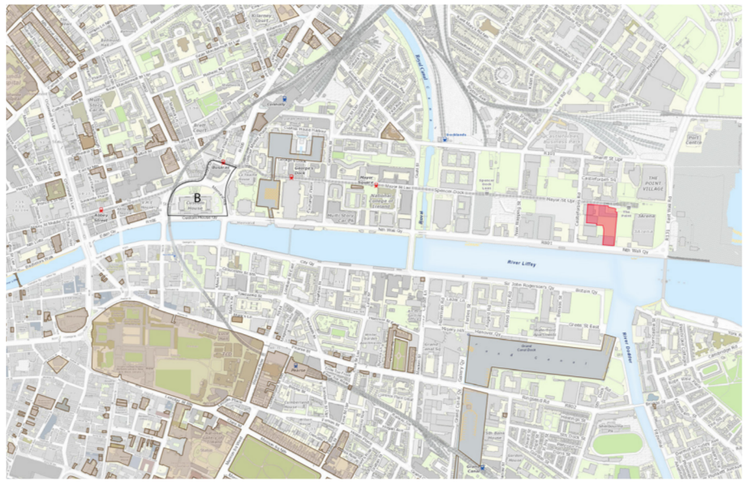


Fig. 10.10:Map indicating Character Area B

Views relevant to Character Area B: 1, 2, 28

Character Area B: Custom House and Busáras

10.14 This character area is bound by the River Liffey to the south; the elevated railway tracks connecting Tara Street Station to Connolly Station to the west; Store Street to the north; and Amiens Street to the east. It includes the Custom House and the landscaped areas around it, the Busáras Station; and a group of Georgian buildings on Beresford Place, the southern end of Gardiner Street Lower, and Frenchman's Lane.

10.15 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 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, Local Government and Heritage. The building is a protected structure.

10.16 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.

10.17 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 International Financial Services Centre (IFSC), a green glass commercial building, to its east (Fig. 10.14).

10.18 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.

10.19 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, 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.

10.20 The area is surrounded by heavy traffic along Amiens Street and Beresford Place, the LUAS tramlines at Store Street and the elevated railway tracks. It is, however, of high townscape value, owing to the high-quality architecture of its elements.



Fig. 10.11:View from Busaras towards Custom House and Georges Dock in background. (totallydublin.ie)



Fig. 10.12:Busáras, the central bus station in Dublin operated by Bus Éireann. Designed between 1945 and 1953 by Michael Scott.

10.0 EFFECTS ON TOWNSCAPE AND LANDSCAPE RECEPTORS (CONTD)

CHARACTER AREA B: CUSTOM HOUSE AND BUSÁRAS (CONTD)



Fig. 10.13: View of Custom House from the opposite side of the river with Busaras to the right.

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

10.21 The proposed development would feature in views looking east from Custom House's quayside southern setting (View 28), where it would assume the form of an elegant structure appearing in the distant skyline and acting as a visual marker for the historic north docklands. However, the development will not compete directly with Custom House and will only appear as a peripheral element in those open views towards the building from George's Quay on the south side of the river (View 2), where its verticality and slender form provides a welcome contrast to the solidity and horizontal emphasis of Custom House's elongated southern elevation. The proposals would provide an elegant architectural statement and modern landmark building of distinction on the north side of the river with that complements the historic landmark of Custom House.

The likely effect of the Proposed Development on the character area is considered to be **moderate** and **beneficial**.

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

10.22 The cumulative effect is minimal and does not change the above effect. There would be **no appreciable cumulative effect.**



Fig. 10.14: View to Busaras from Talbot Memorial Bridge framed by Custom House on the left and the IFSC building to the right.



Fig. 10.15: The landscaped grounds of Custom House that wrap around its eastern, western and northern sides.



Fig. 10.16: View of the railway from Beresford Place.

10.0 EFFECTS ON TOWNSCAPE AND LANDSCAPE RECEPTORS (CONTD)

CHARACTER AREA C: NORTH DOCKLANDS

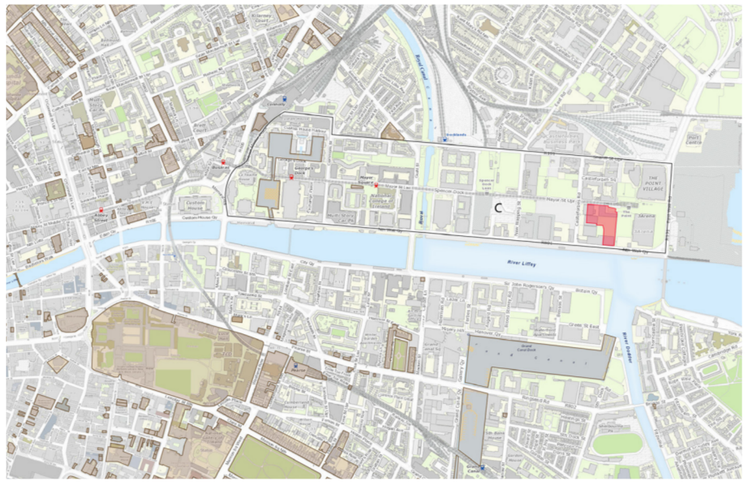


Fig. 10.17:Map indicating Character Area C

Views relevant to Character Area C: 8, 9, 20, 33, 34, 35

Character Area C: North Docklands

10.23 Dublin Docklands is the area of the city on both sides of the River Liffey, roughly from Talbot Memorial Bridge eastwards to the Tom Clarke Bridge. The North Docklands character area is bound by the Liffey to the south and Sherriff Street Upper and Lower to the north.

10.24 When the Custom House was built in 1791, most of the docks area consisted of low-lying wastelands, which had been divided into lotts by the Ballast Office. To construct the North Wall the port authority had to reclaim a large area of the foreshore, and this provided sites for factories and other businesses. Until 1800 most trade took place on the south side of the River Liffey, but with the opening of the new Custom House in 1791, port development shifted to the north bank of the river and as the port expanded downriver, this land became more valuable. Prior to the Butt Bridge opening in 1879, there was little contact between the communities on both sides of the river, Sackville Bridge (now O'Connell Bridge) was the nearest crossing-point and the population relied on the Liffey ferries. After 1800 the population waned across the city as the silk and poplin industry declined. The Docklands however increased steadily throughout the nineteenth century, as people and businesses moved into the area, attracted by the prospect of jobs and the large tracts of underdeveloped land. Soon the vacant land was gradually covered with houses and commercial properties.

10.25 The Royal Canal (North Docklands) and the Grand Canal (South Docklands) linked Dublin with the River Shannon, and opened harbours in the area during the early 1800s. By the 1850s the Docklands included two of Dublin's main railway terminals: Amiens Street, serving trains from the north, and Westland Row, the station for trains to the southeast. In 1861 the London and North Western Railway Company moved its passenger terminal from Kingstown (now Dun Laoghaire) to the North Wall. The Midland Railway Company opened a rail link to the North Wall some years later. Hotels, warehouses, coal yards and cattle yards moved near the port and the railway lines, as did stables for the countless horses that transported goods from the port throughout the city. Some of the larger employers, like the railway companies, built housing for their workers. Speculative builders erected small cottages in the lanes and back streets to cater for the rising population, but commercial and industrial development took precedence and the houses were occasionally demolished to provide sites for warehouses or other business premises and housing standards were generally poor.

10.26 In 1821 Custom House Dock was supplemented by George's Dock, which included large warehouses and storage vaults. This formed part of the Custom House Dock Area. In 1836 construction work began on deep-water berths at the North Wall and this was extended in the 1870's. Further deep-water berths, in the Alexandra Basin opened shortly before World War I and Ocean Pier, to the south-east of Alexandra Basin was completed after World War II. The 1950s brought the first roll-on, roll-off services, and container traffic has increasingly dominated port business since the 1960s. Cargoes have changed in line as the Irish economy has revolved: live cattle have given way to chilled meat; oil is now more important than coal, and the containers carry the products of many of Ireland's high-tech factories.

10.27 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.

10.28 In 1997 the DDDA was created by the Dublin Docklands Development Authority Act 1997 to lead a major project of physical, social and economic regeneration in the East side of Dublin. New infrastructure, such as the Samuel Beckett Bridge and the LUAS docklands extension, has made the area more accessible. New venues, including the refurbished 3Arena and the Convention Centre Dublin have become modern Dublin landmarks, synonymous with the north docklands.

10.29 In March 2016, the DDDA was formally dissolved with Dublin City Council taking responsibility for the Docklands area and the implementation of the SDZ planning scheme. Many of the lands have already been redeveloped including the Central Bank of Ireland and Dublin Landings and some are under construction including the 17 storey Exo tower to the east of the site.



Fig. 10.18:North Wall Quay and North Docklands area. Development site to left of picture.



Fig. 10.19:Recent development in the North Docklands. Central Bank of Ireland (left) and Dublin Landings (centre)

10.0 EFFECTS ON TOWNSCAPE AND LANDSCAPE RECEPTORS (CONTD)

CHARACTER AREA C: NORTH DOCKLANDS (CONTD)

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

10.30 Docklands North will provide host to the proposed development, which will stand as an elegant landmark building and appear prominently in multiple views throughout this part of the city. The effect of the proposed development would be one of regeneration. Its high-quality architecture and publicly accessible levels would create interest in the area ensuring active street frontages as would be expected of a landmark building outside the Central City area.

The likely effect of the Proposed Development on the character area is considered to be **major** and **beneficial**.

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

10.31 The other North Lotts developments would combine with the proposed development as part of the emerging context. All would signal a welcome re-invigoration within this part of the docklands. The effect would remain **major** and **beneficial.**



Fig. 10.20: George's Dock with the CHQ Building forming a backdrop.



Fig. 10.21: The refurbished 3Arena.



Fig. 10.22: Looking north along the Royal Canal from Spencer Dock Bridge.

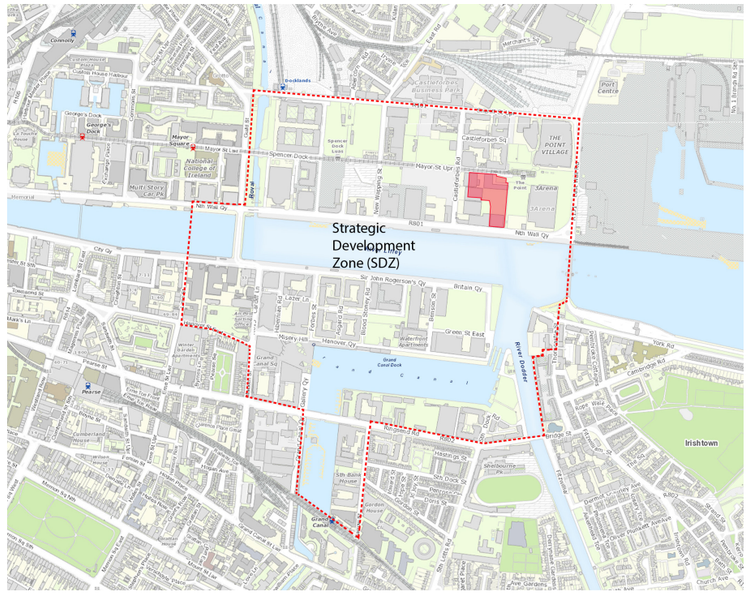


Fig. 10.23: The North Lotts and Grand Canal Dock Strategic Development Zone (SDZ). Development site outlined in red.



Fig. 10.24: The Convention Centre Dublin, completed in 2010.

10.0 EFFECTS ON TOWNSCAPE AND LANDSCAPE RECEPTORS (CONTD)

CHARACTER AREA D: SOUTH DOCKLANDS

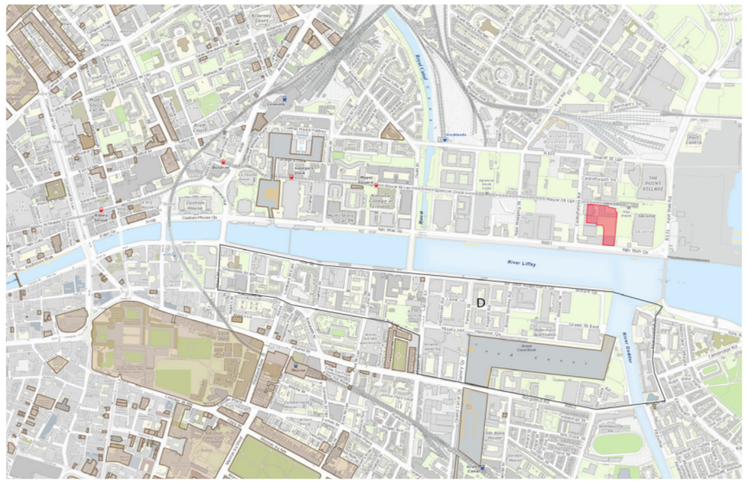


Fig. 10.25:Map indicating Character Area D

Views relevant to Character Area D: 3, 5, 6, 10, 12, 13, 14, 15, 16, 17, 18

Character Area D: Docklands South

10.32 Dublin Docklands is the area of the city on both sides of the River Liffey, roughly from Talbot Memorial Bridge eastwards to the Tom Clarke Bridge. The South Docklands character area is bound by the Liffey to the north, the railway line to the south and incorporates the Grand Canal and Grand Canal Dock.

10.33 The original Port of Dublin was situated upriver, near the modern Civic Offices at Wood Quay and close to Christchurch Cathedral. The port remained close to that area until the new Custom House opened in the 1790s.

10.34 During this time, when Ships were unable to enter the bay due to weather conditions, passengers and packets of mail landed at the end of the bull (strand) walls, and they were rowed to the city in boats. Many Dublin merchants dissatisfied with the running of the port, took control in 1786 and the port was transferred from Dublin Corporation to a new authority, the Ballast Board which was controlled by merchants and properly owners. Soon after this the Custom House was built, and the port began to grow at this location.

10.35 During the eighteenth century, the City of Dublin prospered, and trade expanded. Merchants shipped cargos of linen and agricultural produce to Britain and farther afield. Returning ships carried coal and luxury goods that were in demand in the great Georgian Houses, much of which was transported from the docks by barges on the city's newly constructed canals.

10.36 The Grand Canal is the southernmost of a pair of canals that connect Dublin, in the east with the River Shannon in the west; its sister canal on the North side of Dublin is the Royal Canal. The two canals nearly encircle Dublin's inner city. The Grand Canal Dock first opened in 1796. At the time they were the world's largest docks. They fell into decline within just a few decades, due mostly to disuse after the arrival of the railways at the beginning of the 19th century. Additionally, the landscape was overwhelmed by Dublin Gas Company's mountains of black coal, along with chemical factories, tar pits, bottle factories and iron foundries. However, bakers and millers maintained business along the southern edge of the inner basin.

10.37 The last working cargo barge passed through the Grand Canal in 1960 and by then the Grand Canal Dock were almost completely derelict. By 1987, it was decided that Hanover Quay, location of the former gasworks, was too toxic to sell; it was eventually decontaminated in the early 2000s. Following decontamination an inflated property bubble surrounded the area and increased demand followed with a number of significant developments, involving the construction of millions of euros worth of real estate, the arrival of several thousand new residents, and the establishment of what is now known as "Silicon Docks" (a reference to Silicon Valley, as it has become an extremely popular location for high-tech multinationals such as Google, Facebook, Twitter, Linkedin, Airbnb, and more).

10.38 Grand Canal Dock contains Grand Canal Dock railway station (also known as Barrow Street Station), the national Waterways Ireland Visitor Centre, the U2 Tower site (now occupied by Capital Dock), and a number of other notable buildings such as the Alto Vetro apartment building, Bord Gáis Energy Theatre by Daniel Liebeskind and The Montevetro building completed in 2010. Grand Canal Dock railway station, accessed from Barrow Street, opened in 2001, although the line has been in use since 1834. The Capital Docks Complex is the latest development to regenerate the east end of Sir John Rogerson's Quay and frames the entrance to the Grand Canal and the highly desirable Grand Canal Dock.



Fig. 10.26:View towards the North Docklands from Grand Canal. Capital Dck complex visible on left.



Fig. 10.27:View across Grand Canal from Grand Canal Bridge.

10.0 EFFECTS ON TOWNSCAPE AND LANDSCAPE RECEPTORS (CONTD)

CHARACTER AREA D: SOUTH DOCKLANDS (CONTD)



Fig. 10.28: View into the Grand Canal and Grand Canal Dock from the north side of the River Liffey with the Capital Dock complex featuring as a key gateway building.

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

10.39 Docklands South will offer some of the most open and unhindered views of the proposed development. From the more central western end of the Character Area at City Quay, the building will appear as a distant but prominent landmark that bookends the parade of buildings that line the north quay, which include existing modern landmarks of The Convention Centre Dublin and Central Bank's Dockland headquarters. Further east, in views from along Sir John Rogerson's Quay, the application scheme will form an elegant and very high-quality piece of modern architecture that rises above the open expanses of the River Liffey, the body of water providing a handsome foreground to the proposed development. From within the insular environment of Grand Canal Dock, the upper extents of proposed development will appear in views looking north, providing a visual connection with the north side of the river. With its high-quality architecture and large scale, the building will stand as a new landmark structure to the north of the character area.

The likely effect of the Proposed Development on the character area is considered to be **major** and **beneficial**.

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

10.40 To the degree to which it may be possible to identify a cumulative effect, it is a positive effect, with other North Lotts developments consolidating the urbanisation of the north quay run of existing and consented buildings. The effect would remain **major** and **beneficial**.



Fig. 10.29: 'Silicon Dock' viewed from hotel balcony on Forbes Street. (Irish TImes)



Fig. 10.30: The Bord Gáis Energy Theatre is a 2000 seat venue designed by world-renowned architect Daniel Libeskind.



Fig. 10.31: Alto Vetro is a modern apartment building situated in the heart of the Grand Canal Basin.

10.0 EFFECTS ON TOWNSCAPE AND LANDSCAPE RECEPTORS (CONTD)

CHARACTER AREA E: GEORGIAN CLUSTERS

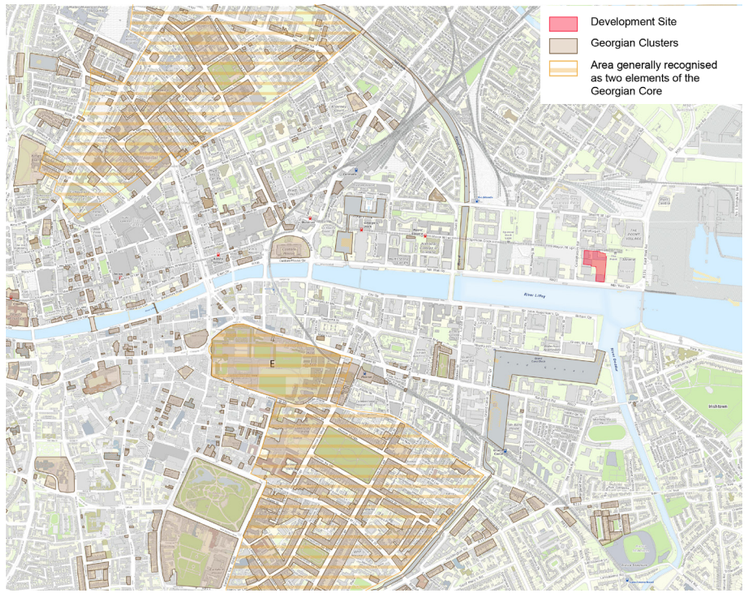


Fig. 10.32: Map indicating Character Area E; Georgian Clusters and two areas of Georgian Core (as set out by the consultancy).

Views relevant to Character Area E: 23a-i, 24, 25, 29, 30, 32

Character Area E: Georgian Clusters

10.41 This section provides a formal assessment of the effect on Dublin's Georgian townscape, and complements the earlier discussion on this matter at Chapter 8.0.

10.42 Particular consideration has been given in this HTLVIA to Dublin's Georgian clusters, as illustrated in the adjacent map at Fig. 10.32 prepared by the consultancy. The map and the consultancy's study was based on site visits, maps prepared for DCC's Development Plan; Christine Casey's 'Building of Ireland' 2005 publication; Pat Dargan's 'Exploring Georgian Dublin' 2008 publication; NIAH's building survey; and ICOMOS Ireland & NIAH's 2009 draft study titled 'Dublin, a Georgian city and its literary tradition – Outline report for the review by Expert Advisory Group of the World Heritage Tentative List'. The potential for World Heritage Site (WHS) inscription has been consciously embodied in the development of the project.

10.43 After the middle of the 17th century, Dublin became the second city of the British Empire, after London, with major development and expansion in the Georgian period. Many elements of this period, such as the institutional buildings and the setting out of the city plan currently survive. Much of the Georgian fabric was the result of speculative development by the aristocratic great estates, the Jervis and Aungier estates, and most notably the Gardiner and Fitzwilliam/Pembroke estates. Europe's first official town planning authority, the Wide Street Commissioners, was established at the time to make 'wide and convenient streets' and played an important role in the development of Georgian Dublin's urban grain.

10.44 Of the two main Georgian clusters identified in the map either side of the River Liffey, that to the south has the more coherent set of Georgian streets and squares. The northern area is more complex and fragmented. A third area of Georgian architecture, though much more fragmented, is the Liffey Quays from where there are clear views of taller structures, i.e. Liberty Hall, George's Quay Plaza, the former Central Bank, O'Connell Bridge House, and the Irish Life Building. This is an established conjunction and is part of the known personality of Dublin.



Fig. 10.33: View along Eccles Street in the Northern Georgian Cluster



Fig. 10.34: From Fitzwilliam Street Lower, looking north-east across Merrion Square East.



Fig. 10.35: Houses on Gardiner Street Lower, located behind the Custom House.

10.0 EFFECTS ON TOWNSCAPE AND LANDSCAPE RECEPTORS (CONTD)

CHARACTER AREA E: GEORGIAN CLUSTERS (CONTD)

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

10.45 There would be limited places where the proposals would be experienced from with the Georgian Clusters. The two major groupings to the south and north of the centre are tight in their urban grain and offer few open or axial views, and consequently there are only three locations from within these Georgian streets where the scheme would be visible, each from less coherent Georgian enclaves. The tall element would be glimpsed along Herbert Street but would not interfere with meaningful views of the street's greatest interest, the classical portico of St Stephen's Church, which are slowly revealed walking north along that street. The scheme would also be visible from the west end of Blessington Street. However, such is the distance away the development appears as a very small, non-dominant element of focus, hardly taking any part in the appreciation of the Georgian street. Instead it would act as a visual connector from one era to another, providing legibility from one part of the City to the other. The third of the Georgian views is from the west end of Eccles Street, where the northern tower would be largely screened from view, while southern tower would appear alongside St George's Church spire, mirroring its verticality and adding legibility to the view and contributing to an enhanced understanding of the evolution of Dublin's built environment. The tall element would be visible in relation to long but tree shielded views of Trinity College's from along Dame Street, as is Capital Dock currently. The proposals are more likely to be explicitly experienced in conjunction with the more fragmented set pieces on the Liffey Quays, which already experience taller buildings as part of their townscape context. Where the tall elements of the proposals may form a distant backdrop and be experienced as a landmark for the docklands as part of the wider setting.

The likely effect of the Proposed Development on the character area is considered to be **minor** and **beneficial**.

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

10.46 The proposals for Hawkins, Apollo and College Houses would introduce new developments closer to the Georgian Clusters, they would not however be experienced in combination with the proposed development. The Connelly Quarter development would appear in the view from Eccles Street, further reducing the visibility of the northern tower. The effect would remain **minor** and **beneficial.**



Fig. 10.36: Georgian terraces along the east side of Mountjoy Square.



Fig. 10.37: View along Dame Street showing the Capital Dock building appearing adjacent to the Campanile of Trinity College.



Fig. 10.38: View looking east along Mount Street Upper, towards St. Stephen's Church.

10.0 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

10.47 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 residentially led, mixed use proposal that included tall buildings of high-quality design would generate growth and has the potential to be internationally recognised, thus satisfy the objectives of the NPF. This has been described further in Chapter 6.0 of this report, which also refers to and assesses the development management criteria set out in the Urban Development and Building Heights Guidelines, published by the Department of Housing, Planning and Local Government adopted in December 2018.

10.48 The recent proposed amendments to the North Lotts and Grand Canal Dock planning scheme, state that a landmark is suitable on the south east corner and local landmark is suitable on the north eastern corner of the site. The proposed development would respond to the River Liffey and the relationship with its Docklands context. It would enhance the legibility of the area and create a new landmark for the city.

10.49 The proposals would also enhance pedestrian permeability benefitting the area covered in the North Lotts and Grand Canal Dock planning scheme, offering new access through City Block 9 and a high-quality public realm. The design of the lower levels and the proposed landscaping has taken into consideration pedestrian routes through the site, and its emerging context. The landscaping and paving treatments would contribute to the improved pedestrian connectivity. The proposed ground floor uses and the proposed public levels including viewing deck at top level would enhance the vibrancy of the area and activate the street frontages.

10.50 The proposed development would be in accordance with policies and objectives of the DCC Development Plan 2016-2022, further described in Chapter 6.0 of this report, and adhere to the design principles set out in Section 16.2 of the Development Plan by responding to the character of adjacent buildings and spaces, the local area, and the setting of the Liffey.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS

INTRODUCTION

11.1 The effects of the proposed development on built heritage receptors are assessed in this chapter. The proposed development represents a change in overall scale and form of the buildings on the site. 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.

11.2 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.

11.3 Owing to the size and height of the proposed development, its effects on built heritage receptors and their settings have the potential to be quite widespread. The map on the following page (Fig. 11.1) 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.

11.4 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.

11.5 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:

- O'Connell Street ACA
- Grafton Street & Environs ACA
- South City Retail Quarter ACA
- Fitzwilliam Square and Environs ACA
- Mountjoy Square ACA

Groups of Protected Structures:

- 1) 3Arena
- 2) North Wall Quay buildings
- 3) Former Railway station & Hotel buildings
- 4) Eastern Quay & associated elements
- 5) Custom House Quay / Georges Dock & associated elements
- 6) Custom House
- 7) Sir John Rogerson's Quay buildings
- 8) Hanover Quay/Grand Canal Quay buildings
- 9) Trinity College and associated Campus buildings
- 10) St. Stephen's Church
- 11) Bank of Ireland, College Green

Groups of NIAH Structures:

- 1) Substations on Castleforbes Road

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

INTRODUCTION (CONTD.)

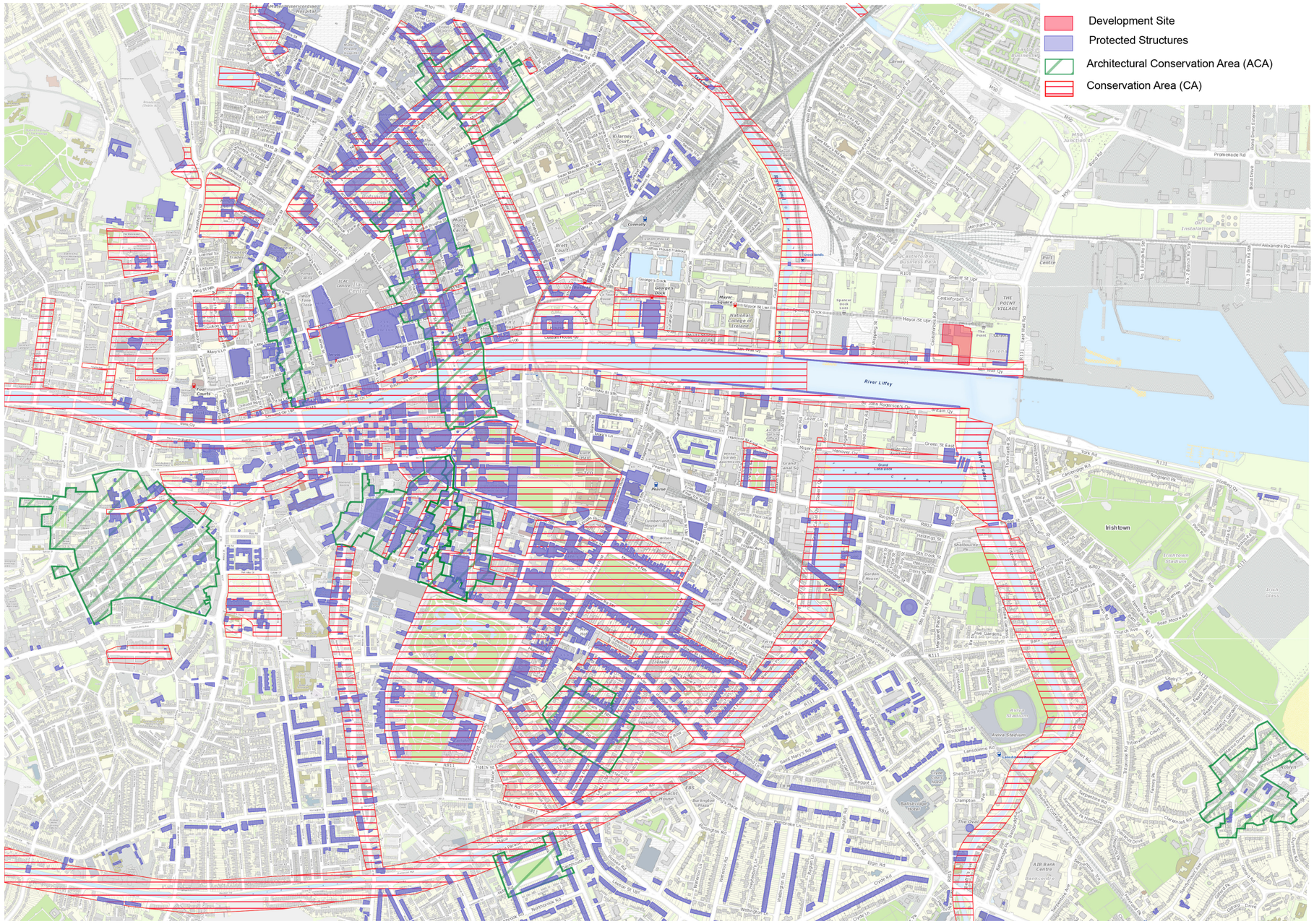


Fig. 11.1: Map showing Conservation Areas, Architectural Conservation Areas and Protected Structures in relation to the development site. The site is marked in red.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

CONSERVATION AREAS

11.6 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)

Location

11.7 A section of the development site falls 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. This is indicated with a red hatch on the map at Fig. 11.2. 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. The setting of the area is of less significance. Taller buildings outside the Conservation Area, however, do affect the setting and in both the central area and the docklands, such buildings have become an acceptable part of the townscape.

Views relevant to the Development Plan's CA: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 , 20, 23a-23i, 24, 25, 26, 27, 28, 29, 30, 31, 32, 35

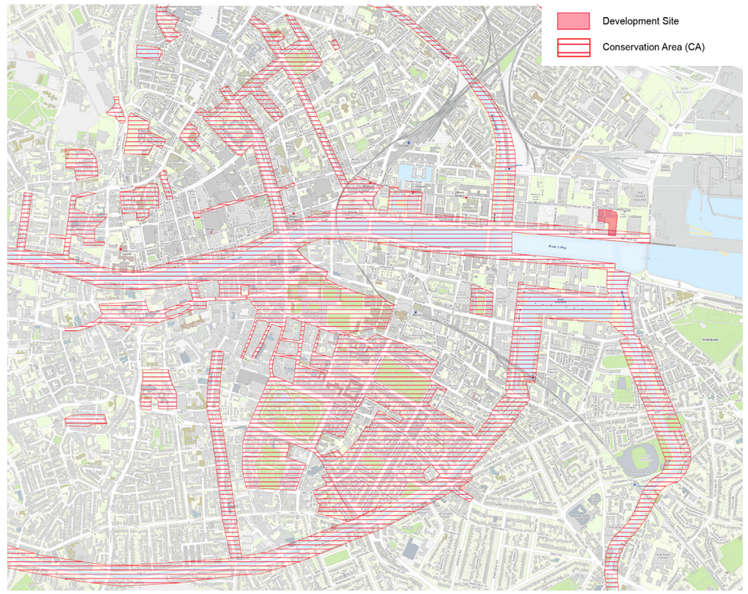


Fig. 11.2: Dublin City Development Plan 2016 - 2022 Conservation Area.



Fig. 11.3: The Custom House from George's Quay, framed by the underside of the railway bridge.



Fig. 11.4: City Quays looking north-east towards North Wall Quay.



Fig. 11.5: View looking west along North Wall Quay.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

CONSERVATION AREAS (CONTD)

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

11.8 The Conservation Area is highly significant and its boundary includes most peripheral areas of importance. The setting of the area is 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 acceptable part of the townscape.

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

11.9 The development site is a strategic site on the river, positioned alongside the 3Arena in a location where the city centre gives way to the industrial lands of Dublin port. It is entirely appropriate, therefore, to mark this point on the north of the river with a building of urban stature, just as Capital building does directly opposite the site on the south quay. Seen from either the west or the east, the proposed development elegantly marks this point of change and introduces a high-quality pair of tall buildings worthy of marking Dublin's international status. Working within the confines of the historic 'grid-like' street layout, which represents the sites only enduring link to the historical development of the docklands, the new buildings will not diminish the significance of the Conservation Area. The new buildings will provide a stronger, more distinct context for those protected structures that stand within the vicinity of the site along North Wall Quay and therefore enhance the character of the Conservation Area at this point of the quays.

The likely effect of the Proposed Development on the conservation area is considered to be **no effect** on the Conservation Area's significance.

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

11.10 The consented Exo building and Spencer Place South schemes would contribute to the established riverside frontage of the Conservation Area, but each would be sufficiently separate not to increase in total the effect, beyond the effects created by the individual schemes. The cumulative effect would be of the same degree, and there would be **no cumulative effect** on the Conservation Area's significance.



Fig. 11.6: View looking east along North Wall Quay with the development site located beyond the historic properties of 48-57 and 58-59 North Wall Quay.



Fig. 11.7: Grand Canal Dock looking towards North Wall Quay, Capital Dock Complex to left.

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11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

ARCHITECTURAL CONSERVATION AREAS

Effects on Architectural Conservation Areas

11.11 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.

11.12 The potential effects of the proposed development on nearby architectural conservation areas have been assessed. The ACAs assessed in this section, therefore, are listed below. Grafton Street & Environs ACA and South City Retail Quarter ACA are assessed together due to their close proximity.

Architectural Conservation Areas:

- O'Connell Street ACA
- Grafton Street & Environs ACA and South City Retail Quarter ACA
- Fitzwilliam Square & Environs ACA
- Mountjoy Square ACA

11.13 These five architectural conservation areas are considered because of their proximity to the development site and the possibility of views out of them towards the site. The Thomas Street and Environs ACA, and the Capel Street and Environs ACA would receive no effects. The location of architectural conservation areas in relation to the site are illustrated in Fig. 11.8.

11.14 The baseline characteristics of each of the architectural conservation areas are set out in detail in the executive summaries and written statements undertaken by DCC. The key points within these documents have been summarised in this chapter. 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.

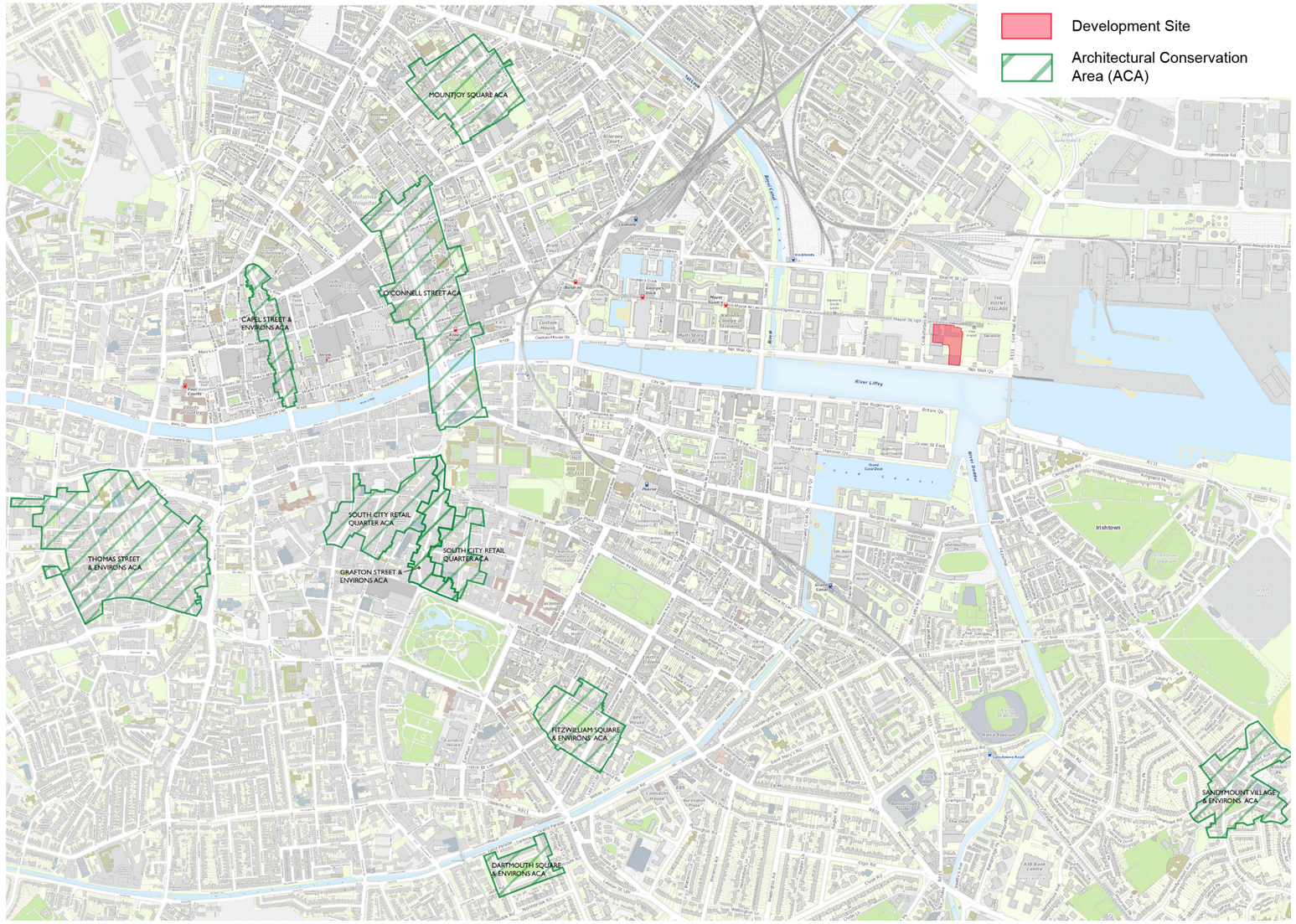


Fig. 11.8: Map showing Architectural Conservation Areas ACA's (DCC). Site indicated in red.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

ARCHITECTURAL CONSERVATION AREAS (CONTD)

O'Connell Street ACA

Location

11.15 The boundaries of the area are defined as follows: to the north of the river the 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

11.16 The O'Connell Street ACA was adopted on 9th July 2001.

Description

11.17 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. This area still remains relatively intact over two hundred years after it was built, a testimony to its importance.

Views relevant to the O'Connell Street ACA: 31

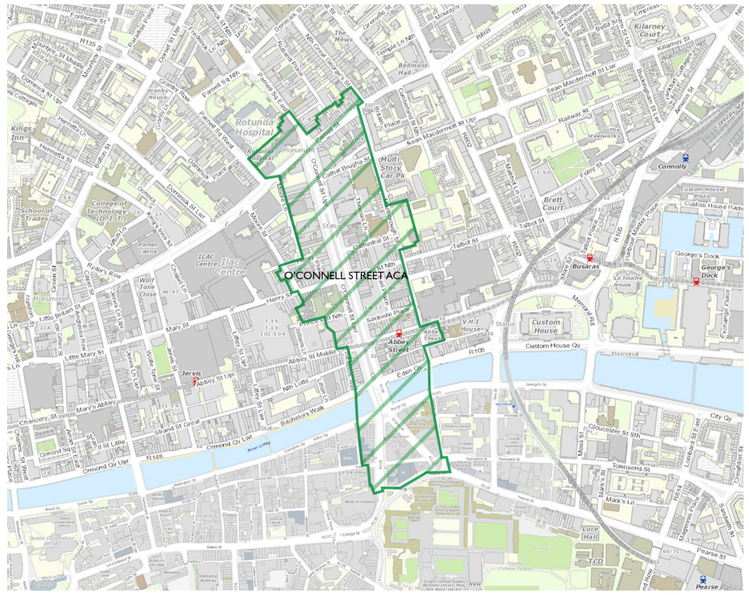


Fig. 11.9: O'Connell Street Archtiectural Conservation Area.



Fig. 11.10:General Post Office (GPO), O'Connell Street (Wikipedia).



Fig. 11.11:Looking north on O'Connell Street, Jim Larkin Statue and The Spire to centre and GPO on left.



Fig. 11.12:St. Mary's Pro Cathedral, Marlborough Place.



Fig. 11.13:Cleary's department store stands opposite the GPO and is another of O'Connell Street's landmark buildings, currently undergoing redevelopment (Graham H).

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

ARCHITECTURAL CONSERVATION AREAS (CONTD)

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

11.18 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:

11.19 A number of post war buildings including O'Connell Bridge House, which is within the conservation area and the Liberty Hall are visible where the road bridges across the river. However, due to the bend in the River Liffey the application scheme would not be visible from most of the river crossing from within this Conservation area. Likewise, the proposed development also would not be seen from other positions on O'Connell Street and no streets in the ACA are in line with the site. It is only from the junction of O'Connell Street Lower with O'Connell Bridge that the application scheme would be visible. In this view, the distance away shows the proposed development to be of modest influence on the ACA compared to Liberty Hall, the Custom House, and George's Quay Plaza, though its high-quality design can still be gauged. It causes no harm to the significance of the ACA, nor to established views from within it or out of it.

The likely effect of the Proposed Development on the Architectural Conservation Area is considered to be **no effect** on the Architectural Conservation Area's significance.

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

11.20 Other consented North Lotts Developments would not compound the effect, as most would not be experienced from within this conservation area, with only the Spencer Place South development being marginally visible from the northern end of O'Connell Bridge. The Tara Street and Apollo and College House developments would likely be visible from the southern end of the ACA, though the former are unlikely to appear in conjunction with the proposed development. The Tara Street scheme would appear in the foreground of views towards the proposed development from the northern end of O'Connell Bridge, where it would replace George's Quay Plaza as the most prominent modern foreground element. However, owing to the distance between the proposed development and the Tara Street scheme, and how they are set apart in the view, the two schemes do not act cumulatively There would be **no cumulative effect** on its significance.



Fig. 11.14:Looking south along O'Connell Street with The Spire in the centre.



Fig. 11.15:O'Connell Bridge is aligned with O'Connell Street, allowing for frame linear views north from the bridge.



Fig. 11.16:O'Connell Street is lined with terraced properties of generally consistent scale and facade rhythms, making for a coherent townscape.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

ARCHITECTURAL CONSERVATION AREAS (CONTD)

Grafton Street & Environs ACA and South City Retail Quarter ACA

a) **Grafton Street & Environs ACA**

Location

11.21 This ACA covers the whole of Grafton Street, from its junction with College Green to the north, extending southwards to the junction with St. Stephen's Green. The area extends to the east along St. Stephen's Green North as far as Dawson Street and to the west along South King Street as far as the Gaiety Theatre.

Designation

11.22 The Grafton Street ACA was adopted on the 3rd July 2006.

Description

11.23 The intimate character derives largely from its orientation, winding nature, relatively narrow width, moderate height, grain, and rich architectural detail of many of the street's buildings. On entering the street at its southernmost end, off St. Stephen's Green, one has the sense of being drawn in and carried along a gently sloping and winding carriageway to the middle section of the street where the main vista of the street is revealed. From this central section, it is not possible to see the starting point at St Stephen's Green or the terminating point at College Green, as both are obscured by bends in the street. This feature creates a strong sense of enclosure, which is enhanced by the relative narrowness of the street and by the consistency in the form of the streetscapes on both sides.

11.24 The majority of the buildings are Victorian in style, dating from the late 19th/early 20th century. The width of the individual plots is narrow by modern standards. This creates a fine-grained development pattern which, combined with the varied architectural detail and regular entrances of the buildings and shopfronts, creates a high level of activity and visual animation in the street. The height of the buildings is predominantly four storeys at the southern end, increasing to five storeys at the northern end. This consistency in building height creates a strong sense of visual coherence in the streetscape. The building type varies from the relatively narrow two bay townhouse over ground floor shop, in either brick or stucco render, with little or relatively modest detailing, to the more ornate two, three and five bay facades in either render or stone. The majority of the buildings on the northern section of the street, facing the Provost's House, are protected structures. A significant number of additional buildings are of architectural interest owing to their design detail and contribution to the character of the streetscape. The majority of the original shopfronts in the street have been removed over time and replaced with modern shopfronts.

Views relevant to the Grafton Street ACA: No Views

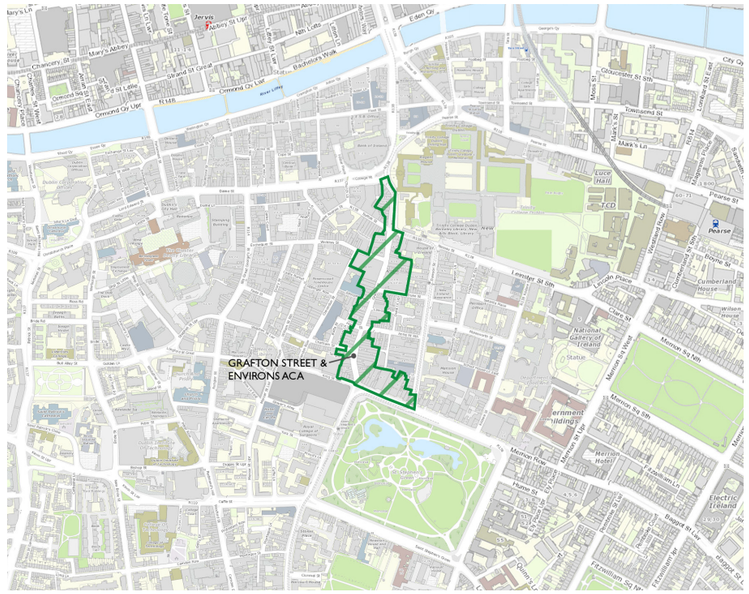


Fig. 11.17:Grafton Street Architectural Conservation area



Fig. 11.18: Looking north from South end of Grafton Street, showing its distinctive curve and variety of building styles.



Fig. 11.19:Noblett's corner, 52 Grafton Street, Art Deco style by Robinson + Keefe, built in 1932.



Fig. 11.20:No. 78-79 Grafton Street, Bewley's Cafe after refurbishment in 2016/17.



Fig. 11.21: No. 69 Grafton Street.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

ARCHITECTURAL CONSERVATION AREAS (CONTD)



Fig. 11.22: View looking north along the northern end of Grafton Street.



Fig. 11.23: Boodles at No. 96-99 Grafton Street, which dates from 1869, is one of the few buildings within the ACA to have retained its original shopfront.



Fig. 11.24: View looking south along Grafton Street from entrance to Wicklow Street.



Fig. 11.25: Victorian style buildings characterise much of Grafton Street's townscape.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

ARCHITECTURAL CONSERVATION AREAS (CONTD)

Grafton Street & Environs ACA and South City Retail Quarter ACA

b) **South City Retail Quarter ACA**

Location

11.25 This ACA covers the environs to the east and west of Grafton Street. To the east it centres on Dawson Street and to the west it centres on William Street South, Drury Street, George's Street and Exchequer Street.

Designation

11.26 The South City Retail Quarter ACA was adopted on the 5th March 2007.

Description

11.27 This compact and vibrant urban quarter was shaped during the great classical era of urban planning and building in 18th century Dublin. It was laid out as a simple grid of streets "forming careful junctions with existing streets and terminating classical axes where necessary". Despite later interventions into the essentially Georgian fabric, the area has survived intact. Even the significant Victorian interventions have contributed to the area's legibility and architectural character as well as its economic vibrancy. Although developed as a series of small but piecemeal set pieces by different landlords/developers, the individual streets reveal a strong sense of visual and architectural unity. It is important to note that these streets, including the remaining building stock, are as significant a record of the great classical era of planning and development in Dublin as the more renowned Georgian squares.

11.28 The established pattern of development throughout the proposed ACA is typified by a number of recurring elements including:

- The simple but regular street pattern
- A fine urban grain; due to the consistent use of narrow plot widths.
- The closure of key axes
- A consistency in heights and building form within each street; ranging from two storey to 4/5 storey
- A high density of development; with frequently close to 100% site coverage.
- The emphasis on the use of a small range of durable building materials; predominantly brick with stone used for more important buildings
- A mixed land use pattern
- The careful arrangement of the important 18th and 19th century landmark buildings.

Views relevant to the South City Retail Qtr. ACA: No Views

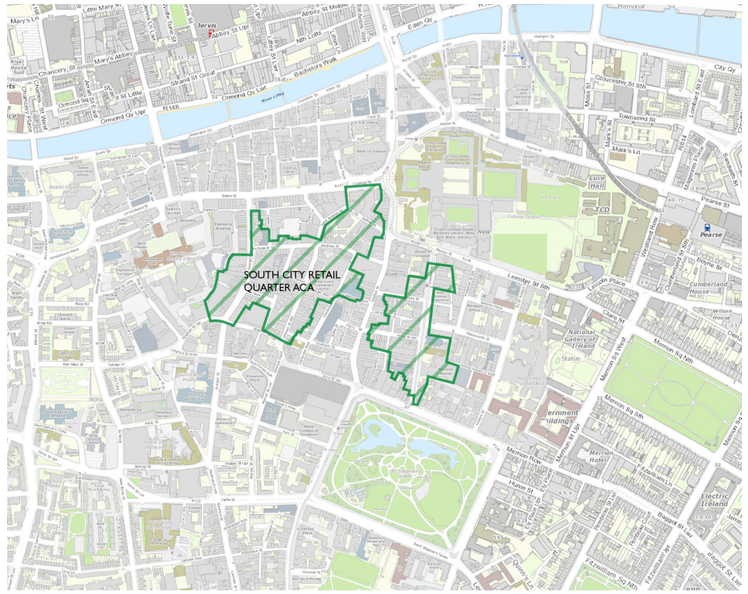


Fig. 11.26:South City Retail Quarter Architectural Conservation area.



Fig. 11.27:Anne street looking east towards St. Ann's Church of Ireland on Dawson Street (Tripadvisor).



Fig. 11.28:Exchequer Street.



Fig. 11.29: 37 Dawson Street.

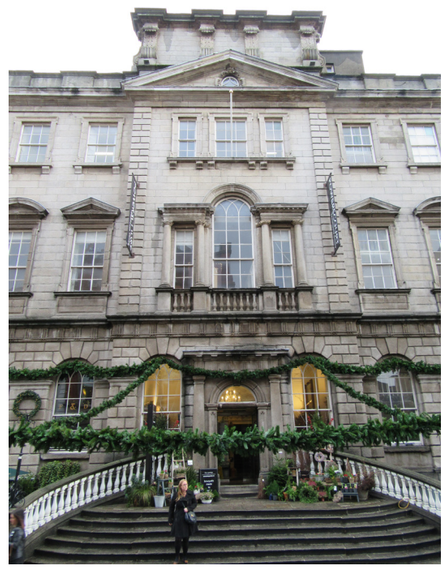


Fig. 11.30:Powerscourt Townhouse, South William Street.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

ARCHITECTURAL CONSERVATION AREAS (CONTD)

Significance of the Grafton Street and South City Retail Quarter ACAs and the contribution made by their setting to that significance:

11.29 These areas constitute a complex and dense part of the urban grain, from where few other parts of the city can be seen, except from the extreme north and south ends where the grain opens up to St Stephen's Green and College Green. They are essentially areas of pedestrian movement and shopping with a variety of architectural styles from Georgian through to current times. If they have settings these are the two approaches from the two Greens.

Likely effect of the proposed development on the significance of the Grafton Street and South City Retail Quarter ACAs in isolation:

11.30 The north south axis of the ACAs and the narrowness of the streets would not give rise to views of the development across them.

The likely effect of the Proposed Development on the Architectural Conservation Area is considered to be **no effect** on the Architectural Conservation Area's significance.

Likely effect of the proposed development on the significance of the Grafton Street and South City Retail Quarter ACAs in combination with other cumulative schemes:

11.31 The Apollo, Hawkins and College Houses developments and Tara Street scheme would likely be visible to north of the ACAs, these however will not act cumulatively with the proposed development. There would be **no cumulative effect**.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

ARCHITECTURAL CONSERVATION AREAS (CONTD)

Fitzwilliam Square and Environs ACA

Location

11.32 Fitzwilliam Square is a small but historic Georgian square located south west of Baggot Street Lower and within 1 km of St. Stephens Green in the south of central Dublin. The square comprises a central green, surrounded by four streets, Fitzwilliam Square North, East, West and South.

Designation

11.33 The Fitzwilliam Square and Environs ACA adopted 7th December 2009

Description

11.34 Fitzwilliam Square is an imposing Georgian Square located in the heart of the city. Overall, the square retains its sense of enclosure with only two main thoroughfares flanking the east and west sides of the square the north and south sides retain a sense of seclusion and a strong connection with an enclosed garden. One of the square's unique attributes lies in the fact that the central green preserves its original function as being an exclusive pleasure garden. The buildings document the changes in architectural styles between 1797 and 1828. Although typical of Georgian architecture with its houses unified by a band of iron railings at ground level, and with no projections on the front facades they range from the austere Georgian grandeur to the more exuberant Victorian and boast quality materials throughout including fine brickwork and lime pointing, granite and limestone dressing, a range of doors, fanlights and sash window styles and decorative ironwork. The final element in this complete historic square is the intact stable lanes with coach houses via stable yards and carriage arches in a variety of styles and materials reflecting the irregular development of the square.

11.35 The square due to its form and layout has a sense of place and exclusivity from the streets beyond. It is a somewhat enclosed square having access only from Fitzwilliam Street and Fitzwilliam Place on the east side, and Pembroke Street Upper and Lower on the west. The limited access to the square provides a contained and relaxing space enhanced by the survival of the private central garden.

11.36 Fitzwilliam Square is the last and most complete of Dublin City's formal Georgian Squares and forms part of the tradition of 18th and 19th Century Georgian architecture for which Dublin is most associated.

Views relevant to the Fitzwilliam Square ACA: No Views

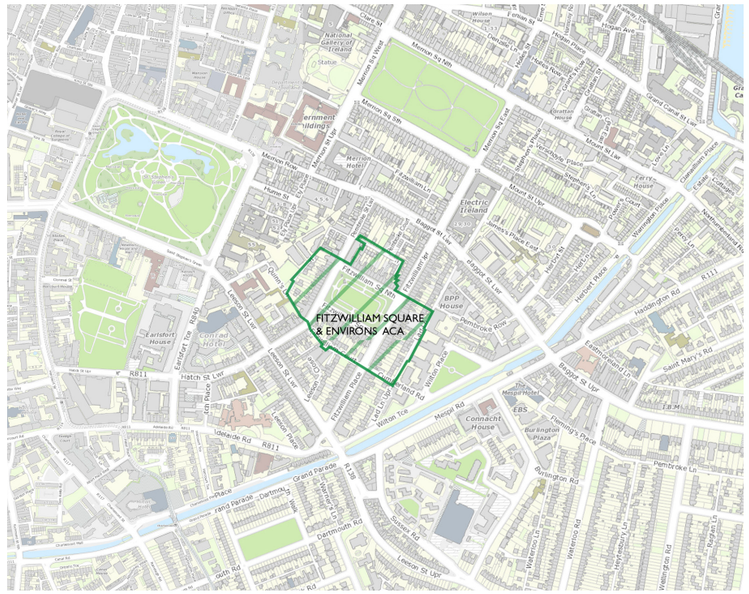


Fig. 11.31: Fitzwilliam Square and Environs Conservation area.



Fig. 11.32: View across Fitzwilliam Square (Dublin City Council).



Fig. 11.33: View across the Georgian Square with its centrally positioned private gardens.



Fig. 11.34: Georgian Terraces which line the square.



Fig. 11.35: Original Georgian detailing.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

ARCHITECTURAL CONSERVATION AREAS (CONTD)

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

11.37 The significance of Fitzwilliam Square ACA lies in it being a complete Georgian entity. The wider setting of this ACA does not contribute to this significance.

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

11.38 The densely treed square has limited views across the wider city. The application scheme would not impede into the enclosed nature of the square. There would be no visibility of the proposed development from this square.

The likely effect of the Proposed Development on the Architectural Conservation Area is considered to be **no effect** on the Architectural Conservation Area's significance.

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

11.39 There are no other proposed schemes which would be visible from Fitzwilliam Square in relation to the proposed development. There would be **no cumulative effect.**



Fig. 11.36:Georgian terraces surround and frame the central green.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

ARCHITECTURAL CONSERVATION AREAS (CONTD)

Mountjoy Square ACA

Location

11.40 The boundaries of the area are defined as follows: to the north of the river the 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

11.41 The Mountjoy Square ACA was adopted on 14th May 2012.

Description

11.42 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 play space. 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 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.

Views relevant to the Mountjoy Square ACA: 32

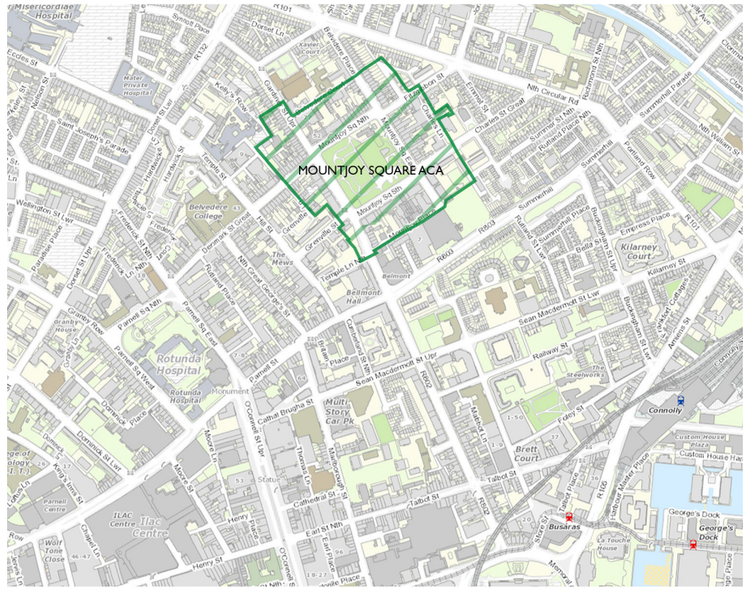


Fig. 11.37:Mountjoy Sqyuare Archtiectural Conservation Area



Fig. 11.38:Mountjoy Square from the gardens



Fig. 11.39:View of the Park from one of the houses in Mountjoy Square



Fig. 11.40:Mountjoy Square West Dublin from owenreilly.ie

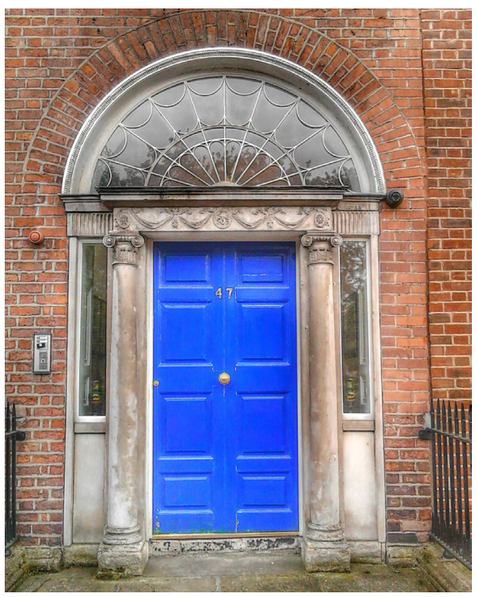


Fig. 11.41:No. 47 Mountjoy Square

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

ARCHITECTURAL CONSERVATION AREAS (CONTD)

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

11.43 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.

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

11.44 The enclosed ACA street network and its central open space have limited views across the wider city. The ACA has no axial streets towards the site, whilst the angle of inclination to the top of the 4-storey Georgian houses would rise well above the distant development site, and therefore the application scheme would not be visible from those ACA streets that surround the square. From within the square itself, where the otherwise enclosed ACA street network opens up, a view direction is available towards the site from the northern end of the park, from where the application scheme would be virtually unnoticeable, the development just being discernible above the non-Georgian apartment building beyond the square.

The likely effect of the Proposed Development on the Architectural Conservation Area is considered to be **no effect** on the Architectural Conservation Area's significance.

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

11.45 There are no other proposed schemes which would be visible from Mountjoy Square in relation to the proposed development. There would be **no cumulative effect.**

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11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES

Effects on Protected Structures

11.46 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 3 of the 2016-2022 Dublin City Development Plan) came into force on 21st October 2016 and has since been subject to further additions, deletions and amendments.

11.47 The plan in Fig. 11.42 identifies the protected structures surrounding 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 of primary importance. These are: The Custom House, and Trinity College, and they have been considered in this section. This section also includes less prominent protected structures to the north and south of the River Liffey and the Grand Canal.

11.48 The description of the protected structures within 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 12.0 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.

1) 3Arena
2) North Wall Quay buildings
3) Former Railway station & Hotel buildings
4) Eastern Quay & associated elements
5) Custom House Quay / Georges Dock & associated elements
6) Custom House
7) Sir John Rogerson's Quay buildings
8) Hanover Quay/Grand Canal Quay buildings
9) Trinity College and associated Campus buildings
10) St. Stephen's Church
11) Bank of Ireland, College Green

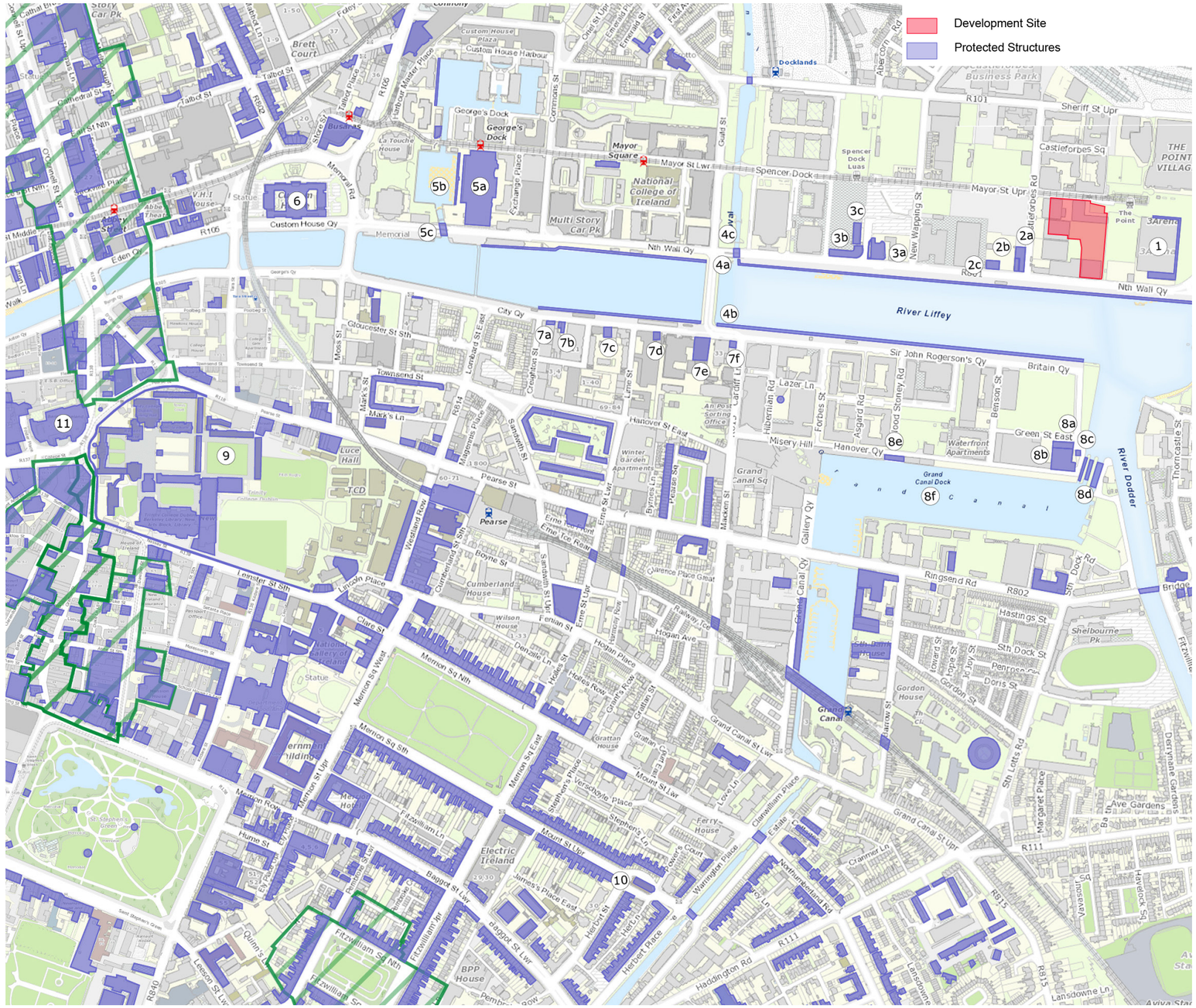


Fig. 11.42:Map indicating protected structures within close proximity to the site.

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11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 1

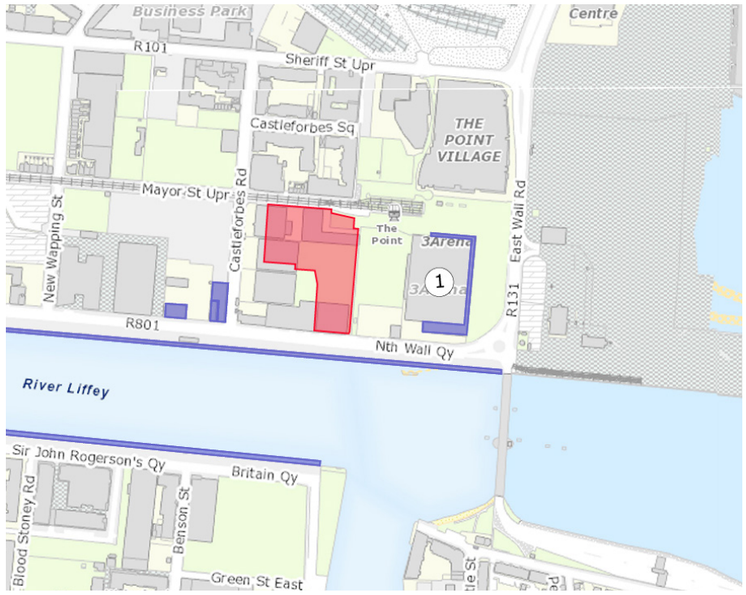


Fig. 11.43:The 3Arena, North Wall Quay.

Views relevant to 3Arena: 13, 14, 18, 19, 20, 34



Fig. 11.45:Setting of 3Arena, North Wall Quay.



Fig. 11.44:Front of the 3Arena, North Wall Quay.



Fig. 11.46:Rear of the 3Arena, North Wall Quay.

Group 1: 3Arena
Former Train Depot, North Wall Quay
Record of Protected Structures (RPS) ref. 5843
NIAH record no. 50011169

11.49 Detached sixteen-bay two-storey former train depot, dated 1878, with sixteen-bay east side elevation and triple-gabled rear elevation. Red brick walls laid in Flemish bond to first floor surmounted by limestone ashlar frieze and parapet cornice. Front block has pitched slate roof behind red brick parapet wall with limestone coping, and six red brick chimneystacks with limestone coping. Arcaded ground floor in three sets of three arches with moulded archivolts rising from impost mouldings and robust limestone Doric piers with plinth mouldings.

11.50 This former train depot was converted for use as a concert venue c.1988. The main body of the gabled shed structure was demolished during rebuilding c.2008 with the east and north facades retained. The front block remains largely as built and presents a very handsome elevation onto North Wall Quay and announces the end of the north quays as well as the end of nineteenth-century developments along the River Liffey. Fine stone masonry is evident throughout with decorative arcades and door cases to the front block, constituting an attractive, if altered, remnant from the heyday of Dublin's freight industries on the quays.

NIAH Survey Rating: Regional

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

11.51 The significance of this building lies in both its historic value as a rail terminus for the Midland and Great Western Railway Company, and in the aesthetic qualities of its original front block and east and north elevations, which were retained during renovation and expansion carried out in 2007. Over the past 40 years the building has developed a significant cultural value as Dublin's premier indoor exhibition and music venue, first as the Point Theatre (1988-2007), then as the O2 (2008-2014) and 3Arena (2014-present) in more recent times. It stands as one of the busiest music venues in Europe, regularly hosting the world's biggest artists, as well as notable events such as the Eurovision Song Contest (held three times in the building) and the MTV Europe Music Awards. The buildings stand at transitional point in the city townscape, where the city centre gives way to the industrial docks, and these docks along with the River Liffey that form the buildings primary setting. This waterfront setting allows for multiple open views across the river to the building's iconic southern elevation from the south quays. Directly to the east of the site, the 17 storey Exo building is nearing completion. The development site is positioned to the immediate west of the 3Arena building and in its current cleared and hoarding-enclosed state is a detracting element within its setting.

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

11.52 The proposed development would change the western setting of the protected structure and introduce two tall elements. The proposed development would include new public realm and pedestrian routes through the site, improving the access to the 3Arena. The high quality of the architecture will support this emerging district as a destination. The setting of the arena would be improved.

The likely effect of the Proposed Development on the protected structure is considered to be **no effect** on its significance.

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

11.53 The Exo building would change the eastern setting of the 3Arena. However, there would be **no cumulative effect** on this protected structure.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 2

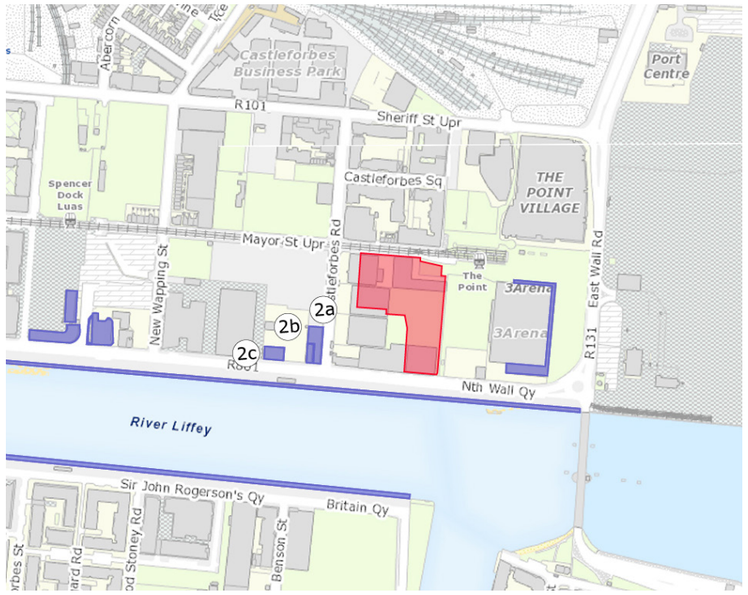


Fig. 11.47:Group 2: North Wall Quay Buildings.



Fig. 11.48:82 North Wall Quay..



Fig. 11.49:81 North Wall Quay.

Views relevant to North Wall Quay Buildings: 13, 14, 19, 35



Fig. 11.50:Setting of Group 2 buildings on North Wall Quay.

Group 2: North Wall Quay buildings
2a) 82 North Quay Wall
Record of Protected Structures (RPS) ref. 5842
NIAH record no. 50011167

11.54 Attached gable-fronted three-storey warehouse, built c.1890, having three-bay front and eight-bay east side elevation. Red brick walls laid in English bond with flush yellow brick courses at impost levels and granite ashlar plinth course to front elevation only.

11.55 This early twentieth-century structure, now in a derelict state, retains its overall composition and detailing. Essentially a utilitarian industrial structure associated with the Dublin docks, it forms part of the maritime and industrial heritage of the area while presenting an attractive gabled brick elevation to the river front. The diminishing window pattern adds interest and this and the gable-front provide a classical architectural touch. High-quality brickwork, with banding, adds visual interest. A recent permission has been granted to redevelop this building as a hotel which includes a modern roof extension by ODOS architects.

NIAH Survey Rating: Regional

2b) 81 North Wall Quay
Record of Protected Structures (RPS) ref. 5841
NIAH record no. 50011166

11.56 Attached two-bay, three-storey house over concealed basement, built c.1860, with later timber pub shopfront at ground floor. Red brick walls laid in Flemish bond, rendered to west gable. Gauged brick flat-arched window openings with granite sills and replacement uPVC windows.

11.57 This building is a late Victorian townhouse with a public house inserted to the ground floor. The house retains its original fenestration pattern, roof materials and overall composition. Now derelict, it was previously a popular meeting place for the local community.

NIAH Survey Rating: Regional

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 2 (CONTD)



Fig. 11.51:73 North Wall Quay.

2c) 73 North Wall Quay
Record of Protected Structures (RPS) ref. 5840
NIAH record no. 50011165

11.58 Detached multiple-bay three-storey brick commercial building, with central pediment, built 1862. Showroom to ground floor. Three-storey structure built behind original façade, c.2000.

11.59 This building was built for the Dublin & Glasgow Steam Packet Company. Now it is essentially a façade retention with a modern building behind, it nevertheless exhibits a wealth of materials and decoration. The third floor disrupts the overall composition, but the building constitutes one of the few pre-twentieth-century buildings on this part of the quays and together with the two brick buildings to the east it forms an attractive group which enhances the appeal of the river front.

NIAH Survey Rating: Regional

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

11.60 This triumvirate Victorian red brick buildings provide a sense of the character prevailing in the early 20th century and stand as a distinctive group of historic properties at the corner of Castleforbes Road and North Wall Quay. With its ground floor public house, 81 North Wall Quay was once a poplar social space, and therefore holds a communal value. Each of the buildings contribute to each other's setting and significance as do those other protected structures that stand along this stretch of North Wall Quay. The River Liffey flows to the immediate south of the buildings and forms an integral element of the setting of these buildings. The development site is positioned to the immediate east this historic grouping and in its current cleared and hoarding-enclosed state is a detracting element within their setting.

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

11.61 The proposed development would introduce a large-scale development in the immediate eastern setting of this grouping, and would improve the river frontage and introduce more permeability and high-quality landscaping. The proposed development would contribute to the emerging 'destination' of the north docklands. The setting of the protected structures would be improved.

The likely effect of the Proposed Development on the protected structures is considered to be **no effect** on their significance.

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

11.62 The other north quay developments would change the wider setting of these buildings, all contributing to a positive change with the proposed development. There would be **no effect** on significance.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 3

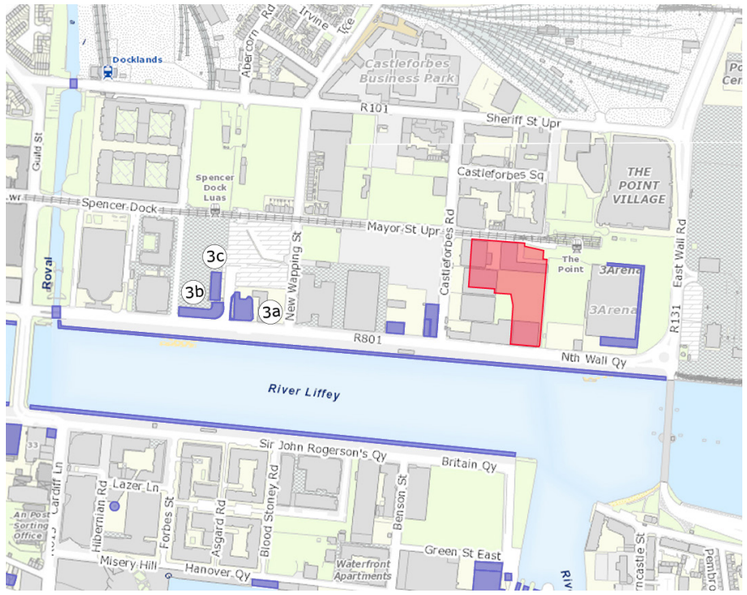


Fig. 11.52: Group 3: North Wall Quay Buildings.



Fig. 11.53: Former British Railway Hotel, 58-59 North Wall Quay.

Views relevant to Former Railway Station and Hotel Buildings: 11, 12



Fig. 11.54: Former Railway Station and Hotel buildings in their North Qauy Wall settng.

Group 3: Former Railway station & Hotel buildings
3a) Former British Railway Hotel, 58-59 North Wall Quay
Record of Protected Structures (RPS) ref. 5838 & 5839
NIAH record no. 50010014

11.63 Detached eight-bay four-storey red brick and terracotta former hotel, built c.1885. It has a U-shaped plan with three-storey seven-bay rear wings retained from the earlier hotel, which was built c.1860. The front elevation is defined by three distinct elevations with central entrance porch, advanced west section and octagonal domed turret. Red brick walls laid in Flemish bond with moulded granite ashlar plinth course. The statutory protection includes the granite walls, railings, gates, and adjoining setts in cul-de-sac of the former Hotel.

11.64 It was built by the London and North Western Railway (LNWR) to replace an earlier hotel called the Prince of Wales Hotel, with two rear wings incorporated into the present structure. The rail company had been operating a steam packet service across the Irish Sea and moved its terminus from Dún Laoghaire in 1861 to North Wall Quay. The company bought the previous hotel and opened this hotel in 1890. The hotel provided much employment in the locality until the LNWR ships abandoned the North Wall in 1908. Occupied by British officers during the War of Independence it became known as the British Rail Hotel and ceased to operate as a hotel during the 1920s. Recently used as offices of Irish Rail the building retains all original external fabric. Forming part of a small group of associated buildings, the cluster constitutes an historic site of architectural interest fronting onto the Liffey.

NIAH Survey Rating: Regional

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 3 (CONTD)



Fig. 11.55: Former Railway Station, North Wall Quay.



Fig. 11.56: Former Wool Store.

3b) Former Railway Station, North Wall Quay
Record of Protected Structures (RPS) ref. 5836
NIAH record no. 50010012

11.65 Detached symmetrical thirteen-bay two-storey brick and stone former North Wall Railway Station, built c.1900, with central three-bay block flanked by matching taller five bay wings and single-storey curved wing to east. Red brick in English bond with granite plinth and rusticated granite quoins. Granite is used throughout to emphasis the parapet block, along with openings and architraves. Interior largely intact with exposed timber truss roofs, plastered walls with some original glazed screens and some boarded and tiled floors.

11.66 This former railway station was built to complete the mail service between London and Dublin with passenger service being of secondary importance. The passenger element took a solemn development when troops fighting with the British Army during the First World War had to pass through this station to board the troop ships. After the war the building was converted for freight use to later become the administrative offices of the rail company. The building is currently in temporary mixed use and retains all original external and internal fabric forming part of a group of historic buildings that now constitutes the last remaining nineteenth-century group to the east of George's Dock.

NIAH Survey Rating: Regional

3c) Wool Store, North Wall Quay
Record of Protected Structures (RPS) ref. 5837
NIAH record no. 50010013

11.67 Attached eleven-bay three-storey stone former warehouse, built c.1850. It is a simple rubble calp building with a central pediment and a rhythmic fenestration pattern. Gauged brown brick round-arch window openings with block-and-start brick reveals and granite sills. North side gable abutted by lean-to red brick structure connecting to former railway station.

11.68 This rubble stone early industrial building is locally known as the 'wool store'. Originally built as a port facility the building became incorporated into the North Wall Railway Station abutting the south elevation. The railway company used the ground floor as stables. The oculus and central loading bay reveal its industrial history and, although disused, the building has been secured and adds to this charming collection of nineteenth-century structures on this small cul-de-sac.

NIAH Survey Rating: Regional

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

11.69 This grouping comprises a fine collection of nineteenth-century structures, which represent some of the best-preserved historic buildings remaining east of George's Dock. The British Railway Hotel and the North Wall railway station are of high historic significance, having been key departure points for many emigrants from the west of Ireland who arrived there before setting sail from ships tied to the quay wall opposite. Similarly, for many Irish volunteers bound for the trenches in the first World War, the station and the hotel were the last buildings they set foot in on Irish soil. These two buildings also possess an aesthetic value, presenting an extensive frontage of architectural interest along this section of the Liffey. The Wool Store is also of historic value, having been utilised by the North Wall Railway Station as stables accommodation. Today the building's rubble stone principal elevation provides an attractive frontage on to the cul-de-sac route it overlooks, its industrial appearance contrasting pleasingly with the more refined red brick architecture of those other protected structures that stand along North Wall Quay. Each of the buildings within this grouping contribute to each other's setting and significance as do those other protected structures that stand along this stretch of North Wall Quay. The River Liffey flows to the immediate south of the buildings and forms an integral element of the setting of these buildings.

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

11.70 The proposals introduce a high-quality tall development in the eastern setting of this grouping, it would improve the shared river frontage and introduce more permeability and high-quality landscaping. The proposed development would contribute to the emerging 'destination' of the north docklands. This would be an improved setting.

The likely effect of the Proposed Development on the protected structures is considered to be **no effect** on their significance.

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

11.71 The other north quay developments would change the wider setting of these buildings, all contributing to a positive change with the proposed development. There would be **no effect** on significance.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 4

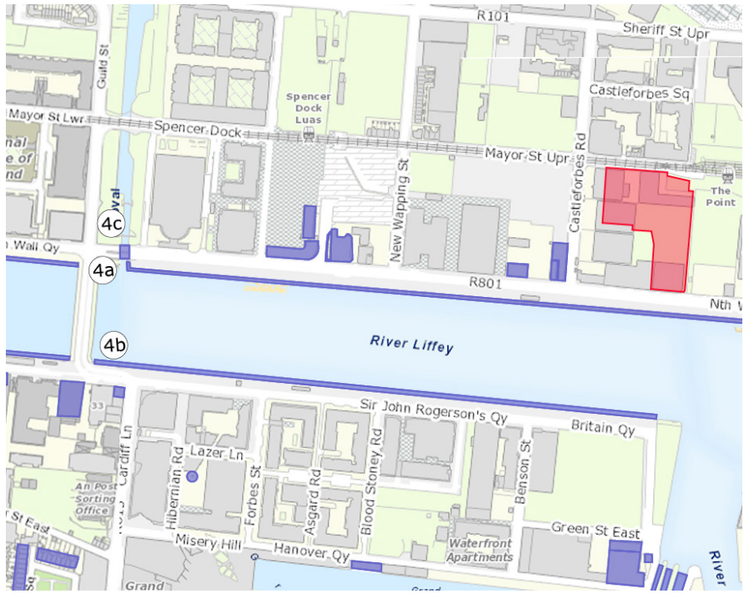


Fig. 11.57: Group 4: Eastern Quay & associated elements.

Views relevant to Eastern Quay & Associated Elements: 7, 10, 11, 12, 13, 14, 19, 20, 35



Fig. 11.59: Group 4 setting (Google).



Fig. 11.58: North Quay Wall looking east.

Group 4: Eastern Quay & associated elements
4a) Quay walls and associated elements, North Wall Quay
Record of Protected Structures (RPS) ref. 5835 & 5839
NIAH record no. 50010011 & 50060556

11.72 The North Quay wall is in two sections, built c.1850. The section between located between Sean O'Casey Bridge and East Link Bridge is of mixed cobbled, granite, sandstone and resin-bonded gravel marking modern landscaped paving scheme. Remains of old railway tracks remain embedded within the paving in the eastern section. There are steps and ramps with granite nosed boundary stones to the roadside, bounded by modern steel railings. The section between Convention Centre and New Wapping Street is of coursed squared granite ashlar quay walls with granite coping and is flush to the embankment with bull-nosed edges. There are several paired iron mooring hooks set into the coping and three shallow recesses containing iron ladders. The quayside has been recently refurbished with replacement diorite setts and grey or pink granite paths. Stainless steel railing and lamp standards along entire quay.

11.73 Situated next to Custom House Quay, North Wall Quay forms an important arterial link to other quays along the River Liffey. Built to match the earlier quay walls of Sir John Rogerson's Quay, these walls completed the channelling of the Liffey. North Wall Quay retains the most obvious links with industry, being located closest to the functioning docks, and bearing remnants of nineteenth-century railway infrastructure. It also has the most open aspect of all the quays, being closer to the sea. However, the recent refurbishment has removed most of the associated machinery and street furniture, the retention of the iron mooring hooks and ladders provides a link to the maritime character of the area.

NIAH Survey Rating: Regional

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 4 (CONTD)



Fig. 11.60:Sir John Rogerson's Quay looking west.



Fig. 11.61:Scherzer Swing Bridges, North Wall Quay.

4b) Quay walls and associated elements, Sir John Rogerson's Quay
Record of Protected Structures (RPS) ref. 7542
NIAH record no. 50020465

11.74 Ashlar granite quay wall, erected c.1870, with ashlar granite coping with cast-iron mooring hooks and mooring rings and granite steps with cast-iron railings. There are timber fenders to the north of the B. J. Marine building and stone setts and inset cast-iron rails to the campshire. It is raised in height to the east and west of Samuel Beckett Bridge as part of recent works.

11.75 Sir John Rogerson's Quay was laid out in the early eighteenth century. It consisted of two parallel stone faces, the space in between filled with material dredged from the Liffey. It was the most ambitious of the privately funded quay developments of the period. It runs from Creighton Street towards Ringsend, where it turns at a right angle at the River Dodder. The end of the eighteenth century saw the completion of the quay, and the start of residential development on streets laid out to its south. The quay walls were rebuilt on two occasions, once in the 1820s and again in 1869, as part of the deepening of the channel along this part of the River Liffey.

NIAH Survey Rating: Regional

4c) Scherzer Swing Bridges, North Wall Quay
Record of Protected Structures (RPS) ref. 912
NIAH record no. 50010009

11.76 Pair of wrought-iron Scherzer rolling lift bascule bridges, erected c.1935, and modelled on bridges of 1911-12 further along the quay. To the north, modern steel dock gates replaced the former gates in c.2010. There are original granite retaining walls to the south and a flight of granite steps to the west. Rubble stone walls enclose the dock to the north side. Counterweights are not visible below the deck.

11.77 This pair of Scherzer bridges were 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 west, these bascule bridges exhibit a rugged industrial aesthetic that complements the docklands' industrial past. They form an interesting group with the earlier bridges on North Wall Quay.

NIAH Survey Rating: Regional

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

11.78 The quay walls are of significant importance to Dublin as a whole, channelling the Liffey and allowing for safe navigation along the river, which has been crucial to the historic development of the city. Today the quays provide a characterful pedestrian walkway along the riverbanks that offers some of the best and most open aspects across the water. The Scherzer Swing Bridge stands as a striking structure along North Wall Quay the townscape, which within the modern day docklands, acts as a reminder of the previous life of this part of the city when the bridge controlled the raising and lowering of the road to allow for business traffic from the canal to pass in and out of the dock. Each of the protected structures within this grouping contribute to each other's setting and significance. The River Liffey flows between the two quays and provides the primary setting to these protected structures.

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

11.79 The proposed development would be visible from both the north and south quays, with a greater degree of visibility likely available from the south side of river. The taller tower is likely to be viewable from the swing bridges. The regeneration of a currently vacant and significant quayside plot, and the introduction of a development of high quality design is likely to enhance the urban experience along the quays, and improve the setting of these protected structures.

The likely effect of the Proposed Development on the protected structures is considered to be **no effect** on their significance.

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

11.80 To the degree to which it may be possible to identify a cumulative effect, it is of a positive nature, those consented North Lotts schemes consolidating the urbanisation of the north quay. There would continue to be **no effect** on the significance of this group of protected structures.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 5

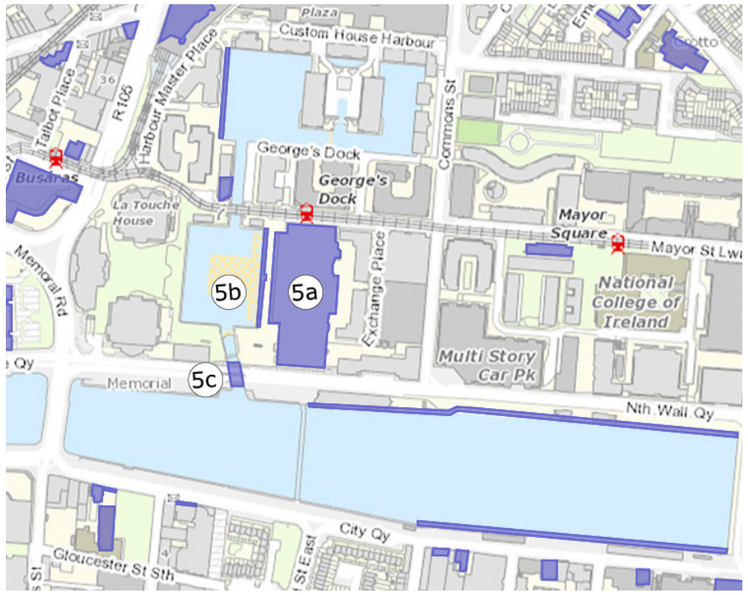


Fig. 11.62:Group 5: Custom House Quay / Georges Dock & associated elements.



Fig. 11.63:'Stack A' CHQ Building, Custom House Quay.



Fig. 11.64:Georges Dock looking north-east.

Views relevant to Custom House Quay/ Georges Dock & Associated Elements: 2, 3, 4, 8, 9

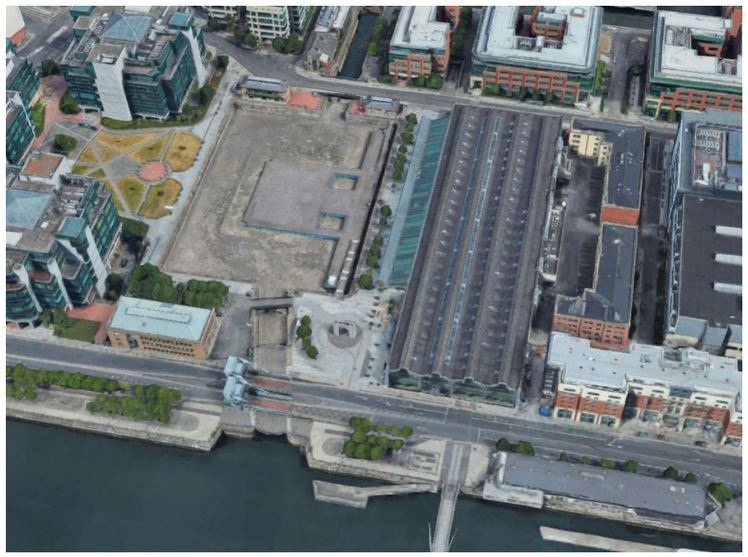


Fig. 11.65:Setting of Custom House Quay / Georges Dock & associated elements (Google).

Group 5: Custom House Quay / Georges Dock & associated elements
5a) CHQ Building, Custom House Quay, George's Dock
Record of Protected Structures (RPS) ref. 2094
NIAH record no. 50010003

11.81 Detached quadripartite single-storey iron and masonry former warehouse over vaulted basement, built c.1820, to designs of John Rennie. It is rectangular on plan and on a north-south axis with four glazed gables facing south onto Custom House Quay and a multiple-bay brick side elevation fronting onto George's Dock to west. It had been extensively renovated and converted for commercial use by Michael Collins Associates in 2005.

11.82 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 nineteenth century and was therefore chosen as the site for the Crimean 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

5b) Georges Dock and associated elements, Custom House Quay
Record of Protected Structures (RPS) ref. 3173
NIAH record no. 50010005, 50010129, 50010130 & 50010131

11.83 Stone dock, built in 1821, to the designs of John Rennie. The lock, built 1820, connects George's dock to the Liffey and has a further lock opening into the Inner Dock to the north. It is built of squared coursed limestone ashlar walls, with large squared granite coping. There are curved walls to the entrances of both locks with several granite bollards and cast-iron mooring ties on the perimeter. Timber and steel lock gates are at the north end below a recently added steel and timber humpback footbridge. A modern steel bridge has been inserted to the south end with four rusticated granite ashlar piers supporting decorative iron lamps and a steel parapet with timber finish. Additionally, a pair of cast and wrought-iron winches, erected c.1830, are to the east side of the lock linking the Inner Dock with George's Dock.

11.84 Now used for public events with a modern steel deck structure in the centre, two geysers and a stainless-steel railing encircling the entire dock.

NIAH Survey Rating: Regional

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 5 (CONTD)



Fig. 11.66:Swing Bridges, Custom House Dock.

5c) Scherzer Swing Bridges, Custom House Dock
Record of Protected Structures (RPS) ref. 896
NIAH record no. 50010001

11.85 Pair of wrought-iron Scherzer rolling lift bascule bridges, erected in 1911-12, carrying east and west carriageways of street over the channel connecting George's Dock to the Liffey. They are constructed of riveted wrought-iron with box-like structures crossing the carriageways rising from curved sections with corresponding tread plates to the carriageway. Each bridge is supported on iron supports flanking the carriageway. The curved sections extend eastwards as riveted iron parapets are braced at forty-five-degree angles to the elevated box sections. Counterweights are not visible below deck.

11.86 This pair of Scherzer bridges were 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 west, these bascule bridges exhibit a rugged industrial beauty that greatly complements the docklands' industrial past. They form an interesting group with the earlier bridges on North Wall Quay.

NIAH Survey Rating: Regional

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

11.87 These protected structures are remnants of the city centre dock area and provide a sense of the area's prevailing character in the mid-nineteenth century. Both the CHQ Building and the Scherzer Swing Bridges are sufficiently unique and striking in their appearance to make them distinctive landmarks in the dock area townscape, while Georges Dock forms an important open space north of the river that has in more recent times evolved into a poplar outdoor events space. Each of the protected structures within this grouping contribute to each other's setting and significance. Their primary setting is the River Liffey.

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

11.88 The proposed development would be visible from the dock area and be seen in conjunction with the CHQ building in views looking east from this space and from the bascule bridges. However, their robustness would prevent any harm being done by the proposals to their setting. The high quality of design is more likely to enhance the urban experience, adding an element of architectural quality to the layered urban backdrop.

The likely effect of the Proposed Development on the protected is considered to be **no effect**.

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

11.89 The proposals for the North Lotts sites, including the consented Exo building and Spencer Place South scheme, are likely to provide a small combined effect with the proposed development, but it would not change the effect on the protected structures in a detrimental way. The cumulative effect, therefore, would also be **no effect** on their significance.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 6

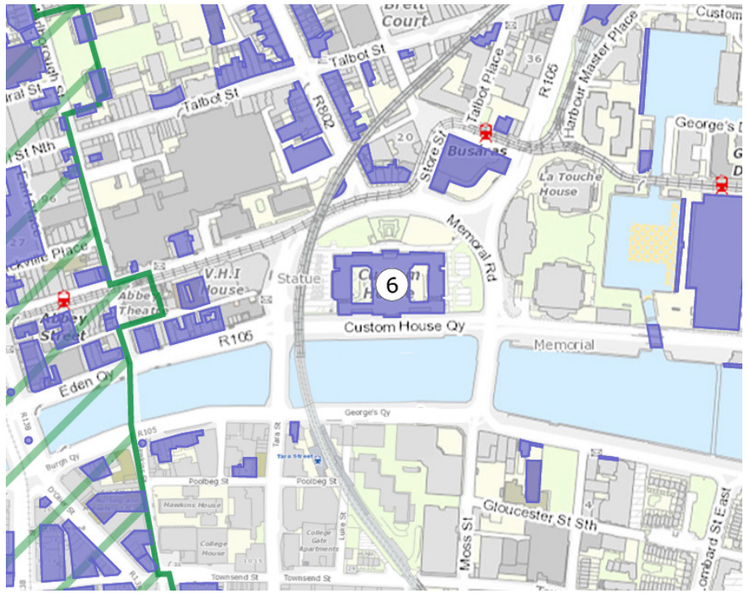


Fig. 11.67: Group 6: The Custom House.

Views relevant to Custom House: 1, 2, 28



Fig. 11.69: The Setting of the Custom House.

Group 6: Custom House
Custom House, Custom House Quay
Record of Protected Structures (RPS) ref. 2096
NIAH record no. 50010133

11.90 Typically neo-classical freestanding symmetrical twenty-nine-bay two-storey custom house, begun construction in 1781, to the designs of James Gandon. It is quadrangular on plan, arranged around two internal courtyards with three-bay advanced corner pavilions, nine-bay side ranges and a pair of three-storey central ranges. The advanced nine-bay central block has an additional attic storey, pedimented portico and a domed cupola, which was reconstructed in c.1925. A square-plan granite base with chamfered corners supports the limestone drum and Corinthian peristyle. A copper dome and the statue of Commerce rests on the drum pedestal. Columns arranged in pairs flanking round-headed window openings with oculi above, advanced to four corners and supporting full entablature and dentillated cornice. Below cupola is pedimented tetra style pro-style Tuscan portico to advanced stylobate with three-bay recessed entrance. Pediment's corona and raking cornice enriched with mutules, floral panels and filled with statuary to tympanum with bucrania enriched frieze below, hide swags and harp motifs. The portico is surmounted by four statues depicting Mercury, Plenty, Industry and Neptune (from left to right). Corresponding portico to north elevation without pediment and surmounted by four statues fronting attic storey representing Europe, Asia, Africa and America (left to right). Four Giant Tuscan columns on attic bases with neck mouldings enriched with harp and rosette motifs and egg-and-dart mouldings below square abacus. Responding Tuscan corner piers to façade with decorative cast-iron railings and gates enclosing recessed porch. Principal central square-headed door opening having decoratively carved over-panel and gilt fanlight with riverine ancon and swags with replacement double-leaf timber panelled door. Seven bay wings to south elevation are arcaded to ground floor with rusticated walls and piers rising from full-span steps. South front elevation walls built in coursed Portland stone ashlar with plain plinth course, dentillated platband between floors and deep moulded cornice enriched with guttae, mutules and decorative panels. Carved trophies to front and rear depicting arms of Ireland and surmounted by large urns to side elevations. North and side elevation walls built in coursed granite ashlar, rusticated to ground floor of side elevations only, with Portland stone plinth course and platband between floors and surmounted by cornice and balustraded parapet as per front elevation. North portico opens onto gardens and front paved area with basement exposed and enclosed by braced cast-iron railings. Basement also exposed to side elevations and a concealed basement to riverside elevation. Copper-clad shallow pitched roofs hidden behind Portland stone balustraded parapet walls with embellished parapet blocks to all corner pavilions. Interior generally dates from 1929 reconstruction with eighteenth-century vestibules to north and south fronts retained.



Fig. 11.68: Central section of the Custom House overlooking the River Liffey.

11.91 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 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. Destroyed by fire in May 1921 during War of Independence, the building was re-roofed and restored 1926-29 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. Restored again in the 1980s by the OPW, the exterior was repaired while the 1920s interior was restored. Standing as one of Ireland's most accomplished Neo-Classical buildings, the troubled history of the structure and its current context, having substantial twentieth-century buildings to two sides, has not diminished its impact or its status as one of Dublin's key architectural set-pieces.

NIAH Survey Rating: International

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 6 (CONTD)

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

11.92 The building is of primary importance for the whole city as a principal civic element facing the river; its classical symmetry and commanding central dome being prominent across the central part of the city. Its dome 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 very fine.

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

11.93 The proposed development would be seen in relation to the Custom House. It would not be seen as a backdrop, but as part of the river setting when looking east along Custom House Quay. It would be visible as a landmark from outside the Custom House (see View 28 in Chapter 12.0), but this is not the point where the building is primarily appreciated from. The formal axial views of the building, and from George's Quay are unaffected. The proposed development is an elegant and high quality designed vertical part of the wider setting to Custom House and introduces a new landmark for the Docklands.

The likely effect of the Proposed Development on the protected structures is considered to be **no effect** on their significance.

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

11.94 Other consented developments would only make a minor combined effect with the proposed development of no significance. The cumulative effect, therefore, would also be **no effect** on its significance.



Fig. 11.70:The Custom House.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 7

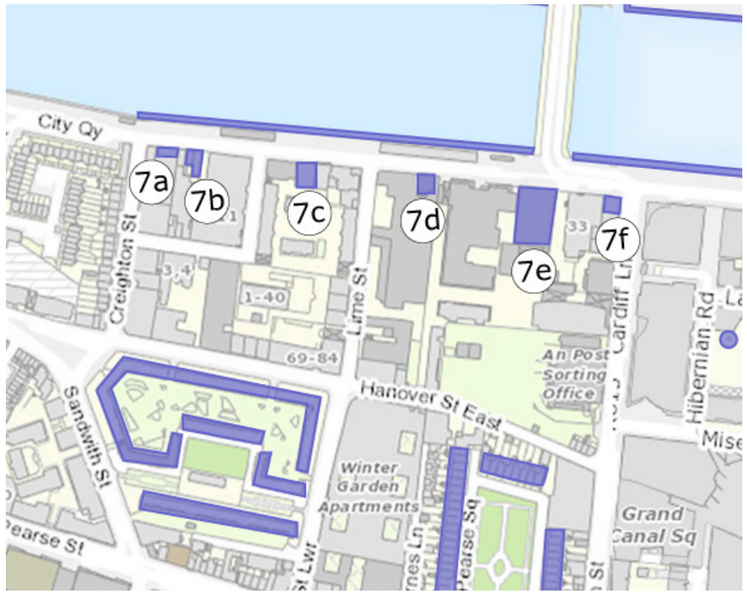


Fig. 11.71:Group 7: Sir John Rogerson's Quay buildings.



Fig. 11.72:2 Sir John Rogerson's Quay.



Fig. 11.73:4 & 5 Sir John Rogerson's Quay.

Views relevant to Sir John Rogerson's Quay Buildings: 7, 10



Fig. 11.74:Group 7 setting (Google).

Group 7: Sir John Rogerson's Quay buildings
7a) 2 Sir John Rogerson's Quay (Façade only)
Record of Protected Structures (RPS) ref. 7543
NIAH record no. 50020470

11.95 This three-bay, two storey former warehouse is attached gable-fronted. It was built in 1913-14, designed by James Evans for Tedcastle McCormack, a ship-owner. It was built on the site of an earlier factory and was later occupied by the British & Irish Steam Packet Company. It has red brick walls, laid in Flemish bond, with granite string courses and red brick pilasters with granite coping. It is now disused.

11.96 An elegant façade to what is otherwise a strictly utilitarian building. Its gable-fronted form with raised clerestory roof, is typical of the later warehouses built on the quays around the start of the twentieth century. The building contributes to the architectural variety of the waterfront and is a reminder of its mercantile past.

NIAH Survey Rating: Regional

7b) 4 & 5 Sir John Rogerson's Quay
Record of Protected Structures (RPS) ref. 7544 & 7545
NIAH record no. 50020472 & 50020473

11.97 Pair of two-bay, four-storey former terraced houses, built in c.1825 & 1830. They are of brown brick, laid in Flemish bond, with rendered quoins. They have square-headed window openings with raised render reveals and granite sills.

11.98 Once part of a larger group of late Georgian merchant houses, only these survive. While much of the early fabric has been lost, the buildings retain their traditional form and character.

NIAH Survey Rating: Regional

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 7 (CONTD)



Fig. 11.75: Columbia Mills, 14-15 Sir John Rogerson's Quay.



Fig. 11.76: Former B&I Steam Packet Company Office, 20-24 Sir John Rogerson's Quay.

7c) Columbia Mills, 14-15 Sir John Rogerson's Quay
Record of Protected Structures (RPS) ref. 754
NIAH record no. 50020474

11.99 This five-bay, three-storey former mill, was built in c.1890, and is now in use as offices. It has an attached gable-front and pitched corrugated steel roof with roof lights, hidden behind parapet which has a central pediment and painted masonry coping. There are segmental-headed window openings with render surrounds, painted masonry sills and replacement uPVC windows. It has a segmental-headed door opening, concrete step and replacement glazed door. Steel roller shutters have been added to the ground floor openings.

11.100 In 1880 a building on this site housed Thomas Crosby's sail cloth and canvas manufacturers. In 1894 it was occupied by H.M. Leask & Company. Its valuation climbed from £44 to £90, suggesting that it was rebuilt in the intervening years. It is referred to in James Joyce's Ulysses, "By lorries along Sir John Rogerson's quay Mr. Bloom walked soberly, past Windmill lane, Leask's the linseed crusher, the postal telegraph office. Could have given that address too. And past the sailors' home. He turned from the morning noises of the quayside and walked through Lime Street."

NIAH Survey Rating: Regional

7d) Former B&I Steam Packet Office, 20-24 Sir John Rogerson's Quay
Record of Protected Structures (RPS) ref. 7547
NIAH record no. 50020477

11.101 The building is a freestanding, six-bay, two-storey former office with attic storey, built in 19011. The classically influenced façade was designed by W.H. Byrne & Sons and was formally opened in 1910. The contractors were John & P. Good, costing over £35,000 to build. It is of red brick, the front (north) range is laid in Flemish bond. There is a red brick plinth course with carved limestone capping and string course, some smooth rendered walls, carved stone cornice over fascia with raised lettering to front, brown brick and yellow brick in Flemish bond to east, west and elevations of store to rear. Pitched slate roof with recent square-headed dormer windows, terracotta ridge cresting, red brick chimneystacks, and some cast-iron rainwater goods set in recesses, red brick parapet having carved masonry capping.

11.102 The British & Irish Steam Packet Company (B&I line), established in Dublin in 1836, moved their offices here to Sir John Rogerson's Quay in 1909, at a time when the company was involved in a long and costly legal battle over berthing facilities. It continued to operate successfully until 1992, its success largely built on its domination of the Dublin-Waterford-Wexford routes, made possible through its acquisition of the Waterford Steamship Company in 1870 after the latter's founders, the Malcolmson family, declared bankruptcy. The large site, with its goods sheds and rear loading platform, executed by McCoughlan's Dublin Foundry, serviced the busy terminus and offices.

NIAH Survey Rating: Regional

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 7 (CONTD)



Fig. 11.77: Tropical Fruit Co. 30-32 Sir John Rogerson's Quay, currently part of a redevelopment scheme (builtdublin.com).

7e) Tropical Fruit Co. 30-32 Sir John Rogerson's Quay
Record of Protected Structures (RPS) ref. 7548
NIAH record no. 50020478

11.103 A fourteen-bay, two-storey former warehouse with attached double-gable-front, built in c.1890. It is of red brick, laid in Flemish bond, with polychrome, moulded and cogged red brick string courses, and brick plinth course. The façade is beautifully enlivened by Dutch gables, moulded brick detailing, and the riverine keystones. It has an M-profile pitched slate roof, set perpendicular to the street, with clerestory and terracotta ridge tiles. There are segmental-headed window openings with moulded brick voussoirs, chamfered sills and some limestone keystones. There are also square-headed window openings set in shallow recesses, having cogged brick motif, granite sills, and steel bars. The casement windows are Timber framed throughout. The door openings are segmental headed with recent timber battened vehicular doors with carved limestone figurative keystones.

11.104 This former warehouse is among the most visible and recognisable landmarks on Sir John Rogerson's Quay, as a consequence of its location opposite Samuel Beckett Bridge and the quality of its brick façade. The keystones were sculpted by Edward Smyth in 1794 for Carlisle Bridge. When the bridge was rebuilt as O'Connell Bridge in 1880, with wider elliptical arches, the keystones no longer fitted, and smaller replicas were made. The originals found their way to Sir John Rogerson's Quay. The heads represent Anna Liffey (west arch) and the Atlantic Ocean (east arch), a riverine theme particularly appropriate in a quayside warehouse.

NIAH Survey Rating: Regional



Fig. 11.78: The Ferryman, Sir John Rogerson's Quay.

7f) The Ferryman, Licensed Premised, 35 & 36 Sir John Rogerson's Quay
Record of Protected Structures (RPS) ref. 7549 & 7550
NIAH record no. 50020479

11.105 Pair of three-bay, four-storey former houses, sited on a corner, built in c.1780, now in use as public house and guest house. They are of red brick, laid in Flemish bond. They feature square- and round-headed window openings which have granite sills, with both three-over-three pane and six-over-six pane timber sliding sash window. The door openings are Round-headed with carved Portland stone architrave, marigold carvings to lintel, louvered vent to fanlight, and replacement door. There is a round-headed door opening with recent timber door case and replacement door. It has a M-profile hipped slate roof, set perpendicular to the street, with red brick chimneystacks and clay pots, red brick parapet, laid in English Garden Wall bond, with granite coping.

11.106 Originally two separate houses, occupied by Michael Scanlon and James Lynch in the 1850s when the Griffith Valuation was carried out, it is probable that these buildings served as offices and shops as well as houses by that time. The trade directories in 1862 list Scanlon as a grocer and ship builder, while number 36 is recorded as a 'ship smiths' run by Charles Doherty.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 7 (CONTD)

Today this distinctive building is set in a highly visible location near Samuel Beckett Bridge. The red brick façade contrasts with the recent fabric of the surrounding buildings, making it an important reminder of the early appearance of the quayside, and lending traditional character to the surrounding area. The carved stone doorcase, timber sliding sash windows and diminishing fenestration are noteworthy features.

NIAH Survey Rating: Regional

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

11.107 The significance of this grouping of protected structures along Sir John Robertson's Quay is derived from their architectural and historical value as a series of late 18th to early 20th century buildings positioned intermittently along a developed waterfront otherwise comprised of more modern and sizeable office developments. These protected structures add variety of character to this part of the south quay and stand as important remnants of its maritime past, providing a glimpse of how the area would have appeared prior to the development of the 21st century office buildings that now inform the overriding character of Sir John Robertson's Quay. Each of the protected structures within this grouping contribute to each other's setting and significance. 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 in isolation:

11.108 The proposed development would introduce a new landmark marking the eastern end of the docklands. The proposals would be experienced together with this group of protected structures in river vistas looking east from both sides of the Liffey, and the ability to appreciate the protected structures will not be affected.

The likely effect of the Proposed Development on the protected structures is considered to be **no effect** on their significance.

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

11.109 Other consented developments would only make a negligible combined effect with the proposed development. The cumulative effect, therefore, would also be **no effect** on its significance.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 8

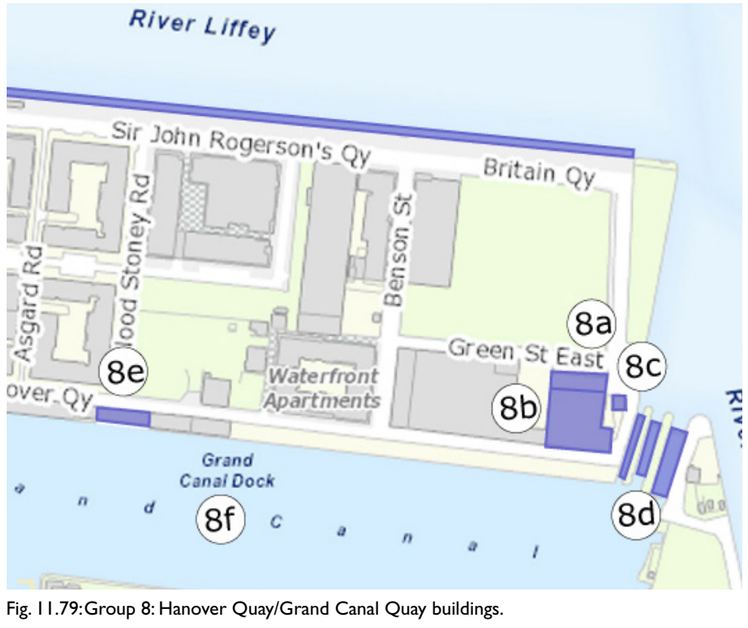


Fig. 11.79: Group 8: Hanover Quay/Grand Canal Quay buildings.

Views relevant to Hanover Quay / Grand Canal Quay Buildings: 15, 16, 17, 18

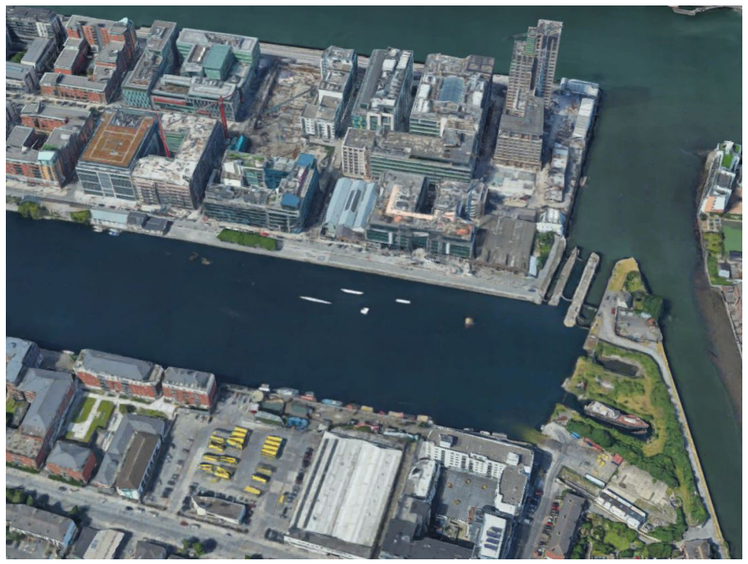


Fig. 11.82: Setting of group 8 (Google).



Fig. 11.80: 2 Green Street East, site currently inaccessibly due to redevelopment (Google).



Fig. 11.81: 10-12 Hanover Quay.

Group 8: Hanover Quay/Grand Canal Quay buildings
8a) Warehouse, 2 Green Street East
Record of Protected Structures (RPS) ref. 3328
NIAH record no. N/A

11.110 A 2-Storey, 6 bay, rubble, former warehouse with pitched slate roof and brick window reveals. Built in 1890 the building was renovated in 2000 by NBK Designs Ltd for which they won a RIAI Irish Architect Regional Award.

Consultancy assessment: Regional

8b) 3 Gable Warehouse, 10-12 Hanover Quay
Record of Protected Structures (RPS) ref. 3512
NIAH record no. 50020495

11.111 A nine-bay, single-storey former warehouse with attached triple-gable-front, built in c.1890. It is of brown brick, laid in Flemish bond, with carved granite string course and raised dressed granite and dressed Calp limestone plinth course. There is roughly coursed rubble limestone to the east elevation. It has oculi to apices of gables at the front, polychrome brick surround, moulded brick reveal, with recent square-headed timber-framed window openings within. There are segmental-headed window openings to front, moulded brick surrounds, yellow brick reveals, chamfered granite sills and timber-framed windows with steel bars, some with recent roller shutters. There are square-headed recesses to the aprons of window openings, with chamfered surrounds which are now blocked. It has a pitched corrugated roof with recently added half-dormer windows. The carved limestone coping has metal flashing to the parapets at the front (south) elevation. The yellow brick eaves course has cogged brick, and cast-iron rainwater goods. It has segmental-headed door openings, with moulded brick surrounds, recessed dressed granite reveals, and replacement timber battened doors, with recent steel gates. There are stone setts to street to front.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 8 (CONTD)

11.112 Once part of Dublin Granaries, the quality of materials and detailing used in its construction demonstrate its importance for the image of the company. The combination of brick and stone add tonal and textual variation. The symmetrical façade makes a positive contribution to the quayside. It is an important reminder of the industrial heritage of the area around Grand Canal Dock. The warehouse is currently undergoing renovation as part of wider development scheme designed by O'Mahony Pike Architects, which will see a contemporary office building of glass and metal fabric rise up above the historic structure.



Fig. 11.83: Former Lock Keepers Cottage, currently part of a redevelopment, November 2019.

NIAH Survey Rating: Regional

8c) Former Lock Keepers Cottage, Britain Quay
Record of Protected Structures (RPS) ref. 986
NIAH record no. N/A

11.113 Detached single storey, Lock Keepers cottage, constructed 1780 associated with Westmoreland, Buckingham and Camden Lock. The building is not visible behind the boundary walls, apart from the chimneys. The building is no longer in use and appears to be in a ruined condition.

Consultancy assessment: Regional



Fig. 11.84: Westmoreland Lock, Buckingham Lock, Camden Lock, Grand Canal Dock.

8d) Westmoreland Lock, Buckingham Lock, Camden Lock, Grand Canal Dock
Record of Protected Structures (RPS) ref. 987
NIAH record no. 50020496

11.114 Group of three sea locks, built 1796, connecting Grand Canal Dock with the River Liffey. Two central dock platforms having tooled granite walls and coping, inscribed lettering to walls showing names and dates, notches for machinery, and lock-gate emplacements to each elevation. Sign marking locks with name 'Grand Canal Docks'. Some cast-iron ladders and rings inset to walls. Three sets of double-leaf timber gates, with timber beams and some recent metal panels, to lock to west, pair of replacement gates to central and east lock. Stone sets and limestone paving to surface of platforms, winch mechanisms to platforms to east and centre.

11.115 Grand Canal Dock was constructed in the 1790s, to designs by William Jessop, to terminate an extension of the Grand Canal, the Circular Line, from Grand Canal Harbour at James's Street. These sea locks were an integral component of the docks, as they were designed to accommodate the tidal River Liffey with the still water of the canal. Each lock was named after English viceroys. Westmoreland Lock, the smallest of the three, was designed to accommodate canal boats, while Camden and Buckingham Locks were intended to accommodate ocean-going vessels. However, by the 1830s, the newer varieties of steam-powered paddle steamer were too large for even Camden Lock, the largest of the three, rendering the docks unfit for purpose. Buckingham and Westmoreland Locks remain in working order.

NIAH Survey Rating: Regional

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 8 (CONTD)



Fig. 11.85: No. 9 Hanover Quay (Google).

8e) No. 9 Hanover Quay
Record of Protected Structures (RPS) ref. 3513
NIAH record no. N/A

11.116 1840 detached 2 storey rubble stone former malt house with pitched roof, modern double storey extension to the west. Currently in residential use with some windows blocked up. Arched brick window headers. There is direct road access from Hanover Quay the south of the building faces directly onto the Grand Canal Basin.

11.117 Permission has recently been refused to extend the warehouse and convert it into a hotel.

Consultancy assessment: Regional



Fig. 11.86: Grand Canal Docks, Hanover Quay/Grand Canal Quay (property.ie).

8f) Grand Canal Docks, Hanover Quay/Grand Canal Quay
Record of Protected Structures (RPS) ref. 987
NIAH record no. 50020499

11.118 L-plan canal basin, built 1796, to design by William Jessop, engineer to the Grand Canal Company. Covering twenty-five acres, it was designed to accommodate 150 ocean-going vessels. There are a trio of sea locks to north-east and dry docks to east end. Roughly coursed Calp limestone walls, with squared Calp coping and tooled granite coping, some replacement coping, having cast-iron bollards and mooring posts. Dressed granite and recent render steps.

11.119 At the time of its construction, it was the largest canal dock anywhere in the British Isles. But the increasing width of steamships in the early nineteenth century rendered the limited size of the sea locks problematic, and of insufficient width to accommodate the larger ships by the 1830s. The basin was intended to facilitate the movement of goods between ocean-going vessels and canal boats, which would then be carried inland along the canal. The Grand Canal, which was begun in 1756, originally terminated at Saint James' Gate. These docks terminated a later branch, the Circular Line, which ran from Suir Road Bridge to meet the Liffey. Its construction is an important example of eighteenth-century civil engineering skill and a reminder of an early transport network which provided increased connections throughout the country. It continues as an important recreational space for a new residential quarter in the city.

NIAH Survey Rating: Regional

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

11.120 Grand Canal Dock's significance can be found in its historic importance as an example of eighteenth century civil engineering skill that allowed for the docking of large numbers of maritime vessels and also enhanced Dublin's transport connections to the rest of the country, with the canal linking through the River Shannon in the west of the country. The various protected structures that cluster around the docks represent the most significant and evident historic remnants of this area. With construction dates ranging from the late 1700s, when Grand Canal Dock was constructed, to the late 1800s, these buildings provide a glimpse of the prevailing character of this area late 19th century, and when viewed alongside the plethora of modern day office, apartment and hotel buildings, help to visually communicate the evolution of this area from a bustling docks and transport hub (once the world's largest) to what is now one of Europe's key multinational technology firm centres. Each of the protected structures within this grouping contribute to each other's setting and significance. The primary setting is of these protected structures is the River Liffey and the connected enclosed expanse of water at Grand Canal Dock.

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

11.121 The proposed development would introduce a tall building into the northern Liffey setting of this grouping. It would be seen alongside the recently completed 22 storey Capital Dock tower and contribute to the emerging character of the docklands. It would represent an enhancement to the setting through its high-quality design.

The likely effect of the Proposed Development on the protected structures is considered to be **no effect** on their significance.

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

11.122 Other consented developments would only make a negligible combined effect with the proposed development in relation to these buildings. The cumulative effect, therefore, would also be **no effect** on its significance.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 9

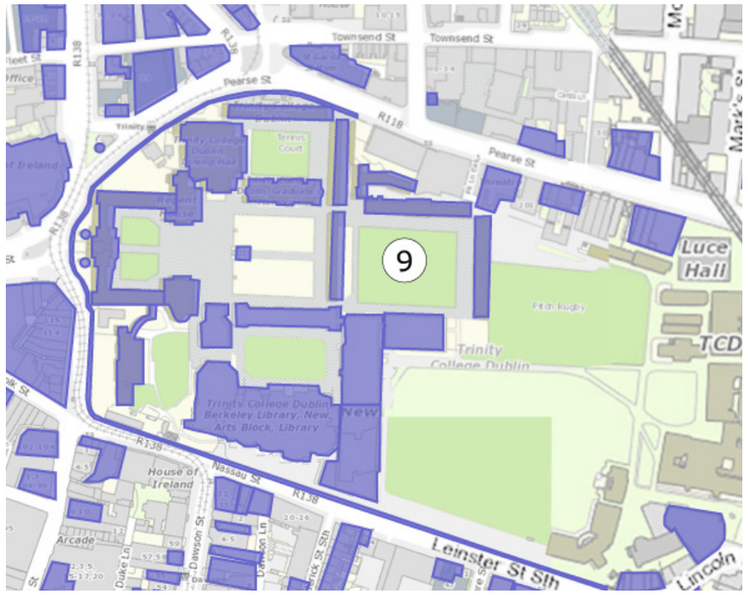


Fig. 11.87: Group 9: Trinity College and associated campus buildings.



Fig. 11.88: Drone footage of Trinity College Campus (engineersjournal.ie).



Fig. 11.89: Regent House, Trinity College.

Views relevant to Trinity College: 23a-23i



Fig. 11.90: View of Trinity Campus from Dame Street.

Group 9: Trinity College and associated Campus buildings

11.123 Trinity College occupies a 47-acre site in central Dublin, a few blocks south of the River Liffey, on College Green. The buildings on College Green are arranged around large quadrangles, and the remaining elements in the east arranged around the two playing fields. City buildings such as George Quay Plaza and Liberty Hall, along with modern additions to the campus are visible as glimpses from the principal spaces.

11.124 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. Trinity's campus contains many buildings of architectural merit and protected structures. The most historically significant buildings in the campus are as follows:

Regent House
Record of Protected Structures (RPS) ref. 1999
NIAH record no. 50020376

11.125 Regent House or the West Front, was constructed from 1752 to the designs of Theodore Jacobsen. The plans and elevations were prepared by Henry Keene and John Sanderson of London who had worked with Jacobsen elsewhere. Grandly scaled, it stretches almost 300ft across the eastern edge of College Green. It is a monumental and rich design. The entrance block has an engaged tetra style Corinthian temple front set above tall plinths. The outer bays have sash windows of standard curtailment to the four floors while the central bay is pierced by tall round headed carriage arch surmounted by a single large pedimented window. The current Front Gate was erected in the early 1870s replacing the original 1759 gates. The gate is made of oak and has high fielded diamond shaped panels constructed in oak with inner linings to panels that are constructed in pine.

NIAH Survey Rating: National

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 9 (CONTD)



Fig. 11.91: The Chapel/ Examination Hall at Trinity College.

The Theatre and Chapel
Record of Protected Structures (RPS) ref. 1999
NIAH record no. 50020379/50020380

11.126 Planned by Sir William Chambers were not executed under his direction, in 1778 he formally withdrew from the commission passing the responsibility for execution to Christopher Myers. They are therefore described as Theatre (now Examination Hall), on the south side, of 1777-86 by Christopher Myers and Chapel, on the north side, 1787-98 by Graham Myers (Christopher's son). Each consists of an apsidal hall with a three-bay arcaded vestibule and gallery above, a freestanding tetra style portico and three floors of offices to either side. From Parliament Square each reads as a large five bay, three storey block with a handsome Corinthian portico screening a two storey, three bay centrepiece. The walling is of granite ashlar, the portico and three central bays in Portland stone.

NIAH Survey Rating: National



Fig. 11.92: The Campanile by Sir Charles Lanyon.

The Campanile
Record of Protected Structures (RPS) ref. 2002
NIAH record no. 50020386

11.127 A bell tower donated by then Archbishop of Armagh, Lord John Beresford, designed by Sir Charles Lanyon, sculpted by Thomas Kirk and completed in 1853. It stands on the central axis of Library Square. Originally intended to be linked to the buildings on either side by an "arcaded screen," the campanile is often used pictorially to represent Trinity College. The belfry is a cylindrical chamber encircled by engaged Corinthian columns and pierced by tall round-headed openings with cast-iron traceried grilles. The four figures at the base of the belfry, sculpted by Kirk, represent Divinity (seen holding a cross), Science, Medicine and Law.

NIAH Survey Rating: Regional



Fig. 11.93: The Graduates Memorial Building.

Graduates Tercentenary Memorial Building
Record of Protected Structures (RPS) ref. 2004
NIAH record no. 50020384

11.128 The Graduates Tercentenary Memorial Building was constructed to celebrate three hundred years of the college. In May 1897, tenders were invited to design a replacement for the residential buildings known as Rotten Row which were almost architecturally indistinguishable from the nearby Rubrics, which stood from circa 1700. Sir Thomas Drew's tall, picturesque, Tudor idiom designs were selected, and the rebuilding carried out in 1897-1902. The building is divided into three houses: House 28, and House 30, as student residences, with House 29 in the centre of the building, for the use of the college's societies.

NIAH Survey Rating: Regional

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 9 (CONTD)



Fig. 11.94: The Dining Hall by Hugh Darley.



Fig. 11.95: One of the Botany Bay ranges.



Fig. 11.96: The Printing House.

Dining Hall
Record of Protected Structures (RPS) ref. 1999
NIAH record no. 50020378

11.129 Dining Hall of c.1760-5 by Hugh Darley. In the 1740s Richard Cassels designed and built a Dining Hall on this site replacing an earlier structure. However, on two separate occasions, the vaults collapsed, and it was eventually replaced by Hugh Darley's building that we see today. Darly's rebuild is a sturdy, spacious hall prefaced by an entrance hall. From Lewis, A Topographical Dictionary of Ireland, 1837 "The refectory is a neat building, ornamented with four Ionic pilasters supporting a cornice and pediment over the entrance; a spacious ante-hall opens into the dining-hall. Over the ante-hall an elegant apartment has been recently fitted up for the Philosophy school and furnished with a valuable collection of philosophical and astronomical instruments; and in it are delivered the public lectures of the professors of natural philosophy and astronomy". It was severely damaged by a fire in 1984 and has since been restored by Dublin architects de Blacam and Meagher.

NIAH Survey Rating: National

Botany Bay Buildings
Record of Protected Structures (RPS) ref. 2005
NIAH record no. 50020385

11.130 North and East are late Georgian residential ranges of 1791 to 1818 in Calp stone with granite architraves and a continuous string course at second floor level. The granite fronted north range by Richard Morrison was completed in 1816 (Fig. 11.72).

NIAH Survey Rating: Regional

Printing House
Record of Protected Structures (RPS) ref. 2003
NIAH record no. 50020390

11.131 The Printing House of 1734 was designed by Richard Castle as a 'stone garden temple' concealing its true purpose. Its western elevation is a seven bayed gabled hall of Calp rubble. The southern front is rusticated in Portland stone with an Italianate doorcase flanked by niches, screened by a tetra style Roman Doric portico. The basement originally contained the printing press, the principal room was used for type setting and the attic housed drying rooms.

NIAH Survey Rating: National

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 9 (CONTD)



Fig. 11.97: One of the Halls of Residence in New Square.

New Square Halls of Residence
Record of Protected Structures (RPS) ref. 2003
NIAH record no. 50020391/50020392

11.132 Detached twenty-one-bay three-storey halls of residence, built 1836. The two residential blocks framing New Square in a strictly neo-Classical style. The three storey ranges are in stone ashlar with wide views across playing fields. They are divided into 'houses' and comprise varying sized apartments with bedrooms, bathrooms and kitchen facilities.

NIAH Survey Rating: Regional



Fig. 11.98: Rubrics at Trinity College.

Rubrics
Record of Protected Structures (RPS) ref. 2004
NIAH record no. 50020387

11.133 Rubrics is the oldest existing building in Trinity College built around 1700. Originally part of a group of three red brick residential ranges, two of which have been demolished. In 1840 three bays of the Rubrics were removed from each end and in 1894 a new brick facing, and curvilinear gables were added by R J Stirling.

NIAH Survey Rating: Regional



Fig. 11.99: Museum Building by Deane and Woodward.

Museum Building
Record of Protected Structures (RPS) ref. 2003
NIAH record no. 50020394

11.134 The Museum Building of 1853-7 by Deane and Woodward is considered a landmark in the development of Gothic Revival, and an early manifestation of Ruskinian Gothic It is broadly Venetian Gothic in character with rounded paired windows with foliated pilasters and on the walls between them are roundels of coloured marble. The first-floor string course is a gigantic foliated ribbon. The rich decorations are contained within carefully controlled elevations. The grand stair hall survives inside.

NIAH Survey Rating: International

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 9 (CONTD)



Fig. 11.100: The Old Library.



Fig. 11.101: The Reading Room at Trinity College.



Fig. 11.102: The Provost House at Trinity College.

Old Library
Record of Protected Structures (RPS) ref. 2004
NIAH record no. 50020389

11.135 The Old Library was built 1712-33 by Thomas Burgh. A huge building, it originally towered over the university and city after its completion. Even today, it is imposing and dominates the view of the college from Nassau Street. The building has undergone two major adaptions. Originally the library was placed on an open ground floor arcade whose purpose was to insulate the books from damp. This was filled in during the 19th century for more shelf space. The timber tunnel vaults that cap the library are not original, being added by Deane & Woodward in 1858-60. Originally the library had a high flat ceiling. Deane & Woodward were also responsible for the mansard roof.

NIAH Survey Rating: National

Hall of Honour (The Reading Room)
Record of Protected Structures (RPS) ref. 1999
NIAH record no. 50020388

11.136 Hall of Honour, 1928, was erected as a memorial to the 463 members who died in WWI. Designed by Thomas Manly Deane this is a single storey pavilion raised upon a podium with a Doric portico. The walls are framed by angle pilasters and pierced by large windows. The Hall of Honour was conceived in conjunction with a 'Reading Room' to be built when funds became available. In 1935-7 a small classically inspired octagonal top lit galleried reading room was built to the rear, connected by tunnel to the Long Library and intended for the use of Postgraduate students. This was the last work of Deane but executed out by Richard Orpen.

NIAH Survey Rating: Regional

Provost House
NIAH record no. 50020381

11.137 The Provost House was built for Provost Francis Andrews from 17511. The head of the college was provided with a sumptuous residence in a solid Palladian design with a central Venetian window and Doric pilasters. The interior is elaborately decorated. A John Smith, architect, was paid for the plan but may not be responsible for building as executed. The saloon which takes at first floor features plasterwork by Patrick and John Wall.

NIAH Survey Rating: National

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 9 (CONTD)



Fig. 11.103: Berkley Library.



Fig. 11.104: James Ussher Library.



Fig. 11.105: The Arts Block at Trinity.

Berkeley Library
Record of Protected Structures (RPS) ref. 2003
NIAH record no. 50020393

11.138 Berkeley Library was built in 1967 to designs by Paul Koralek of Ahrends Burton and Koralek. Following an international competition, the winning practice produced an inspired building, subtle in its relationship to the existing buildings and squares. A raised smooth granite podium reached by steps and ramps was formed by a large underground book stack linked to the old library. The style is Brutalist with broad expanses of masonry juxtaposed with deeply undercut portals and a variety of window forms.

NIAH Survey Rating: National

James Ussher Library
Record of Protected Structures (RPS) ref. 2006
NIAH record no. N/A

11.139 Built in 1998 by McCullough Mulvin Architecture and Keane Murphy Duff as an addition to the Berkeley Library of 1967. It is a tripartite structure aligned north south and set above a podium continuous with that of the Berkeley. To the west it is a solid rectangular five storey book block orthogonally aligned with the college grid. To the east it is a prismatic four storey reading room block. The design was driven by the concept of zoning blocks for readers.

Consultancy assessment: Regional

Arts and Social Science Block
Record of Protected Structures (RPS) ref. 2006
NIAH record no. N/A

11.140 Academic block, including the Lecky Library and the Douglas Hyde Gallery, was built in 1978 by Ahrends Burton and Koralek soon after the completion of the Berkeley Library. It has a sharp faceted granite clad elevation to Nassau Street and glazed elevations with projecting elements to Fellowes' Square. A glazed storey attic was added in 2002.

Consultancy assessment: Regional

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 9 (CONTD)

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

11.141 Trinity College and many of its campus buildings hold significant historic, cultural and aesthetic value to Dublin, and stand as some of the city centre's most valued and recognisable structures. The college hosts the largest concentration of monumental 18th-century buildings in Ireland and represents the most complete university campus of the period in Ireland. While each of the protected structures found at Trinity contribute to the richness of the campus character as a whole, they also each possess their own individual qualities and significance.

The mid-18th century, Theodore Jacobsen-designed Regent House, with its monumental form and rich design, is for many the public face of the college and the primary point of entrance to Parliament Square, and forms a key landmark at the eastern end of College Green, where its expansive façade terminates views looking east along this important city centre plaza.

The near matching porticoes of the theatre and chapel buildings not only express their important functions but create an important articulation in the plan form of Parliament Square, effectively creating two distinct spaces between the Regent House and the Campanile, the latter an iconic bell tower significant for its early Victorian flamboyant architecture and as a free-standing centrepiece and symbol for the College.

The late Victorian Graduates Tercentenary Memorial Building derives its significance as a later enclosing building that replaced an earlier plain Irish Georgian range. It is a complex individualistic design which fits less well with either the older red brick early Georgian or the restrained Classical style of Parliament Square.

The Dining Hall serves as a secondary though early contributor to the enclosure of Parliament Square and displays a tidy, symmetrical exterior that is Ionic in style and boasts several fine interior elements, including the staircase and the Common Room.

The architecturally simple and elegant Botany Buildings are of high significance as part of the fabric of the College but are also contributors to the outer edge of the College at the College Street, Pearse Street junction, their principal role being as elements of enclosure.

The Printing House was designed by Richard Castle, the German architect of Russborough and Powerscourt, and stands as one of Trinity's more modestly scaled buildings though its elaborate pedimented Doric portico with rusticated façade gives the building the appearance of a classical temple rather than a simple printing house and helps expresses it presence into New Square, despite is positioning set back from the square.

The Old Library is probably the most significant of all the campus buildings, being early Georgian and extremely elegantly composed. Its settings both north and south, of Library Square and Fellows Square respectively are themselves high quality spaces.

The Hall of Honour is a modest single storey structure on the south side of Parliament Square, as a counter part to the Dining Hall on the north side. It achieves this role rather inadequately, although it has that setting to its benefit. It also has a dominant southern backdrop of the modern Long Room Hub, the setting this side being less precious.

Provost House has a palatial composition, and though sited at the south west edge of the campus where it has a reduced formal setting relationship with other buildings in the campus, it is a high status member of the campus group and enjoys an interesting setting onto both Grafton Street as well as the charming green space of Provost's Garden.

Berkley Library, James Ussher Library and the Arts and Social Science Block all derive their significance as high-quality late 20th/early 21st century architectural additions to the campus, which have rejected pastiche design approaches and embraced more contemporary, modernist principles.

The buildings of Trinity College are arranged around large quadrangles and generally inward-looking, creating a tranquil collegiate environment within which the protected structures at Trinity College contribute to each other's setting and significance.

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

11.142 The proposal would be visible along parts of Dame Street, on the approach towards Trinity College as part of the backdrop setting. The recently complete 22 storey Capital Dock is already part of this backdrop. The proposals would disappear from view at College Green, and would not be visible from Dublin City Council's proposed 'core' plaza pedestrian and civic space. The proposals are hardly discernible from within the college internal courtyards.

The likely effect of the Proposed Development on the protected structures is considered to be **no effect** on their significance.

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

11.143 Apollo, Hawkins and College Houses would change the setting to the north of Trinity College; however, these consented schemes and the proposed development would not be experienced together along with the college. There would be **no cumulative effect**.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 10

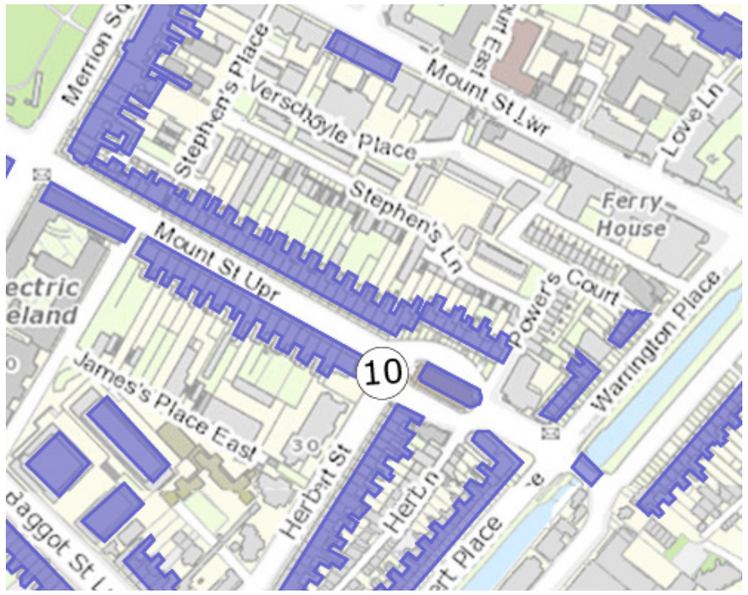


Fig. 11.106: Group 10.

Views relevant to St. Stephen's Church: View 29



Fig. 11.108: St. Stephen's Church in its residential setting.



Fig. 11.107: St. Stephen's Church, Upper Mount Street (curiousireland.ie)

10) St. Stephen's Church
Record of Protected Structures (RPS) ref. 5601
NIAH record no. N/A

11.144 St. Stephen's Church, also known as The Pepper Canister Church or the Pepper Pot Church was the last of a series of Georgian Churches built by the Church of Ireland, it is the formal Church of Ireland chapel-of-ease for the parish of the same name. It was built on the land of the Pembroke estate – the medieval manor of Merrion (on ground donated by the family). The church, situated on Mount Street Upper was begun in 1821 by John Bowden and completed by Joseph Welland after the former's death. The nickname derives from the shape of the spire, resembling a pepper canister.

11.145 Major conservation works, including the restoration of the distinctive copper dome cupola and the full repair of the entire front of the church, were completed in 2010 in a restoration programme started in 2007. The Pembroke pew is still identifiable.

Consultancy assessment: Regional

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

11.146 The significance of this church lies int its aesthetic value, particularly the copper domed cupola. Historic value is derived from its it being the last Georgian Church built by the Church of Ireland. Communal value also lies in its role as a church and its local reference as being the 'Pepper Pot Church'. The primary setting is Mont Street Upper, Herbert Street and Herbert Lane.

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

11.147 The proposed development would introduce a tall building to the protected structure's wider setting when viewed along Herbert Street. It would not be experienced as a direct backdrop and would not detract from its local land mark status.

The likely effect of the Proposed Development on the protected is considered to be **no effect**.

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

11.148 No consented developments would appear in views towards the church and there would be no combined effect with the proposed development. The cumulative effect, therefore, would also be **no effect** on its significance.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

PROTECTED STRUCTURES GROUP 11

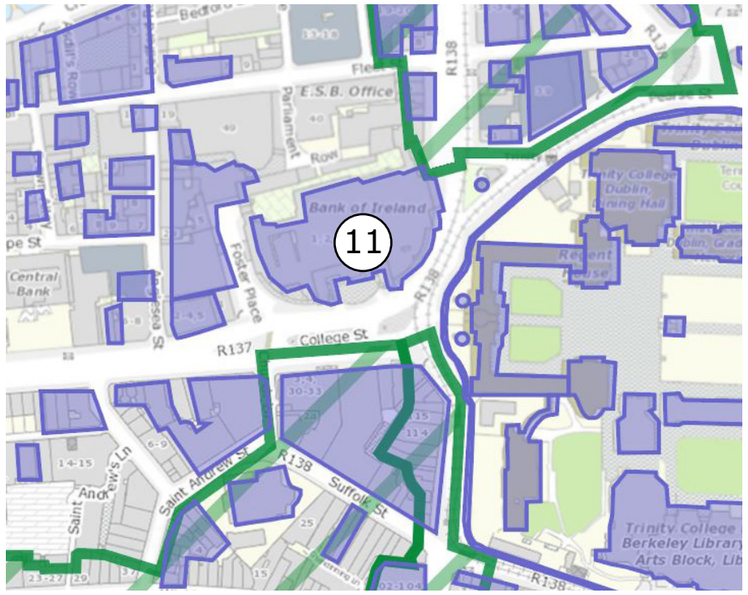


Fig. 11.109: Group 11.

Views relevant to Bank of Ireland: 23f, 23g, 23h



Fig. 11.110: Fig 9.61: Bank of Ireland, bird's eye view (Bing maps).

11) Bank of Ireland, College Green
Record of Protected Structures (RPS) ref. 1986
NIAH record no. N/A

11.149 The Bank of Ireland was originally built as the Irish Houses of Parliament in 17211. It was the first purpose building two chamber parliament house and served as the seat of both chambers (the Lords and the Commons) of the Irish Parliament. The building was designed by Edward Lovett Pearce, a young architect and Member of Parliament. Semi circular in shape the building fronts onto College Green with a principal entrance consists of a colonnade of ionic columns extending around the three sides of the entrance quadrangle.

11.150 The building was later extended by James Gandon (also the architect of Custom House). Between 1785 and 1789 he added a new peers' entrance to the east. Another extension was added on the west in 1787 by Robert Parke. The extensions were modified when the Bank of Ireland gained ownership in 1803 giving an architectural and visual unity.

11.151 The building is a two storey, ashlar faced complex presenting a giant order of Ionic columns to College Green. It was built on the site of Chichester House from 1728-29 and, together with Trinity College, these buildings established the distinctive civic character of College Green in the eighteenth century. It was built to accommodate the Irish Parliament "in a style more magnificent and more obviously democratic than its counterpart in London" (Phaidon, p. 30). The dissolution of the Irish Parliament in 1801 led to the redundancy of the building and it was adopted as the new headquarters of the Bank of Ireland. After a competition it was remodelled by Francis Johnston to accommodate its new role. Johnston's main development inside the building was the introduction of a tall top-lit banking office behind Pearce's original front while he retained the Pearce's House of Lords which still survives. He also adjusted the exterior screen walls to their present form. The complex was subject to improvements in 1889 including the repaving of the courtyard and introduction of new railings and entrance gates.



Fig. 11.111: Fig 9.62: Bank of Ireland as seen from Dame Street.

Consultancy assessment: International

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

11.152 The Bank of Ireland is of special architectural, historical, cultural, and social interest. It is an object building at the junction of College Green with College Street and Grafton Street. Together with Regent House, which forms the entrance to Trinity College campus, the two buildings form the focus of views along Dame Street and College Green and represent the heart of the Georgian city. This immediate setting of the Bank contributes to its significance. The wider setting towards the development site, however, includes unsympathetic 20th century buildings.

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

11.153 From the protected structure's immediate College Green setting, the proposed development would not be visible. Further west, from the eastern end of Dame Street where views of the protected structure's southern frontage can be gained, the proposed development would be screened from view by the mature street trees at College Green. The proposed development would not affect the immediate setting of the Bank.

The likely effect of the Proposed Development on the protected is considered to be **no effect**.

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

11.154 Apollo, Hawkins and College Houses would change the setting to the north-east of the Bank; however, these consented schemes and the proposed development would not be experienced together along with the Bank. There would be **no cumulative effect**.

11.0 EFFECTS ON BUILT HERITAGE RECEPTORS (CONTD)

NIAH GROUP 1

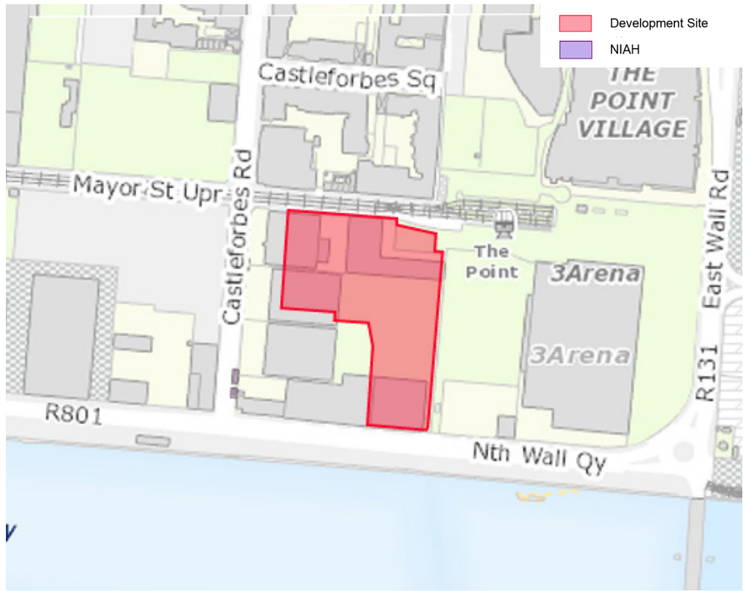


Fig. 11.112: Map indicating location of NIAH recorded buildings adjacent to site.



Fig. 11.113: One of the red brick utility buildings.



Fig. 11.114: One of the red brick utility buildings.

Views relevant to electricity substations: View 14

11.155 The National Inventory of Architectural Heritage (NIAH) is the mechanism used to identify sites/structures of special architectural interest across the country. Structures which are designated as being of Regional importance or above may form part of Ministerial Recommendations for inclusion in the RPS however these do not enjoy protection under the Planning & Development Act 2000 (as amended) until they have been officially added to the RPS.

11.156 There are two Electricity Substation buildings immediately adjacent to the development site, on Castleforbes Road, listed on the NIAH website. They are described as follows:

Electricity Substation
NIAH record no. 50011185

11.157 Two detached single-storey electricity substations-built c.1900, northern being six-bay and southern two-bay. Bitumen covered pitched roofs hidden behind brick parapet walls with terracotta coping to larger structure, concrete coping to smaller, both having small gable to their gable elevations. Red brick walls laid in Flemish bond with brick plinth courses and moulded brick cornice to base of parapets and cast-iron downpipe breaking through to larger structure only. These two diminutive structures were built as utilitarian pieces of electrical infrastructure in the industrial docklands area. The subtle yet decorative brick detailing attests to the attention to aesthetic detail that remained so important until the early twentieth century while forming an attractive element on the streetscape.

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

11.158 These pair of late 19th century electricity substations display a degree of attention to detail in their designs that aesthetically elevates them above what one might typically expect from a piece of small-scale electrical infrastructure, and in turn, their attractive forms contribute positively to the character of the local streetscape. Castleforbes Road, a street that is in transition and focus of ongoing redevelopment, forms the primary setting to these buildings. The development site is positioned to the east of the substation buildings and in its current cleared and hoarding-enclosed state is a detracting element within their setting. The pavement surrounding the structures is included in the concurrent SDZ application to facilitate works to the pavement.

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

11.159 The proposed development would change the setting of these substations and introduce new high quality public realm and landscaping proposals. This would constitute a much-improved setting.

The likely effect of the Proposed Development on the protected structures is considered to **enhance** their significance due to the improvement in the immediate context and public realm.

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

11.160 Other consented developments would only make a negligible combined effect with the proposed development in relation to these buildings. The cumulative effect, therefore, would also be to **enhance** on their significance.

12.0 VISUAL IMPACT ASSESSMENT

Introduction

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

12.2 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.

12.3 The locations of all 54 viewpoints, are shown across the views maps at Fig. 12.1 and 12.2. One kinetic study comprising a sequence of 9 views is included within this set of 54 views. These 9 views are focused along Dame Street and College Green, and from Trinity College, and are labelled Views 23a-i. This kinetic study illustrates the experience of the street, its focus and potential backdrop elements as the viewer moves from west to east. It enables an assessment of the effect of the proposed development on the whole experience of movement through the townscape from viewpoints which in themselves have no individual townscape status.

12.4 Each of the views contain three images:

i. an existing view photograph; and
ii. a verified view of the proposed development either as a wireline projection (red wireline) or 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

12.5 Wireline projections of the proposed development denote the outline of its built form, and do include elements of soft landscaping or greening. Where wireline projections of the proposed development are screened behind trees and/or other buildings, the wireline is shown as dotted, not solid. All cumulative schemes are shown with a solid line. 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

12.6 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.

12.7 The commentary of the 'proposed' image starts with the 'quantitative and qualitative change' text. This allows 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 in to its design have been considered. The significance of the residual effect is then presented.

12.8 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.

12.9 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'**).

12.10 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.

12.11 The adjacent maps (Fig. 12.1 and 12.2) show 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.

12.12 Following is the list of the 54 townscape views:

View 1: Centre of Butt Bridge, looking east

View 2: George's Quay, south end of Butt Bridge, looking east

View 3: City Quay beside Matt Talbot Statue, looking east

View 4: Centre of Talbot Memorial Bridge, looking east

View 5: City Quay, next to 'The Linesman' statue, looking east

View 6: City Quay end of Sean O'Casey Bridge, looking east

View 7: Centre of Sean O'Casey Bridge, looking east

View 8: Rear of IFSC House facing George's Dock Platform, looking east

View 9: Outside No. 1 George's Dock, looking east

View 10: West of Campshire Hall on St John Rogerson's Quay, looking east

View 11: Centre of Samuel Beckett Bridge, looking east

View 12: Opposite the Dublin Convention Centre, Sir John Rogerson's Quay, looking north-east

View 13: Junction with Blood Stoney Road, opposite No.60 Sir John Rogerson's Quay, looking north-east

View 14: Opposite Capital Dock, Sir John Rogerson's Quay, looking north

View 15: West side of Grand Canal Bridge, looking north-east

View 16: Grand Canal Dockyard, at northern end of South Dock Road, looking north

View 17: Centre of Bridge Street Bridge (River Dodder), looking north

View 18: Green at end of Grand Canal Street Upper, looking north

View 19: Centre of Tom Clarke Bridge, looking north-west

View 20: North side of Tom Clarke Bridge, looking west

View 21: East Link Toll Road, facing junction with Cambridge Road, looking north-west

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

View 22: Outside No. 126 Ringsend Park, looking west

View 23a: Dame Street, by Exchange Street Upper, looking east

View 23b: Dame Street, outside no.19, looking east

View 23c: Dame Street, by South Great George's Street, looking east

View 23d: Dame Street, outside no.24, looking east

View 23e: Dame Street, outside no.32, looking east

View 23f: Dame Street, by Trinity Street, looking east

View 23g: Dame Street, opposite Angelsea Street, looking east

View 23h: Dame Street, outside the Bank of Ireland, looking east

View 23i: From within Trinity College, looking east

View 24: West end of Blessington Street, looking south-east

View 25: Berkley Road junction with Eccles Street, looking south-east

View 26: Summerhill Parade Bridge over Royal Canal, looking south-east

View 27: Royal Canal Cycle route, looking south-east

View 28: Front of the Custom House, Custom House Quay, looking east

View 29: Outside No.29 Herbert Street, looking north-east

View 30: Southwest corner of Merrion Square, looking north-east

View 31: By O'Connell Bridge, looking east

View 32: Centre of Mountjoy Square Park, looking south-east

View 33: Mayor Street Upper, looking east

View 34: Point Square, looking south-west

View 35: North Wall Quay, opposite New Wapping Street, looking north-east

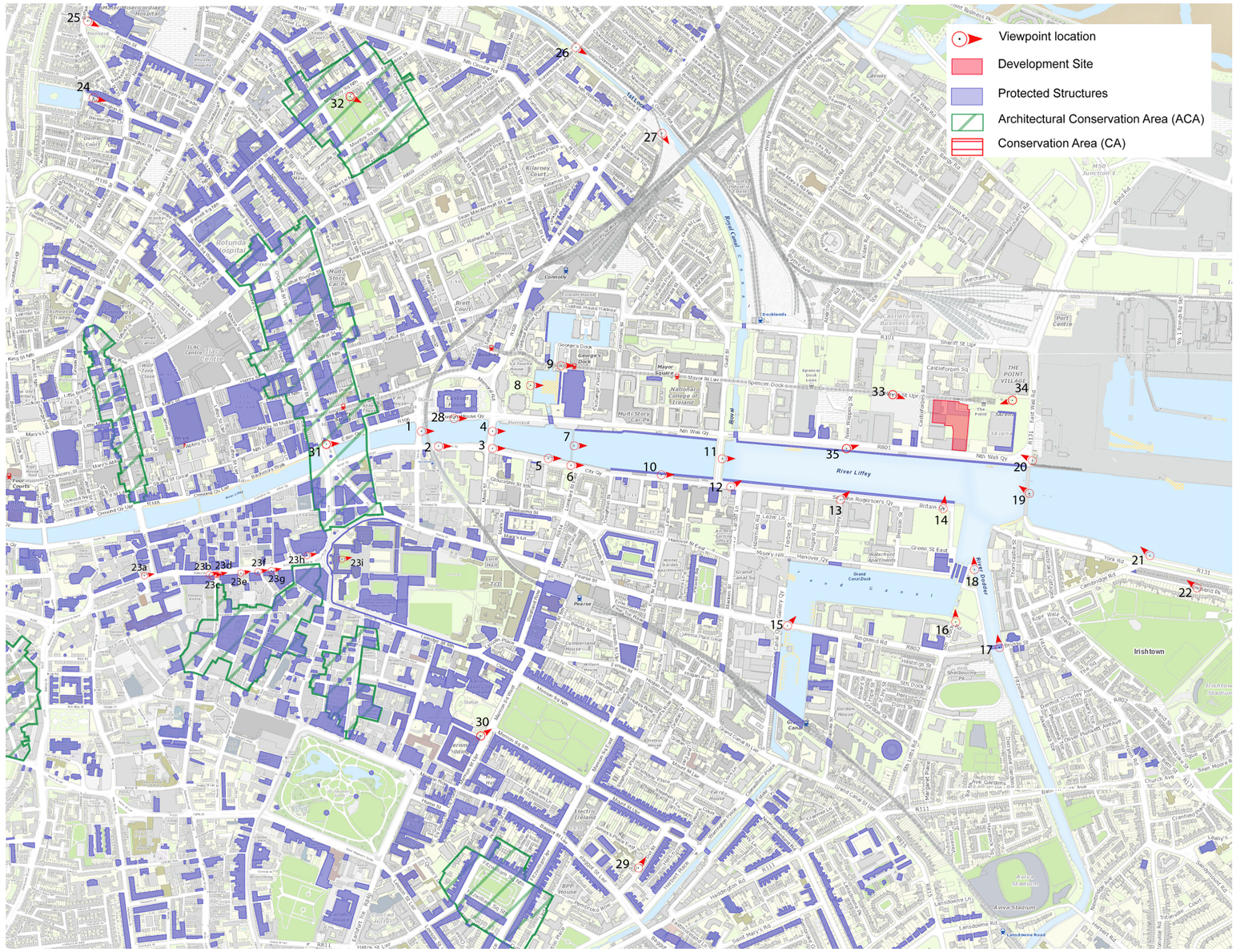


Fig.12.1: Map showing the position of Viewpoints 1-35 .The development site is shown in red.

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

View 36: Phoenix Park

View 37: Glasnevin Cemetery, Finglas Road

View 38: Fairview Park

View 39: Clontarf Road (promenade)

View 40: Bull Island

View 41: Howth cliff walk

View 42: Sean Moore Park, Strand Road

View 43: Dún Laoghaire west pier

View 44: The Obelisk, Killiney Hill

View 45: The Blue Light, Barnacullia

View 46: Marley Park

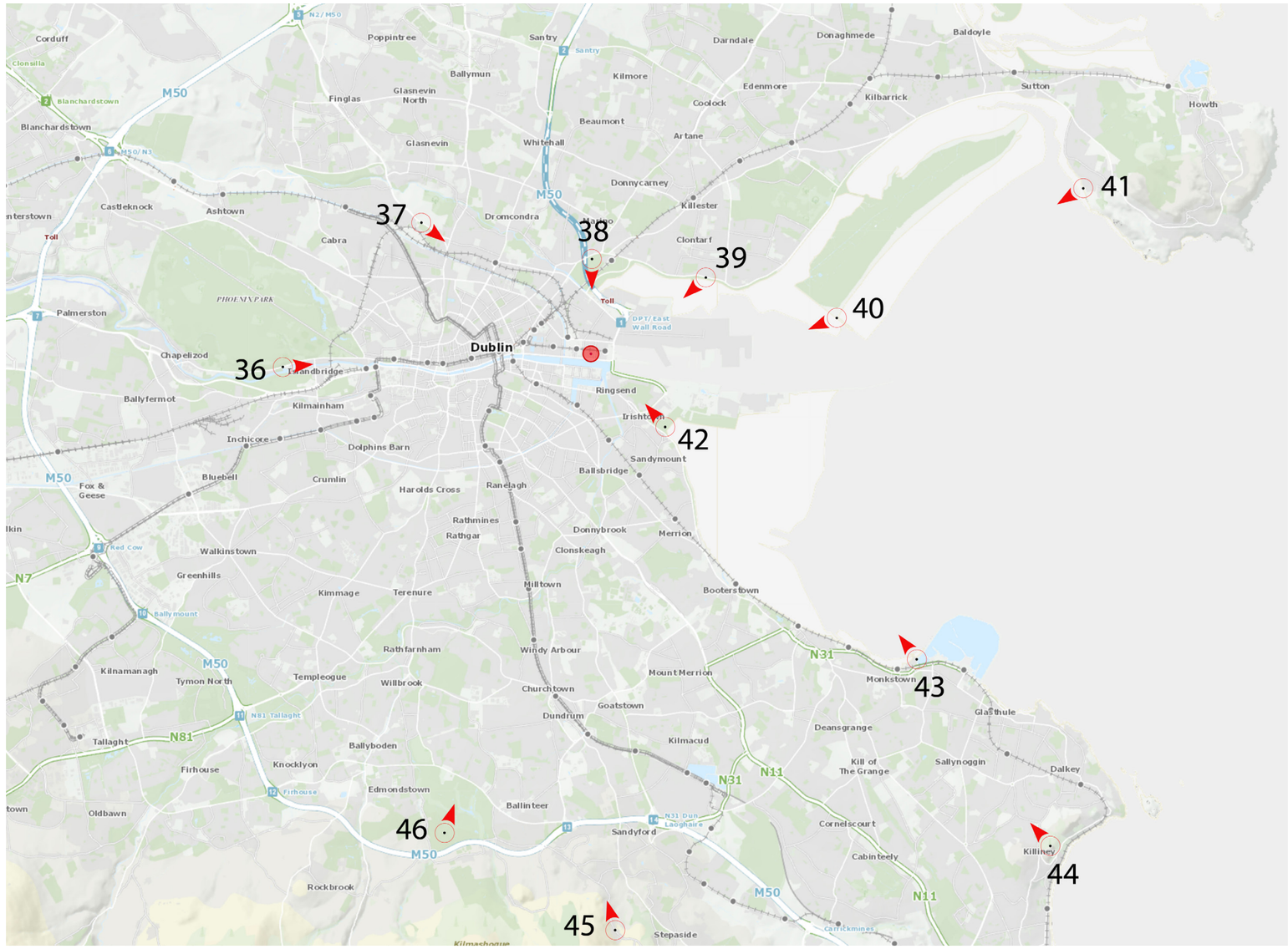


Fig.12.2: Map showing Viewpoints 36-46. The development site is shown in red.

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12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 1 - CENTRE OF BUTT BRIDGE, LOOKING EAST

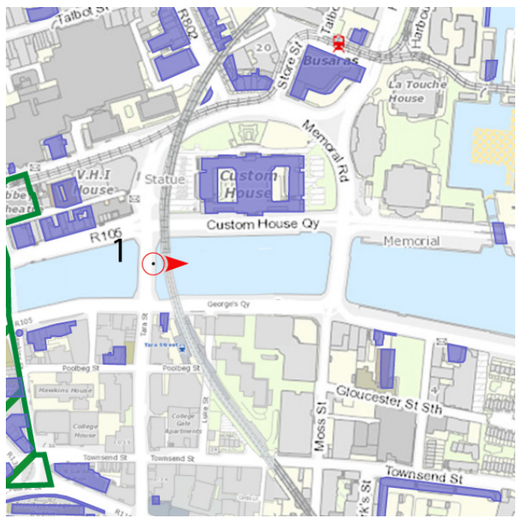
Existing

The view is from the centre of Butt Bridge looking east, along the River Liffey and its Quays. The view is dominated by the underside of the railway bridge, which runs parallel to Butt Bridge, and the waterscape, which draws the eye along the built-up Quays towards the Talbot Memorial Bridge. This is a point where the Liffey widens considerably. To the left the Custom House is clearly visible; however it is obstructed from full view by the railway bridge which obscures the roof and dome. This is a complex viewing position, dominated by both the railway bridge, the waterscape and activity on the Quays; construction cranes and a large cruise ship in the distance add to the chaotic view. The 22 storey Capital Dock tower, opposite the site, can be seen at the end of Sir John Rogerson's Quay.

Sensitivity of the view to change

This view, is of medium sensitivity, with the Custom House on the left but partially obscured by the railway bridge, and a generally modern view of the city's riverside.





VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 1 - CENTRE OF BUTT BRIDGE, LOOKING EAST



Proposed

The proposals introduce two tall elements of very high quality into the centre of this view, which provide a focus to the docklands and enlivens a currently undistinguished part of the Liffey corridor.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **moderate** and **beneficial.** This effect does not accord with the Significance Criteria (Fig 2.1 of Chapter 2.0) owing to the obvious visibility of the proposed development.

VIEW 1

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12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 1 - CENTRE OF BUTT BRIDGE, LOOKING EAST



Cumulative Effect

The Spencer Place South scheme would appear marginally in the foreground of the proposed development, and would be much of the same scale as other mid-rise North Lotts developments. The effect would remain **moderate** and **beneficial.**

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 1

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

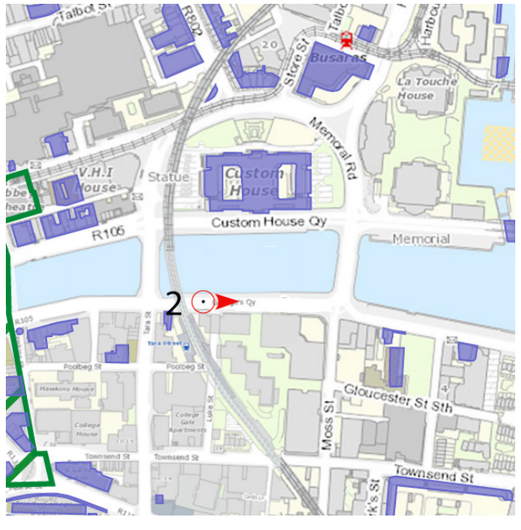
VIEW 2 - GEORGE'S QUAY, SOUTH END OF BUTT BRIDGE, LOOKING EAST

Existing

This view from George's Quay is a good viewing point for the Custom House, which is clearly visible on the opposite bank of the River Liffey. Whilst looking towards the development site the view takes in a large portion of George's Quay on left, a section of river and three bridges; Matt Talbot Bridge, Sean O'Casey footbridge and the sweeping arm of Samuel Beckett Bridge in distance. The large modern glass and flat sandstone blocks of the IFSC complex project from behind the eastern wing of the Custom House. East of the IFSC complex the building height steps down at Custom House Quay. Followed by the red brick and rendered Hilton Hotel, the Convention Centre, and the Central Bank. These striking buildings are easily identified due the Convention Centre's large canted drum and Central Bank's unique gold sculptural facade. The right of the view features the distant the Poolbeg chimneys, the towering Capital Dock building, a red brick warehouse on the corner of City Quay and the Ulster Bank building that fronts George Quay Plaza.

Sensitivity of the view to change

This view, is of medium sensitivity, mostly in relation to the Custom House on the left.



VIEWPOINT LOCATION



12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 2 - GEORGE'S QUAY, SOUTH END OF BUTT BRIDGE, LOOKING EAST



Proposed

The proposals introduce two tall elements of high quality architecture into the centre right of this view, which would form a high-quality landmark and distant marker for the docklands, giving an elegant focus to this river view. The upper public viewing deck is a recognisable feature even at this distance, giving a sense of ownership to all those who know this unique experience is available.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **minor** and **beneficial.**

VIEW 2

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12.0 VISUAL IMPACT ASSESSMENT (CONTDD)

VIEW 2 - GEORGE'S QUAY, SOUTH END OF BUTT BRIDGE, LOOKING EAST



Cumulative Effect

The Spencer Place South scheme would appear marginally in the foreground of the proposed development, and would be much of the same scale as other mid-rise North Lotts developments. The effect would remain **minor** and **beneficial**.

- NORTHBANK HOUSE
- COOPERS CROSS
- SPENCER PLACE NORTH
- SPENCER PLACE SOUTH
- EXO BUILDING
- CASTLEFORBES BUSINESS PARK EAST
- CASTLEFORBES BUSINESS PARK WEST
- NOS. 1-4 EAST ROAD SHD
- DOCKLANDS INNOVATION PARK
- TARA STREET
- HAWKINS HOUSE
- APOLLO & COLLEGE HOUSE
- CONNOLLY QUARTER SHD

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 2

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 3 - CITY QUAY BESIDE MATT TALBOT STATUE, LOOKING EAST

Existing

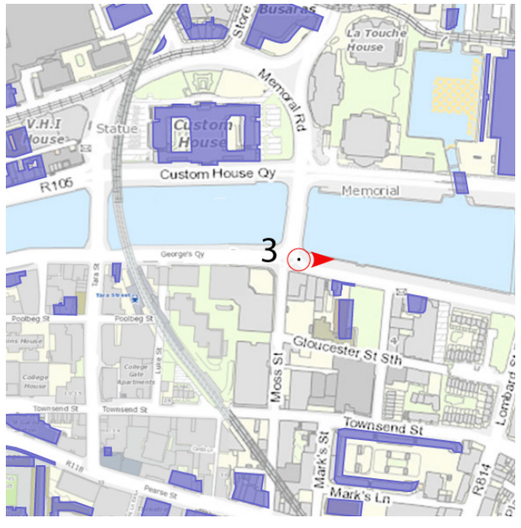
This view from City Quays next to the Matt Talbot statue on the left, is dominated by the boardwalk along the south of the Liffey. The North Docks skyline from left comprises of the CHQ building, Hilton Hotel, Citigroup, Spencer Dock, Convention Centre, PWC, Central Bank and finally the office blocks next to the development site are visible at the end of North Wall Quay. Sean O' Casey footbridge and Samuel Beckett Bridge are both visible over the river. Capital Dock at 22 storeys is visible on the south quayside to the right. The remainder of the townscape that overlooks the south riverfront is obscured by tree coverage.

Sensitivity of the view to change

This view, is of medium sensitivity.



EXISTING



VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 3 - CITY QUAY BESIDE MATT TALBOT STATUE, LOOKING EAST



Proposed

The proposals appear in the centre of this view, drawing the eye along the Liffey and focusing the river vista. The landmark quality of the tallest elements are enhanced by the high quality design and the addition of vertical greening and graduated glazing across their facades.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **minor** and **beneficial**.

VIEW 3

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12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 3 - CITY QUAY BESIDE MATT TALBOT STATUE, LOOKING EAST



Cumulative Effect

The Spencer Place South scheme would appear marginally in the foreground of the proposed development, and would be much of the same scale as other mid-rise North Lotts developments. The effect would remain **minor** and **beneficial**.

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 3

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

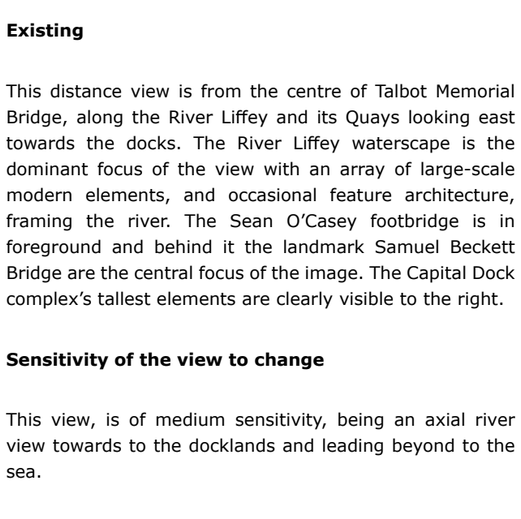
VIEW 4 - CENTRE OF TALBOT MEMORIAL BRIDGE, LOOKING EAST

Existing

This distance view is from the centre of Talbot Memorial Bridge, along the River Liffey and its Quays looking east towards the docks. The River Liffey waterscape is the dominant focus of the view with an array of large-scale modern elements, and occasional feature architecture, framing the river. The Sean O'Casey footbridge is in foreground and behind it the landmark Samuel Beckett Bridge are the central focus of the image. The Capital Dock complex's tallest elements are clearly visible to the right.

Sensitivity of the view to change

This view, is of medium sensitivity, being an axial river view towards to the docklands and leading beyond to the sea.



VIEWPOINT LOCATION



12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 4 - CENTRE OF TALBOT MEMORIAL BRIDGE, LOOKING EAST



Proposed

The proposal introduces architecture of a high-quality resulting in a worthy landmark for the north docklands, which would feature in the central distance of the view. The landmark quality of the tallest element is enhanced by the additional of vertical greening and graduated glazing, resulting in a development of great distinction and character. It acts as a counterpart to the smaller tower at Capital Dock on the south side of the river, the two developments combining to frame this vista towards the sea.

Magnitude of Change

The change would be medium.

Residual Effect

The effect would be **moderate** and **beneficial.**

VIEW 4

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12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 4 - CENTRE OF TALBOT MEMORIAL BRIDGE, LOOKING EAST



Cumulative Effect

The Spencer Place South scheme would appear marginally in the foreground of the proposed development, and would be much of the same scale as other mid-rise North Lotts developments. The effect would remain **moderate** and **beneficial.**

- NORTHBANK HOUSE
- COOPERS CROSS
- SPENCER PLACE NORTH
- SPENCER PLACE SOUTH
- EXO BUILDING
- CASTLEFORBES BUSINESS PARK EAST
- CASTLEFORBES BUSINESS PARK WEST
- NOS. 1-4 EAST ROAD SHD
- DOCKLANDS INNOVATION PARK
- TARA STREET
- HAWKINS HOUSE
- APOLLO & COLLEGE HOUSE
- CONNOLLY QUARTER SHD

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 4

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

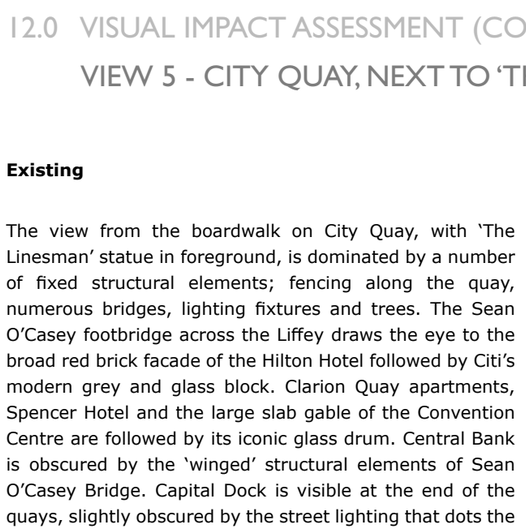
VIEW 5 - CITY QUAY, NEXT TO 'THE LINESMAN' STATUE, LOOKING EAST

Existing

The view from the boardwalk on City Quay, with 'The Linesman' statue in foreground, is dominated by a number of fixed structural elements; fencing along the quay, numerous bridges, lighting fixtures and trees. The Sean O'Casey footbridge across the Liffey draws the eye to the broad red brick facade of the Hilton Hotel followed by Citi's modern grey and glass block. Clarion Quay apartments, Spencer Hotel and the large slab gable of the Convention Centre are followed by its iconic glass drum. Central Bank is obscured by the 'winged' structural elements of Sean O'Casey Bridge. Capital Dock is visible at the end of the quays, slightly obscured by the street lighting that dots the public realm along the Liffey's southern edge.

Sensitivity of the view to change

This view, is of medium sensitivity.



VIEWPOINT LOCATION



12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 5 - CITY QUAY, NEXT TO 'THE LINESMAN' STATUE, LOOKING EAST



Proposed

The proposals would appear at the eastern end of the north docklands where they would form a new city landmark. The high-quality of the architecture would be apparent at this distance, with the vertical greening, rooftop planting and viewing platform all being discernible and providing the building with a unique and handsome aesthetic.

Magnitude of Change

The change would be medium.

Residual Effect

The effect would be **moderate** and **beneficial.**

VIEW 5

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12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 5 - CITY QUAY, NEXT TO 'THE LINESMAN' STATUE, LOOKING EAST



Cumulative Effect

The Spencer Place South scheme would appear marginally in the foreground of the proposed development, and would be much of the same scale as other mid-rise North Lotts developments. A very slight glimpse of the Exo building would appear behind the northern tower. The effect would remain **moderate** and **beneficial.**

VIEW 5

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 6 - CITY QUAY END OF SEAN O'CASEY BRIDGE, LOOKING EAST

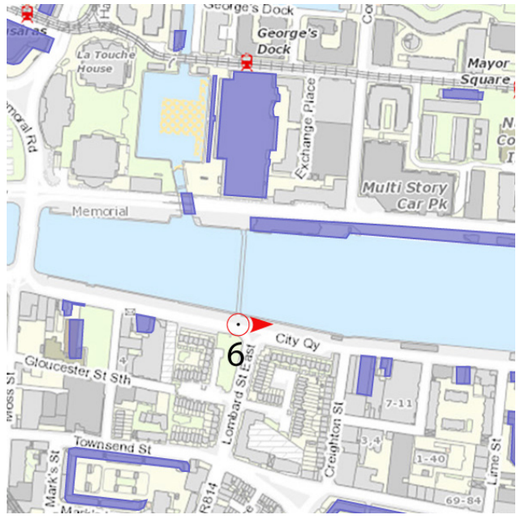
Existing

This view is taken from the end of Sean O'Casey Bridge on City Quay, looking east. The foreground and right hand side are dominated by the wide cobbled quays. Across the river the grey and glass blocks of Citigroup followed by Spencer Dock and the Convention Centre with its large gable and tilted glass drum, by PWC and the Central Bank. The latter combines with the partially constructed Salesforce Tower to provide a backdrop to the protected structures of Nos.48-57 and Nos.58-59 North Wall Quay. The Samuel Beckett Bridge creates a horizon line in the centre of the view. Capital Dock is an indicator as to the end of Sir John Rogerson's Quays. The No.1 Sir John Rogerson's Quay office development (which incorporates a protected structure) is visible on the right above the tree line.

Sensitivity of the view to change

This view, is of medium sensitivity.





VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 6 - CITY QUAY END OF SEAN O'CASEY BRIDGE, LOOKING EAST



Proposed

The detail of the proposals becomes clearer as the viewer moves east along the riverfront, the architectural quality and carefully considered facade treatments increasingly apparent. The vertical greening and areas of rooftop landscaping provide the development with a unique and pleasing aesthetic, softening its built form while also enhancing the character of the immediate north quay environment, which is currently dominated by hard surfaces. The two towers would form an iconic landmark to the eastern end of the docklands, particularly with the visibly expressed public viewing platform.

Magnitude of Change

The change would be medium.

Residual Effect

The effect would be **moderate** and **beneficial.**

VIEW 6

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12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 6 - CITY QUAY END OF SEAN O'CASEY BRIDGE, LOOKING EAST



Cumulative Effect

The Spencer Place South scheme would appear marginally in the foreground of the proposed development, and would be much of the same scale as other mid-rise North Lotts developments. A very slight glimpse of the Exo building would appear behind the northern tower. The effect would remain **moderate** and **beneficial.**

- NORTHBANK HOUSE
- COOPERS CROSS
- SPENCER PLACE NORTH
- SPENCER PLACE SOUTH
- EXO BUILDING
- CASTLEFORBES BUSINESS PARK EAST
- CASTLEFORBES BUSINESS PARK WEST
- NOS. 1-4 EAST ROAD SHD
- DOCKLANDS INNOVATION PARK
- TARA STREET
- HAWKINS HOUSE
- APOLLO & COLLEGE HOUSE
- CONNOLLY QUARTER SHD

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 6

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 7 - CENTRE OF SEAN O'CASEY BRIDGE, LOOKING EAST

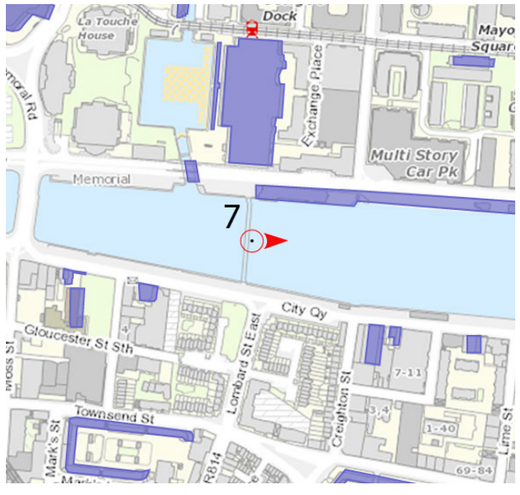
Existing

This view, positioned in the centre of Sean O'Casey footbridge, is an ideal place for viewing the river and its quays. Looking east the symmetrical waterscape view has added interest with the asymmetrical sweep of Samuel Beckett Bridge and a variety of modern and historic buildings on either side of the quays. Custom House Quay and jetty are visible to left, followed by the plain modern blocks of The Hilton Hotel, Citi, Spencer Dock and then the Convention Centre. The fin-shaped gables of the PWS building makes it easily identifiable amongst the cranes and finally the Central Bank of Ireland, Mayson Hotel and Dublin Landings developments indicate the development site's approximate position in distance. Capital Dock complex and an parade of large modern buildings are seen lining Sir John Rogerson's Quay on the right. The elliptical glass dome of Riverside One is easily identifiable amongst these otherwise non-descript modern blocks. The remaining skyline elements in the photo are an assortment of old and new buildings of varying heights and positions lining City Quay and Sir John Rogerson's Quay. The variety creates a visually layered skyline depicting Dublin past and present.

Sensitivity of the view to change

This view, is of medium sensitivity as an axial river view towards to the docklands.





VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 7 - CENTRE OF SEAN O'CASEY BRIDGE, LOOKING EAST



Proposed

The proposals introduce a high-quality landmark to the north docklands beyond and to the side of the Samuel Beckett Bridge, which is the central focus of this view. It provides a verticality to the north side of the Liffey that is already delivered on the south side of the river by Capital Dock. These two landmark developments, though unequal in height, would combine to frame the vista.

Magnitude of Change

The change would be medium.

Residual Effect

The effect would be **moderate** and **beneficial.**

VIEW 7

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12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 7 - CENTRE OF SEAN O'CASEY BRIDGE, LOOKING EAST



Cumulative Effect

The Spencer Place South scheme would appear marginally in the foreground of the proposed development, and would be much of the same scale as other mid-rise North Lotts developments. The effect would remain **moderate** and **beneficial**.

- NORTHBANK HOUSE
- COOPERS CROSS
- SPENCER PLACE NORTH
- SPENCER PLACE SOUTH
- EXO BUILDING
- CASTLEFORBES BUSINESS PARK EAST
- CASTLEFORBES BUSINESS PARK WEST
- NOS. 1-4 EAST ROAD SHD
- DOCKLANDS INNOVATION PARK
- TARA STREET
- HAWKINS HOUSE
- APOLLO & COLLEGE HOUSE
- CONNOLLY QUARTER SHD

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 7

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

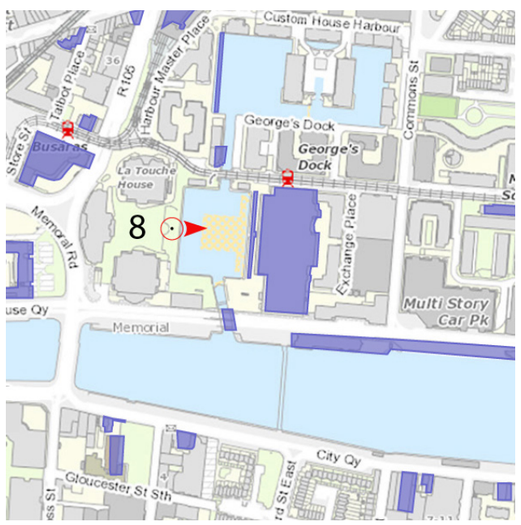
VIEW 8 - REAR OF IFSC HOUSE FACING GEORGE'S DOCK PLATFORM, LOOKING EAST

Existing

This view has been taken from between the IFSC complex and the CHQ building, facing George's Dock, looking east. The CHQ building almost fills the full width of the view. Originally built in the 1820s as a working maritime dock it is now used as a public space for events. The CHQ, previously known as the tobacco store, designed by Scottish engineer John Rennie, is constructed with a cast iron frame and supported a slated roof. The protected structure was restored in early 2000s and the building contains a number of businesses, including the Irish Emigration Museum and Dogpatch Labs. Behind the CHQ building and to left of the view are several financial services buildings, George's Dock House, the Exchange Building and the Hilton Hotel; their upper floors and rooftops are clearly visible. The foreground is pedestrian/public realm associated with the IFSC complex.

Sensitivity of the view to change

This view is of low sensitivity, since the foreground and protected structure already has a modern and unsympathetic backdrop.



VIEWPOINT LOCATION



12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 8 - REAR OF IFSC HOUSE FACING GEORGE'S DOCK PLATFORM, LOOKING EAST



Proposed

The tops of the two taller elements are visible above the CHQ building, joining those other modern buildings such as the Hilton Hotel, which already form the immediate backdrop to the protected structure. The proposals add a high-quality element to this urban layering. Their slender and elegant proportions are apparent, and together with the visible public viewing platform, signal the evolving character of the docklands.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **minor** and **neutral**.

Cumulative Effect

There is no cumulative effect.

VIEW 8

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 9 - OUTSIDE NO. 1 GEORGE'S DOCK, LOOKING EAST

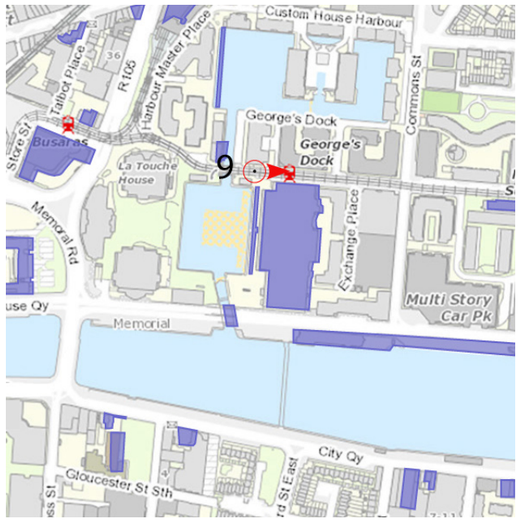
Existing

The view from outside No.1 George's Dock looking east along the Luas red line is a street view in the direction of the development site. George's Dock House is visible behind trees on left and the brick northern entrance of the CHQ building is on right. Behind CHQ the glass blocks visible above the roof line are the Exchange building, and Exo building, currently under construction at Point Village, is visible in the far distance.

Sensitivity of the view to change

This view, is of low sensitivity.





VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 9 - OUTSIDE NO. 1 GEORGE'S DOCK, LOOKING EAST



Proposed

The northern most blocks and the 41-storey tower, the smaller of the two, would be visible, terminating the street vista, it would introduce a welcome punctuation in the townscape and enhance legibility along George's Dock, Mayor Street Lower and Mayor Street Upper.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **minor** and **neutral.** This effect does not accord with the Significance Criteria (Fig 2.1 of Chapter 2.0) owing to the obvious visibility of the proposed development.

VIEW 9

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12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 9 - OUTSIDE NO. 1 GEORGE'S DOCK, LOOKING EAST



Cumulative Effect

A small part of the Spencer Place South scheme will be visible as part of the intervening streetscape. The Exo building would be seen in the background. The effect would remain **minor** and **neutral.**

- NORTHBANK HOUSE
- COOPERS CROSS
- SPENCER PLACE NORTH
- SPENCER PLACE SOUTH
- EXO BUILDING
- CASTLEFORBES BUSINESS PARK EAST
- CASTLEFORBES BUSINESS PARK WEST
- NOS. 1-4 EAST ROAD SHD
- DOCKLANDS INNOVATION PARK
- TARA STREET
- HAWKINS HOUSE
- APOLLO & COLLEGE HOUSE
- CONNOLLY QUARTER SHD

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 9

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 10 - WEST OF CAMPSHIRE HALL ON ST JOHN ROGERSONS QUAY, LOOKING EAST

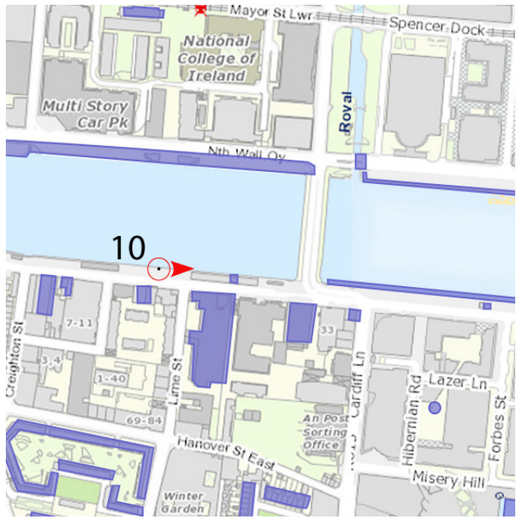
Existing

This view east is taken from the cobble stone quayside of Sir John Rogerson's Quay, just west of Campshire Hall. Seating is provided along the waterfront, from which pedestrians can gain views across the Liffey. Samuel Beckett Bridge is central to the view. A sequence of large modern buildings occupy the Liffey's northern edge, including the AIG building, the Convention Centre, PWC headquarters and the Central Bank of Ireland, and these can be seen interspersed with smaller historic red brick protected structures. On the right of the view Three Mobile's offices can be seen alongside the red brick, historic fabric of the British and Irish Steam Packet building, a protected structure. The western gable of the restored 81B Campshires building appears prominently along the quay in the view foreground.

Sensitivity of the view to change

This view is of medium sensitivity, given the civic quality of the Convention Centre, the protected structure to the right of the view and the fine profile of the Samuel Beckett Bridge.





VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 10 - WEST OF CAMPSHIRE HALL ON ST JOHN ROGERSONS QUAY, LOOKING EAST



Proposed

The proposals introduce a high-quality landmark to the north docklands, and provide the view with a distinctive background element. The proposals are bisected by the Samuel Beckett Bridge, which remains a clear focus of this view.

Magnitude of Change

The change would be medium.

Residual Effect

The effect would be **moderate** and **beneficial.**

VIEW 10

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12.0 VISUAL IMPACT ASSESSMENT (CONTDD)

VIEW 10 - WEST OF CAMPSHIRE HALL ON ST JOHN ROGERSONS QUAY, LOOKING EAST



Cumulative Effect

The Spencer Place South scheme would introduce new blocks in the foreground while the Exo building would appear as a backdrop element. To the degree to which it may be possible to identify a cumulative effect, it is a positive effect which consolidates the urbanisation of the north quay run of existing and consented buildings. The effect would remain **moderate** and **beneficial.**

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 10

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

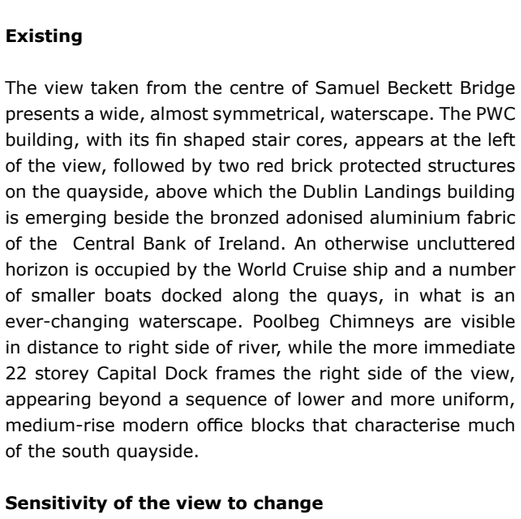
VIEW 11 - CENTRE OF SAMUEL BECKETT BRIDGE, LOOKING EAST

Existing

The view taken from the centre of Samuel Beckett Bridge presents a wide, almost symmetrical, waterscape. The PWC building, with its fin shaped stair cores, appears at the left of the view, followed by two red brick protected structures on the quayside, above which the Dublin Landings building is emerging beside the bronzed adonised aluminium fabric of the Central Bank of Ireland. An otherwise uncluttered horizon is occupied by the World Cruise ship and a number of smaller boats docked along the quays, in what is an ever-changing waterscape. Poolbeg Chimneys are visible in distance to right side of river, while the more immediate 22 storey Capital Dock frames the right side of the view, appearing beyond a sequence of lower and more uniform, medium-rise modern office blocks that characterise much of the south quayside.

Sensitivity of the view to change

This view, is of medium sensitivity, an axial river view towards to the docklands.



VIEWPOINT LOCATION



12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 11 - CENTRE OF SAMUEL BECKETT BRIDGE, LOOKING EAST



Proposed

The riverside elevation of the proposals first becomes apparent in this view, with the satisfying effect of the graduated glazing viewable in its totality, the cut-away accent on the corner of the higher tower and the public viewing platform, which combine with the vertical greening and elegant proportions to create a high-quality architecture, which provides considerable public interest. It frames this vista alongside Capital Dock and provides an iconic landmark for the eastern reach of Dublin.

Magnitude of Change

The change would be medium.

Residual Effect

The effect would be **moderate** and **beneficial.**

VIEW 11

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12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 11 - CENTRE OF SAMUEL BECKETT BRIDGE, LOOKING EAST



Cumulative Effect

The Spencer Place South scheme would introduce new blocks in the foreground. To the degree to which it may be possible to identify a cumulative effect, it is a positive effect which consolidates the urbanisation of the north quay run of existing and consented buildings. The effect would remain **moderate** and **beneficial.**

- NORTHBANK HOUSE
- COOPERS CROSS
- SPENCER PLACE NORTH
- SPENCER PLACE SOUTH
- EXO BUILDING
- CASTLEFORBES BUSINESS PARK EAST
- CASTLEFORBES BUSINESS PARK WEST
- NOS. 1-4 EAST ROAD SHD
- DOCKLANDS INNOVATION PARK
- TARA STREET
- HAWKINS HOUSE
- APOLLO & COLLEGE HOUSE
- CONNOLLY QUARTER SHD

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 11

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

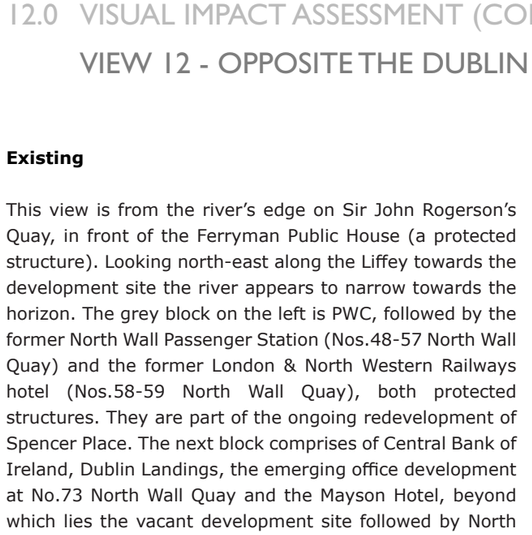
VIEW 12 - OPPOSITE THE DUBLIN CONVENTION CENTRE, SIR JOHN ROGERSON'S QUAY, LOOKING NORTH-EAST

Existing

This view is from the river's edge on Sir John Rogerson's Quay, in front of the Ferryman Public House (a protected structure). Looking north-east along the Liffey towards the development site the river appears to narrow towards the horizon. The grey block on the left is PWC, followed by the former North Wall Passenger Station (Nos.48-57 North Wall Quay) and the former London & North Western Railways hotel (Nos.58-59 North Wall Quay), both protected structures. They are part of the ongoing redevelopment of Spencer Place. The next block comprises of Central Bank of Ireland, Dublin Landings, the emerging office development at No.73 North Wall Quay and the Mayson Hotel, beyond which lies the vacant development site followed by North Dock offices, the 3Arena and the docks. On the right, Sir John Rogerson's Quays comprises of range of modern blocks lining the quays end at of which rises the Capital Dock Tower.

Sensitivity of the view to change

This view, is of low sensitivity.



VIEWPOINT LOCATION



EXISTING

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 12 - OPPOSITE THE DUBLIN CONVENTION CENTRE, SIR JOHN ROGERSON'S QUAY, LOOKING NORTH-EAST



Proposed

The two tall elements rise above the sequence of commercial developments that occupy neighbouring plots along North Wall Quay, standing as a new landmark presence of high quality design that introduces a publicly accessible vantage point over the city and a welcome sense of verticality to the predominately horizontal riverside.

Magnitude of Change

The change would be medium.

Residual Effect

The effect would be **moderate** and **beneficial.** This effect does not accord with the Significance criteria (Fig 2.1 of Chapter 2.0) owing to the obvious visibility of the proposed development.

VIEW 12

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12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 12 - OPPOSITE THE DUBLIN CONVENTION CENTRE, SIR JOHN ROGERSON'S QUAY, LOOKING NORTH-EAST



Cumulative Effect

The Spencer Place South scheme would introduce new blocks in the foreground. To the degree to which it may be possible to identify a cumulative effect, it is a positive effect which consolidates the urbanisation of the north quay run of existing and consented buildings. The effect would remain **moderate** and **beneficial.**

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 12

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

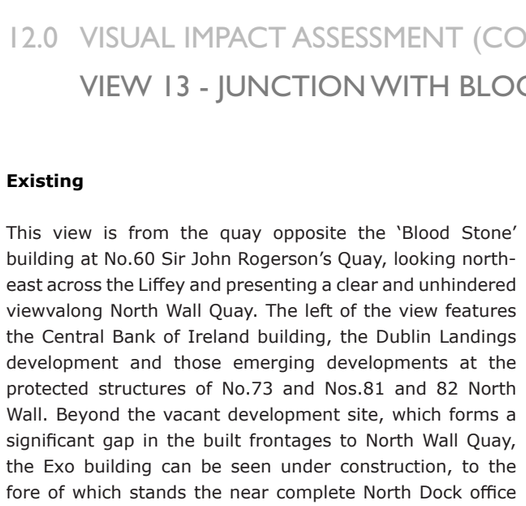
VIEW 13 - JUNCTION WITH BLOOD STONEY ROAD, OPPOSITE NO. 60 SIR JOHN ROGERSON'S QUAY, LOOKING NORTH-EAST

Existing

This view is from the quay opposite the 'Blood Stone' building at No.60 Sir John Rogerson's Quay, looking north-east across the Liffey and presenting a clear and unhindered viewvalong North Wall Quay. The left of the view features the Central Bank of Ireland building, the Dublin Landings development and those emerging developments at the protected structures of No.73 and Nos.81 and 82 North Wall. Beyond the vacant development site, which forms a significant gap in the built frontages to North Wall Quay, the Exo building can be seen under construction, to the fore of which stands the near complete North Dock office building. The 3Arena and the docks are all clearly visible towards the right of the view.

Sensitivity of the view to change

This view, is of low sensitivity.



VIEWPOINT LOCATION



12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 13 - JUNCTION WITH BLOOD STONEY ROAD, OPPOSITE NO. 60 SIR JOHN ROGERSON'S QUAY, LOOKING NORTH-EAST



Proposed

The two tall elements appear as striking landmark forms, with a welcome verticality to the otherwise horizontally emphasised frontage along North Wall Quay. The northern tower's south-west facing elevation appears flush in the view, while the taller southern tower presents its west and south-facing elevations, the manner in which the two towers are differently angled a particularly enriching feature of this view. The shared elevational treatments of vertical greening and graduated glazing create a synergy between the two tall elements, while the bronzed underside of the viewing deck on the taller tower, particularly apparent in this view, forms a distinctive crowning feature at its upper extents. The lower level blocks, which also feature extensive greening across their facades, stand set back from North Wall Quay but through their scale and proportions sit comfortably alongside those existing buildings to the west.

Magnitude of Change

The change would be large.

Residual Effect

The effect would be **major** and **beneficial.** This effect does not accord with the Significance Criteria (Fig 2.1 of Chapter 2.0) owing to the obvious visibility of the proposed development.

VIEW 13

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 13 - JUNCTION WITH BLOOD STONEY ROAD, OPPOSITE NO. 60 SIR JOHN ROGERSON'S QUAY, LOOKING NORTH-EAST



Cumulative Effect

The Exo building Place would appear marginally as a background element, appearing above the 3Arena. The effect would remain **major** and **beneficial**.

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 13

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

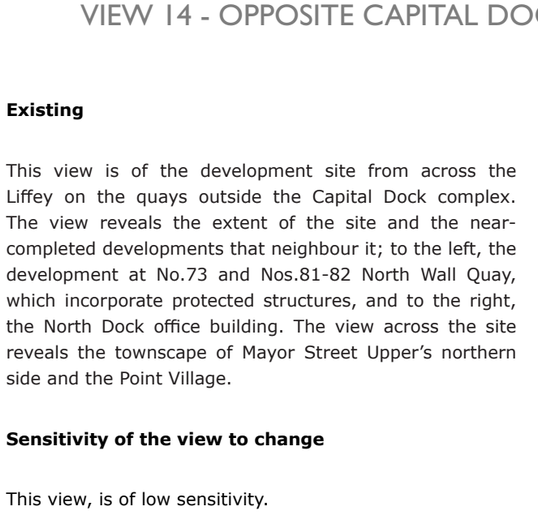
VIEW 14 - OPPOSITE CAPITAL DOCK, SIR JOHN ROGERSON'S QUAY, LOOKING NORTH

Existing

This view is of the development site from across the Liffey on the quays outside the Capital Dock complex. The view reveals the extent of the site and the near-completed developments that neighbour it; to the left, the development at No.73 and Nos.81-82 North Wall Quay, which incorporate protected structures, and to the right, the North Dock office building. The view across the site reveals the townscape of Mayor Street Upper's northern side and the Point Village.

Sensitivity of the view to change

This view, is of low sensitivity.



VIEWPOINT LOCATION



12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 14 - OPPOSITE CAPITAL DOCK, SIR JOHN ROGERSON'S QUAY, LOOKING NORTH



Proposed

The proposed development fills much of the central void in the view, obscuring the townscape of Mayor Street Upper and the Point Village. It contributes to what will be a more complete and coherent frontage along North Wall Quay, once the adjoining commercial scheme is complete. The two tall towers exhibit architectural excellence, their vertical greening and graduated glazing providing an elegance and unique character. Together, the towers stand as a worthy landmark for the international status of Dublin, and as a major part of its dockland regeneration.

Magnitude of Change

The change would be large.

Residual Effect

The effect would be **major** and **beneficial.** This effect does not accord with the Significance Criteria (Fig 2.1 of Chapter 2.0) owing to the obvious visibility of the proposed development.

VIEW 14

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 14 - OPPOSITE CAPITAL DOCK, SIR JOHN ROGERSON'S QUAY, LOOKING NORTH



Cumulative Effect

The Spencer Place North and Exo building schemes would appear either side of the proposed development, while a very slight glimpse of the more distant Castle Forbes Business Park East would available through the break in buildings where the internal north-south pedestrian route is proposed. The effect would remain **major** and **beneficial**.

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 14

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 15- WEST SIDE OF GRAND CANAL BRIDGE, LOOKING NORTH-EAST

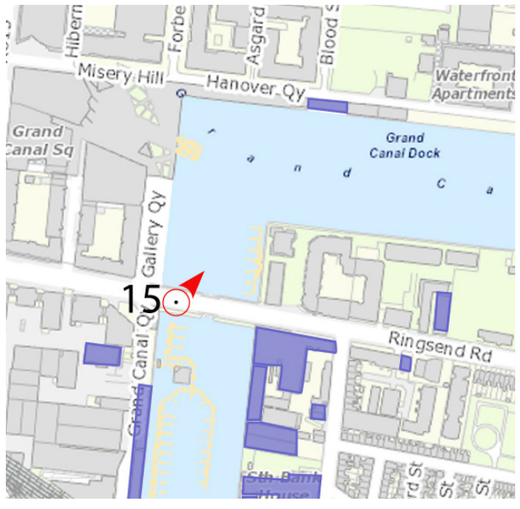
Existing

This view from the west side of Grand Canal Bridge takes in the canal basin and the area known as 'Silicon Docks'. It reveals Hanover Quay's mix of smaller scale quayside heritage buildings and its backdrop of larger modern buildings. The 22-storey Capital Dock tower rises up behind Hanover Quay's waterfront townscape, and its verticality is mirrored by the more prominent Millennium Tower building that stands on the corner of Charlotte Quay and dominates the right side of the view.

Sensitivity of the view to change

This view, is of low sensitivity.





VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 15- WEST SIDE OF GRAND CANAL BRIDGE, LOOKING NORTH-EAST



Proposed

The proposed development would introduce two tall slender elements into the backdrop, which would bring further verticality to the view. The distant towers would stand as landmark features, denoting the location of the Liffey's northern quay and enhancing legibility, while not impeding the ability to appreciate the open waters of the dock. Their skilfully composed elevations, with vertical greening and graduated glazing would be discernible, while the upper public viewing deck would be a recognisable feature providing a sense of ownership to all those who know this unique experience is available.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **minor** and **beneficial.** This effect does not accord with the Significance Criteria (Fig 2.1 of Chapter 2.0) owing to the obvious visibility of the proposed development.

Cumulative Effect

There is no cumulative effect.

VIEW 15

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

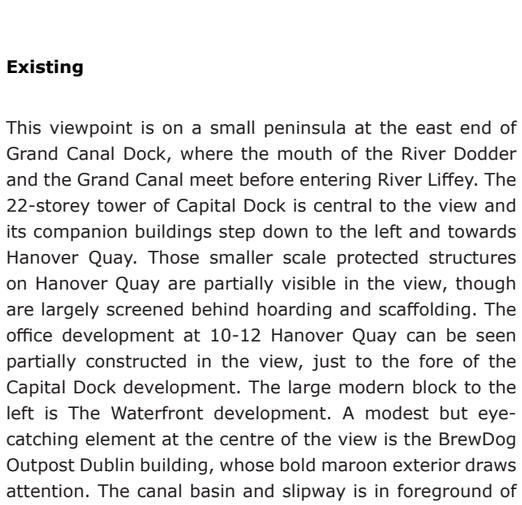
VIEW 16 - GRAND CANAL DOCKYARD, AT NORTHERN END OF SOUTH DOCK ROAD, LOOKING NORTH

Existing

This viewpoint is on a small peninsula at the east end of Grand Canal Dock, where the mouth of the River Dodder and the Grand Canal meet before entering River Liffey. The 22-storey tower of Capital Dock is central to the view and its companion buildings step down to the left and towards Hanover Quay. Those smaller scale protected structures on Hanover Quay are partially visible in the view, though are largely screened behind hoarding and scaffolding. The office development at 10-12 Hanover Quay can be seen partially constructed in the view, just to the fore of the Capital Dock development. The large modern block to the left is The Waterfront development. A modest but eye-catching element at the centre of the view is the BrewDog Outpost Dublin building, whose bold maroon exterior draws attention. The canal basin and slipway is in foreground of the view.

Sensitivity of the view to change

This view, is of medium sensitivity.



VIEWPOINT LOCATION



12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 16 - GRAND CANAL DOCKYARD, AT NORTHERN END OF SOUTH DOCK ROAD, LOOKING NORTH



Proposed

The tallest element of the proposed development would be visible to the right of the Capital Dock tower, representing the cumulation of a gradual stepping up of built forms from the left to the centre of the view. The combination of glazing and greening provides the tower with a soft and light aesthetic, which provides a pleasing contrast with the more robust surfaces and darker tones of the Capital Dock building. The proposed development would feature as a landmark at the centre of the very, and would not impede on the ability to appreciate the open water nor the protected structures in the foreground on Hanover Quay.

Magnitude of Change

The change would be medium.

Residual Effect

The effect would be **moderate** and **beneficial.**

VIEW 16

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 16 - GRAND CANAL DOCKYARD, AT NORTHERN END OF SOUTH DOCK ROAD, LOOKING NORTH



Cumulative Effect

A slight glimpse of the distant Docklands Innovation Park development would appear centrally within the view. The Exo building would stand prominently at the right of the view. To the degree to which it may be possible to identify a cumulative effect, it is a positive effect which consolidates the urbanisation of the north quay run of existing and consented buildings. The effect would remain **moderate** and **beneficial.**

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 16

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 17 - CENTRE OF BRIDGE STREET BRIDGE (RIVER DODDER), LOOKING NORTH

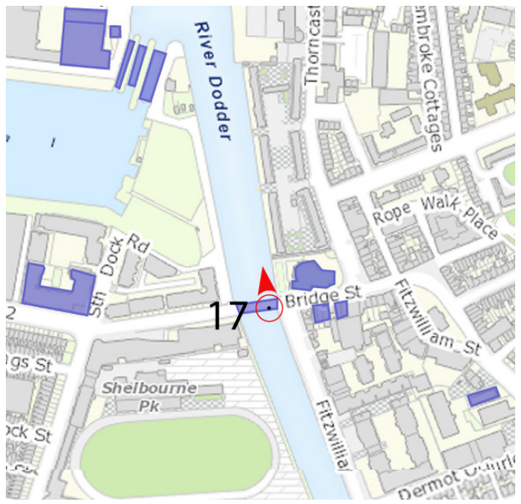
Existing

The view is taken from the centre of the bridge over the River Dodder, on Bridge Street, looking north towards the development site. The view shows the River Dodder appearing much wider than it is in reality, due to the perspective, it also indicates where the commercial dominated quays end, and the residential area begins east of the bridge at Ringsend. Capital Docks tallest element also visually signifies a change in building function, mass and scale. The development site is located on the horizon in the centre of the view where the north docklands extend further east.

Sensitivity of the view to change

This view, is of low sensitivity.





VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 17 - CENTRE OF BRIDGE STREET BRIDGE (RIVER DODDER), LOOKING NORTH



Proposed

The proposals would terminate this axial view along the River Dodder, resulting in a finely composed view with a pleasingly asymmetrical character. The tallest part of the proposals, on axis with the river, would stand as a landmark, its high quality architecture and elegant, slender form making it worthy of the status as the tallest development within the docklands.

Magnitude of Change

The change would be large.

Residual Effect

The effect would be **moderate** and **beneficial.**

VIEW 17

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 17 - CENTRE OF BRIDGE STREET BRIDGE (RIVER DODDER), LOOKING NORTH



Cumulative Effect

The Exo building would emerge above the foreground apartments at the right of the view. The effect would remain **moderate** and **beneficial.**

- NORTHBANK HOUSE
- COOPERS CROSS
- SPENCER PLACE NORTH
- SPENCER PLACE SOUTH
- EXO BUILDING
- CASTLEFORBES BUSINESS PARK EAST
- CASTLEFORBES BUSINESS PARK WEST
- NOS. 1-4 EAST ROAD SHD
- DOCKLANDS INNOVATION PARK
- TARA STREET
- HAWKINS HOUSE
- APOLLO & COLLEGE HOUSE
- CONNOLLY QUARTER SHD

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 17

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 18 - GREEN AT END OF GRAND CANAL STREET UPPER, LOOKING NORTH

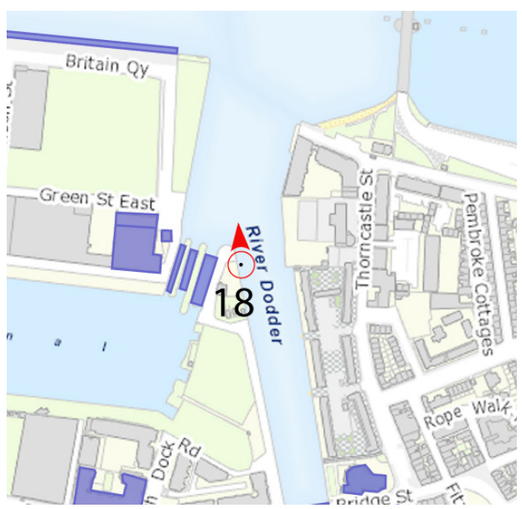
Existing

This view is taken from the northern tip of the peninsula located between the Grand Canal basin and the River Dodder. This is not an easily accessed position for vehicles or pedestrians so is therefore not a hugely important viewing position. To the right, out of view, are the Westmoreland, Buckingham and Camden locks built in 1796, all are still in working order although no longer able to accommodate ocean-going vessels due to their size. The Capital Dock development is the view's most prominent built form, dominating the left side of the view where it rises up from behind the vivid maroon exterior of the BrewDog Outpost building. The development site is positioned directly opposite the Capital Dock building, on the other side of the Liffey. The right of the view features the 3Arena building, which is positioned between the near-complete forms of North Dock and Exo buildings. Further east the Liffey widens into the Port and Dublin bay.

Sensitivity of the view to change

This view, is of low sensitivity.





VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 18 - GREEN AT END OF GRAND CANAL STREET UPPER, LOOKING NORTH



Proposed

The relationship between Capital Dock and the proposals is apparent here, the tallest element of each appearing a similar scale within the view, and combining to create a more balanced composition, where elements of verticality are near in scale to stretches of horizontality in the townscape. This view illustrates the appropriateness of this location for a landmark of such scale, positioned opposite the Capital Dock development and forming a similar moment of verticality and slenderness on the northern side of the Liffey. The development proposal's high quality architecture and vertical greening ensure it is worthy of this landmark status and provides a wholly positive addition to the view.

Magnitude of Change

The change would be large.

Residual Effect

The effect would be **moderate** and **beneficial.**

VIEW 18

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 18 - GREEN AT END OF GRAND CANAL STREET UPPER, LOOKING NORTH



Cumulative Effect

The Spencer Place North scheme would be partially visible to the left of the development. The Exo building would stand prominently at the right of the view. To the degree to which it may be possible to identify a cumulative effect, it is a positive effect which consolidates the urbanisation of the north quay run of existing and consented buildings. The effect would remain **moderate** and **beneficial.**

- NORTHBANK HOUSE
- COOPERS CROSS
- SPENCER PLACE NORTH
- SPENCER PLACE SOUTH
- EXO BUILDING
- CASTLEFORBES BUSINESS PARK EAST
- CASTLEFORBES BUSINESS PARK WEST
- NOS. 1-4 EAST ROAD SHD
- DOCKLANDS INNOVATION PARK
- TARA STREET
- HAWKINS HOUSE
- APOLLO & COLLEGE HOUSE
- CONNOLLY QUARTER SHD

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 18

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 19 - CENTRE OF TOM CLARKE BRIDGE, LOOKING NORTH-WEST

Existing

From the centre of Tom Clark Bridge looking towards North Wall Quay, the near full extents of the development site is visible, its current open, vacant state accentuated by the now near-complete neighbouring developments. Waterscape is the predominant character of the view with its built enclosure either side. Many of the city centre's key landmark buildings can be seen at the centre of the view. The Samuel Beckett Bridge is a noticeable feature with One George's Quay Plaza seen to its left and Liberty Hall prominent on its right. The Custom House dome is just visible and The Spire to the right of Liberty Hall. Essentially the view consists of modern large scale elements facing the river with occasional feature buildings, such as the large leaning drum of the Convention Centre, the canted drum of the Riverside One building and the sculptural profile of the Central Bank of Ireland.

Sensitivity of the view to change

This view, is of medium sensitivity, although the qualities upgrading this sensitivity arise from the very distant landmarks within the centre of the city.



VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 19 - CENTRE OF TOM CLARKE BRIDGE, LOOKING NORTH-WEST



Proposed

The proposals would introduce a large scale, multi-level residential development, with a ground floor of retail uses, to the north quayside. The southern tower would edge North Wall Quay, following a similar building line to neighbouring developments, and helping to create a more coherent and consistent built frontage. The upper levels of the two tall elements display slender proportions and a carefully considered elevational treatment of vertical greening and graduated glazing, which combine to create a landmark of elegance and character, with the public levels at the top making a worthy contribution Dublin's international status.

Magnitude of Change

The change would be large.

Residual Effect

The effect would be **major** and **beneficial.**

VIEW 19

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12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 19 - CENTRE OF TOM CLARKE BRIDGE, LOOKING NORTH-WEST



Cumulative Effect

A small amount of the Spencer Place South scheme would be seen along North Wall Quay. Tara Street and Apollo and College House would be seen in the distance on the other side of the river. The effect would remain **major** and **beneficial.**

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 19

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 20 - NORTH SIDE OF TOM CLARKE BRIDGE, LOOKING WEST

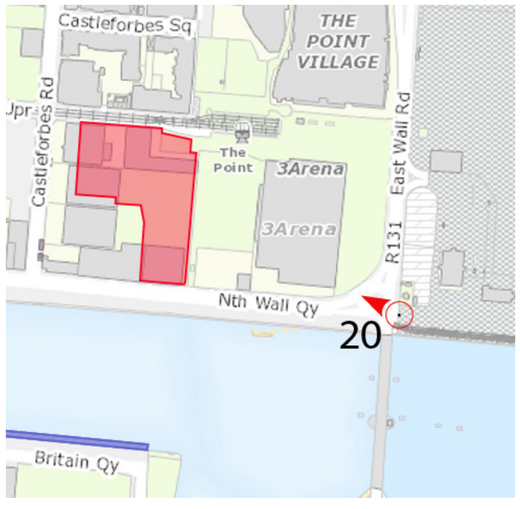
Existing

The view is from North Wall Quay at the end of Tom Clark Bridge. Looking west the development site is partially visible beyond the 3Arena and the near-complete North Dock building. The city centre appears in the far distance, denoted by the distinctive towering form of Liberty Hall. The generous width of the quays along the river is emphasised in this view particularly with the building lines rising to the right. The view comes to an end at the 3Arena, with its protected structure with brick gable at far right and its large modern extension rising behind.

Sensitivity of the view to change

This view, is of medium sensitivity, in the context of the protected structure.





VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 20 - NORTH SIDE OF TOM CLARKE BRIDGE, LOOKING WEST



Proposed

The proposals would partially occupy the gap in the street frontage onto North Wall Quay. The tallest block, rising to 45 storeys, is in three parts with horizontal setbacks and an cantilever viewing deck giving animation to its high elevations. This definition of the form is further enhanced by the vertical greening and a gradual differing approach to the glazing at the upper levels. The secondary tall element is seen rising behind the 3Arena, adding to its already layered and much altered setting. The reflective qualities of the glazing, and how it becomes gradually lighter from bottom to top, can be fully appreciated in this view.

Magnitude of Change

The change would be large.

Residual Effect

The effect would be **major** and **beneficial.**

VIEW 20

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12.0 VISUAL IMPACT ASSESSMENT (CONTDD)

VIEW 20 - NORTH SIDE OF TOM CLARKE BRIDGE, LOOKING WEST



Cumulative Effect

A small amount of the Spencer Place South scheme would be seen along North Wall Quay. Tara Street and Apollo and College House would be seen in the distance on the other side of the river. The effect would remain **major** and **beneficial.**

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 20

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 21 - EAST LINK TOLL ROAD, FACING JUNCTION WITH CAMBRIDGE ROAD, LOOKING NORTH-WEST

Existing

This view is from the East Link Toll Road on the south–east approach into Dublin City Centre. This panoramic view takes in the busy roadside as it sweeps along the coast towards the city, via the toll booths; Capital Dock acts as a marker as to where the city begins on the south side of the Liffey. The horizontal view is rather chaotic with building height changes and construction cranes, as the view continues to the right the foreground is waterscape upon which a variety of vessels are docked, including the privately owned residential yacht 'the World' docked at the time of taking the photograph. This demonstrates the changing nature of the view from this location.

Sensitivity of the view to change.

This view is of low sensitivity.





VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 21 - EAST LINK TOLL ROAD, FACING JUNCTION WITH CAMBRIDGE ROAD, LOOKING NORTH-WEST



Proposed

The proposals would form a large-scale centrepiece to the view. They would offer a high-quality landmark that marks the entrance to the more urbanised, city area of the Liffey, a key point in the townscape and a way finder when approaching Dublin from the east. The architecture is animated by communal and public activities.

Magnitude of Change

The change would be large.

Residual Effect

The effect would be **moderate** and **beneficial.**

VIEW 21

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12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 21 - EAST LINK TOLL ROAD, FACING JUNCTION WITH CAMBRIDGE ROAD, LOOKING NORTH-WEST



Cumulative Effect

A small amount of the Spencer Place South scheme would be seen along North Wall Quay. The Exo building would rise above the ship at the right of the view. The effect would remain **moderate** and **beneficial.**

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 21

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 22 - OUTSIDE NO. 126 RINGSEND PARK, LOOKING WEST

Existing

This view is taken from Ringsend Park, an inner suburb of Dublin's Southside. The street is comprised of early 20th century semi-detached homes with driveways and gardens on the left and on the right-hand side of the street are period (Victorian) red brick terraced cottages. Originally single storey, many have been modernised and extended to include an upper storey. Capital Dock is the only building in the City Centre visible from this position.

Sensitivity of the view to change

This view is of low sensitivity.





VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 22 - OUTSIDE NO. 126 RINGSEND PARK, LOOKING WEST



Proposed

From this intimate, low rise area of townscape, the upper half of the tallest tower would be visible above the roofs of the single storey cottages, joining the already visible Capital Dock building, reinforcing the urban character of the view backdrop, and adding a high-quality element to this distant context. The upper public viewing deck is a recognisable feature even at this distance, giving a sense of ownership to all those who know this unique experience is available.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **minor** and **neutral.** This effect does not accord with the Significance Criteria (Fig 2.1 of Chapter 2.0) owing to the obvious visibility of the proposed development.

Cumulative Effect

There is no cumulative effect.

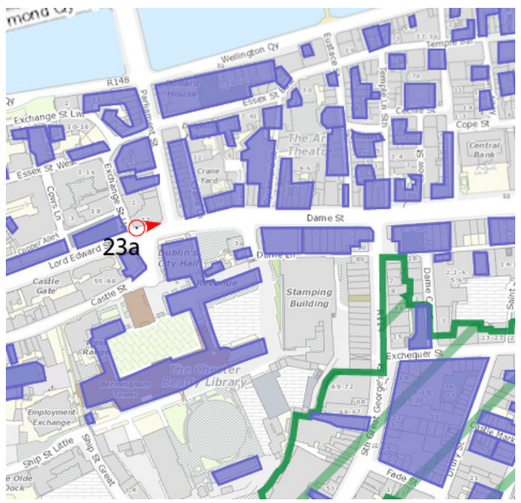
VIEW 22

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23a - DAME STREET, BY EXCHANGE STREET UPPER, LOOKING EAST (WINTER)

Existing

This is the first of a sequence of 9 views that illustrate the effect of the proposed development on views towards and from within the historic Trinity College Campus. This winter view is taken from the corner of Exchange Street Upper on Cork Hill, Lord Edward Street, west of Dame Street. The view is looking east towards Trinity College Campus. Beyond the Georgian City Hall on the right, we see the glass front and dome of 3 Palace Street, a disappointing modern addition to the street by MBM Arquitecte in 2006. Next the AIB bank by Thomas Deane in 1872 comes into view, its design based on the Museum in Trinity College built 20years before; beyond this point the buildings on the south side of Dame Street become indistinguishable. The opposite side of Lord Edward Street and Dame Street on the left sees a range of 4-storey, mainly red brick buildings of similar height and scale until the recognisable roofline of the former Centra Bank building comes into view. This is a busy and popular street with tourists and residents alike, and therefore considered an important viewing position of the historic University Campus, however, there is a lot of traffic and buses on the street which creates distractions in the centre of the view leading to the Regent House entrance of Trinity College Campus, which, even in winter months, is partially obscured from view by trees at this distance. The lantern dome and gilded cross of the Campanile at Trinity College is visible above the centre of the trees with the tower of Capital Dock on Sir John Rogerson's Quay to its left, as shown in the zoomed inset image.



VIEWPOINT LOCATION



Sensitivity of the view to change

This view is of high sensitivity, looking east along Dame Street and featuring several protected structures, including a number of historic city centre landmarks, such as City Hall to the right of the view foreground, and the Campanile bell tower of Trinity College, whose dome and glided cross features as a distant and central feature within the view, emerging above the dense tree canopies of College Green. Capital Dock tower forms a backdrop to the Campanile.

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23a - DAME STREET, BY EXCHANGE STREET UPPER, LOOKING EAST (WINTER)



Proposed

The proposals are shown in a red dotted line and would be obscured by the townscape to the left. The blue dotted line represent the roofline of Trinity College. The inset image at the bottom left zooms in on the development proposals.

Magnitude of Change

The change would be nil.

Residual Effect

The effect would be no change.

Cumulative Effect

There is no cumulative effect.

REGENT HOUSE (TRINITY) ROOFLINE

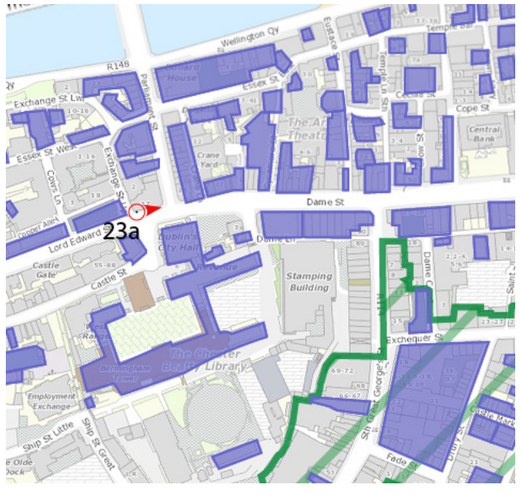
VIEW 23a

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23a - DAME STREET, BY EXCHANGE STREET UPPER, LOOKING EAST (SUMMER)

Existing

This is the first of a sequence of 9 views that illustrate the effect of the proposed development on views towards and from within the historic Trinity College Campus. This summer view is taken from the corner of Exchange Street Upper on Cork Hill, Lord Edward Street, west of Dame Street. The view is looking east towards Trinity College Campus. Beyond the Georgian City Hall on the right, we see the glass front and dome of 3 Palace Street, a disappointing modern addition to the street by MBM Arquitecte in 2006. Next the AIB bank by Thomas Deane in 1872 comes into view, its design based on the Museum in Trinity College built 20years before; beyond this point the buildings on the south side of Dame Street become indistinguishable. The opposite side of Lord Edward Street and Dame Street on the left sees a range of 4-storey, mainly red brick buildings of similar height and scale until the recognisable roofline of the former central bank building comes into view. This is a busy and popular street with tourists and residents alike, and therefore considered an important viewing position of the historic University Campus, however, there is a lot of traffic and buses on the street which creates distractions in the centre of the view leading to the Regent House entrance of Trinity College Campus, which is partially obscured from view by trees at this distance. The lantern dome and gilded cross of the Campanile at Trinity College is visible above the centre of the trees with the tower of Capital Dock on Sir John Rogerson's Quay to its left, as shown in the zoomed inset image.



VIEWPOINT LOCATION



Sensitivity of the view to change

This view is of high sensitivity, looking east along Dame Street and featuring several protected structures, including a number of historic city centre landmarks, including City Hall to the right of the view foreground, and the Campanile bell tower at Trinity College, whose done and glided cross features as a distant and central feature within the view, emerging above the dense tree canopies of College Green plaza.

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23a - DAME STREET, BY EXCHANGE STREET UPPER, LOOKING EAST (SUMMER)



Proposed

The proposals are shown in a red dotted line and would be obscured by the townscape to the left. The blue dotted line represents the roofline of Trinity College. The inset image at the bottom left zooms in on the development proposals.

Magnitude of Change

The change would be nil.

Residual Effect

The effect would be **no change.**

Cumulative Effect

There is no cumulative effect.

REGENT HOUSE (TRINITY) ROOFLINE

VIEW 23a

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23b - DAME STREET, OUTSIDE NO.19, LOOKING EAST (WINTER)

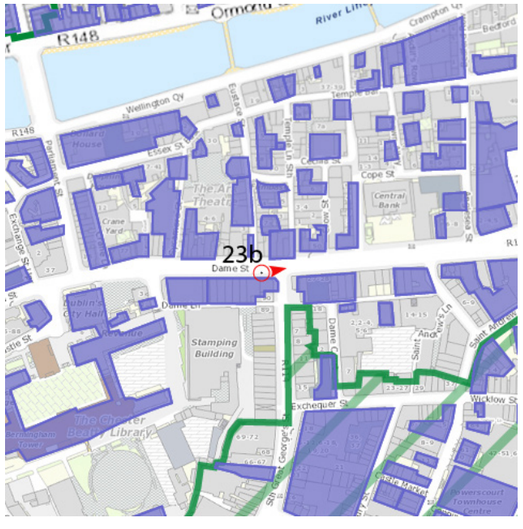
Existing

This is the second of a sequence of 9 views that illustrate the effect of the proposed development on views towards and from within the historic Trinity College Campus, and is taken from outside No. 16 Dame Street. We get a sense of how busy the street is with both traffic and people, the street frontage buildings on the right draw the eye along Dame Street towards the leafless winter trees in the distance, where the historic University Campus can be found. On the left a number of 4 and 5-storey historic buildings of similar height and scale are interrupted by a construction site with a large crane, beyond which is Regent House behind the trees and the lantern dome of the Campanile just above it to the right of the tree canopies.

Sensitivity of the view to change

This view is of medium sensitivity, featuring several protected structures, including, in the central distance, Regents House, the main entrance into Trinity College, which is partially screened by the mature street trees of College Green.





VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23b - DAME STREET, OUTSIDE NO.19, LOOKING EAST (WINTER)



Proposed

The southern half of the tallest element of the proposed development would be visible within this view, to the left of Trinity's Regent House main elevation and emerging from behind the properties that line the northern side of Dame Street. The building would marginally reduce the open skies that currently lie above the north wing of Regent House, the dominant background to the college remaining open sky. The upper public viewing deck is a recognisable feature even at this distance, giving a sense of ownership to all those who know this unique experience is available.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **minor** and **neutral.**

Cumulative Effect

There is no cumulative effect.

REGENT HOUSE (TRINITY) ROOFLINE

VIEW 23b

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23b - DAME STREET, OUTSIDE NO.19, LOOKING EAST (SUMMER)

Existing

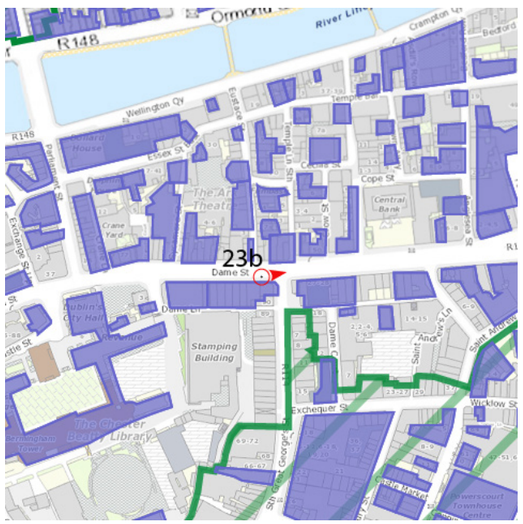
This is a summer version of the same view. The large crane remains but the refurbished No.9 College Green is complete. In the central distance only a slight glimpse can be gained of Regent House behind the dense tree canopies. The lantern dome of the Campanile appears just to above these trees.

Sensitivity of the view to change

This view is of medium sensitivity, featuring several protected structures, including, in the central distance, Regents House, the main entrance into Trinity College, is mostly screened by the mature street trees of College Green.



EXISTING



VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23b - DAME STREET, OUTSIDE NO.19, LOOKING EAST (SUMMER)



Proposed

The southern half of the tallest element of the proposed development would be visible within this view, emerging to the left of Trinity's Regent House main elevation and from behind the properties that line the northern side of Dame Street. The building would reduce the open skies that currently lie above the north wing of Regent House, the dominant background to the college remaining with open sky. The upper public viewing deck is a recognisable feature even at this distance, giving a sense of ownership to all those who know this unique experience is available.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **minor** and **neutral.**

Cumulative Effect

There is no cumulative effect.

REGENT HOUSE (TRINITY) ROOFLINE

VIEW 23b

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

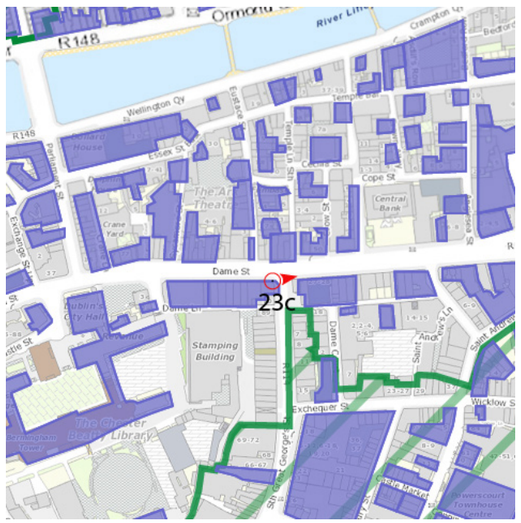
VIEW 23c - DAME STREET, BY SOUTH GREAT GEORGE'S STREET, LOOKING EAST (WINTER)

Existing

This is the third of a sequence of 9 views that illustrate the effect of the proposed development on views towards and from within the historic Trinity College Campus, and is taken from outside the Spar on the corner of Dame Street and Great George's Street. Once again, the view is dominated by both traffic and people, and construction work with a large crane at the centre of the view. Two further cranes can be seen beyond Regent House. We can see the facades of those historic buildings on the left more clearly, however, those on the right, seen at an acute angle, are indistinguishable. Regent House and the lantern dome of the Trinity Campanile and its gilded cross are just visible beyond the trees and street clutter at the end of Dame Street.

Sensitivity of the view to change

This view is of low sensitivity. Though featuring several protected structures, including, in the central distance, Regents House, the main entrance into Trinity College, which in winter months is partially screened by the mature street trees of College Green, it is from a crowded pavement with many obstructions and distractions.



VIEWPOINT LOCATION



EXISTING

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23c - DAME STREET, BY SOUTH GREAT GEORGE'S STREET, LOOKING EAST (WINTER)



Proposed

The tallest element of the proposed development would be visible within this view, appearing behind Trinity's Regent House building, changing the clear, open sky currently providing a backdrop to the college. Its distant profile would on the one hand intrude into the backdrop, on the other hand, it would provide the historic college with a distinctive contemporary counterpoint, adding further interest to the already layered view. Its design is of a very high quality, redeeming adverse impacts. The scale and elegant form will see it function as a new landmark and way finder for those travelling east along Dame Street, while its upper public viewing deck would provide a sense of ownership to all those who know this unique experience is available.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **minor** and **balanced.**

Cumulative Effect

There is no cumulative effect.

REGENT HOUSE (TRINITY) ROOFLINE

VIEW 23c

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23c - DAME STREET, BY SOUTH GREAT GEORGE'S STREET, LOOKING EAST (SUMMER)

Existing

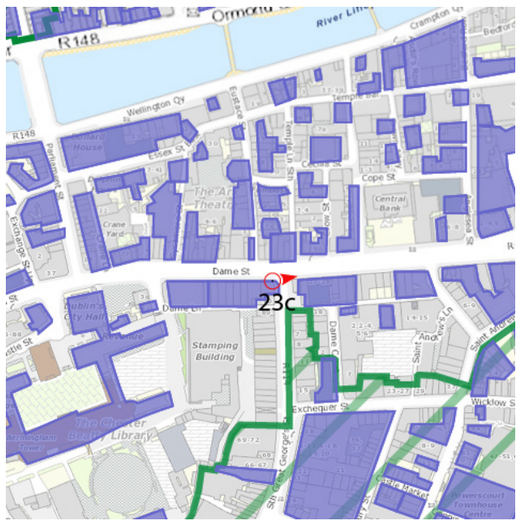
This again is the third of a sequence of 9 views that illustrate the effect of the proposed development on views towards and from within the historic Trinity College Campus, and is taken from outside the Spar on the corner of Dame Street and Great George's Street in summer. Once again, the view is dominated by both traffic and people, and three large cranes. We can see the facades of those historic buildings on the left more clearly, however, those on right, seen at an acute angle, are indistinguishable, while Regent House and the lantern dome of the Campanile and its gilded cross are not visible owing to the trees at the end of Dame Street.

Sensitivity of the view to change

This view is of low sensitivity, with trees obscuring Trinity College and the viewing place unpleasant.



EXISTING



VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23c - DAME STREET, BY SOUTH GREAT GEORGE'S STREET, LOOKING EAST (SUMMER)



Proposed

The tallest element of the proposed development would be visible within this view, appearing beyond the mature tree canopies of College Green and above an obscured Regent House. Its distant profile would provide the historic college with a contemporary counterpoint with a design of a very high quality, minimising any adverse impact. The buildings scale and elegant form will see it function as a new landmark and way finder for those travelling east along Dame Street, while its visible upper public viewing deck would provide a sense of ownership to all those who know this unique experience is available.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **minor** and **balanced.**

Cumulative Effect

There is no cumulative effect.

REGENT HOUSE (TRINITY) ROOFLINE

VIEW 23c

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

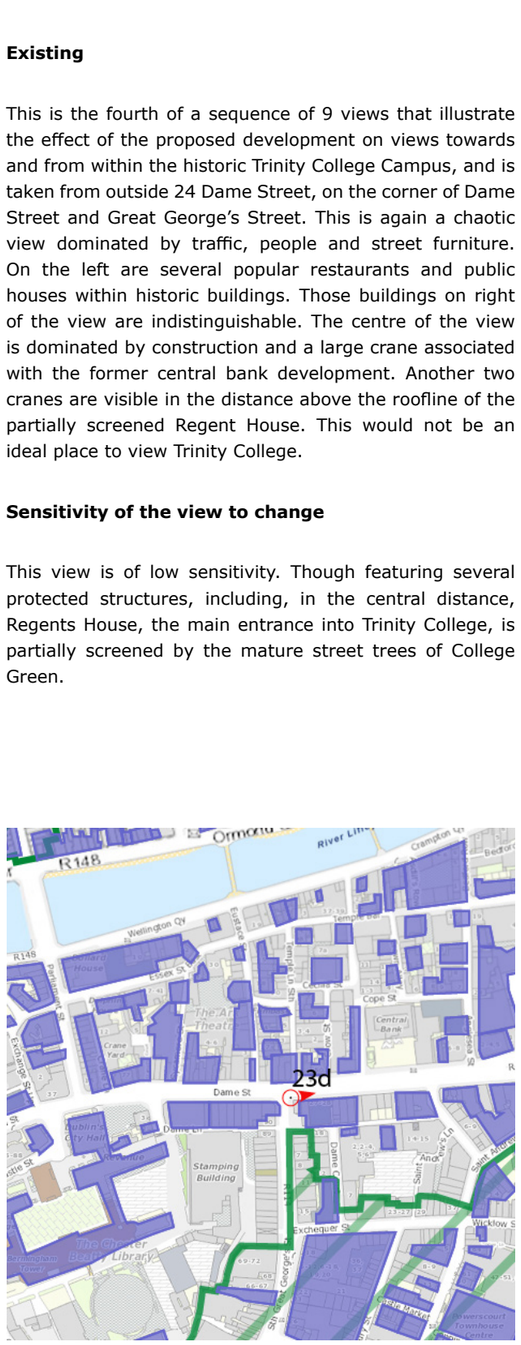
VIEW 23d - DAME STREET, OUTSIDE NO.24, LOOKING EAST (WINTER)

Existing

This is the fourth of a sequence of 9 views that illustrate the effect of the proposed development on views towards and from within the historic Trinity College Campus, and is taken from outside 24 Dame Street, on the corner of Dame Street and Great George's Street. This is again a chaotic view dominated by traffic, people and street furniture. On the left are several popular restaurants and public houses within historic buildings. Those buildings on right of the view are indistinguishable. The centre of the view is dominated by construction and a large crane associated with the former central bank development. Another two cranes are visible in the distance above the roofline of the partially screened Regent House. This would not be an ideal place to view Trinity College.

Sensitivity of the view to change

This view is of low sensitivity. Though featuring several protected structures, including, in the central distance, Regents House, the main entrance into Trinity College, is partially screened by the mature street trees of College Green.



VIEWPOINT LOCATION



EXISTING

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23d - DAME STREET, OUTSIDE NO.24, LOOKING EAST (WINTER)



Proposed

The two tallest elements of the proposed development would be visible within this view. The smaller of the two would only marginally appear in the view, being mostly screened behind those buildings that line the northern side of College Green. The taller tower would appear above Trinity's Regent House building, interrupting the clear, open skies that currently provide a backdrop to the college. Its distant profile would provide the historic college with a distinctive contemporary city backdrop, adding further interest to the already layered view. The design of the development is of a very high quality, minimising any adverse impacts their visibility might have on the setting of Trinity College. The buildings scale and elegant form will see it function as a new landmark and way finder for those travelling east along Dame Street, while its upper public viewing deck would provide a sense of ownership to all those who know this unique experience is available.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **minor** and **balanced**, as the view of Trinity is not complete and the viewing place is compromised.

Cumulative Effect

There is no cumulative effect.

REGENT HOUSE (TRINITY) ROOFLINE

VIEW 23d

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

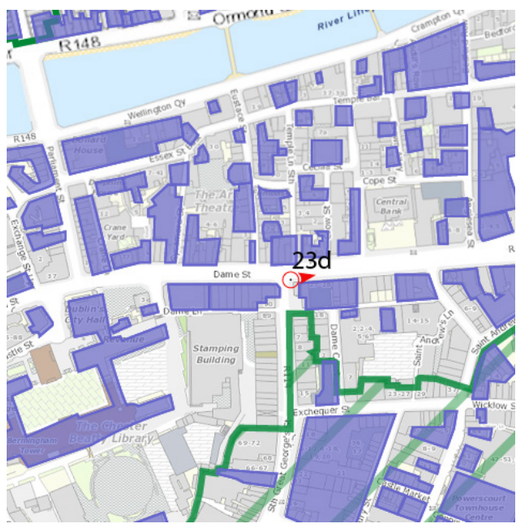
VIEW 23d - DAME STREET, OUTSIDE NO.24, LOOKING EAST (SUMMER)

Existing

The same view in summer severely lessens the visibility of Regent House, while the near-completed buildings on College Green, ending the street enclosure, are in contrasting and eye-catching modernity. This chaotic view remains dominated by traffic, people and street furniture. On the outer right are a pair of popular restaurants and public houses accommodated within historic buildings, beyond which appears the refurbished forms No.9 College Green, which forms part of the Central Plaza redevelopment. Those buildings on right of the view are indistinguishable. The centre of the view features a large crane, and another is visible in the distance above the trees and the partially visible façade to Regent House distance. This would not be an ideal place to view Trinity College.

Sensitivity of the view to change

This view is of low sensitivity. While featuring several protected structures, including, in the central distance, Regent House, the main entrance into Trinity College, it is largely screened by the mature street trees of College Green and this viewing position is a relatively hostile location.



VIEWPOINT LOCATION



EXISTING

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23d - DAME STREET, OUTSIDE NO.24, LOOKING EAST (SUMMER)



Proposed

In this view the roofline of Regent House is denoted by a dotted blue line. The smaller of the towers would be largely screened by College Green's trees on the northern side adjacent to the Bank of Ireland. The tallest element would be more visible, appearing beyond the mature tree canopies in the centre of College Green and above a much less visible Regent House. Its distant profile would still provide the historic college with a distinctive contemporary city backdrop, adding further interest to the already layered view. Its design is of a very high quality, minimising any adverse impacts their visibility might have on the setting of Trinity College. The building's scale and elegant form will see it function as a new landmark and way finder for those travelling east along Dame Street, while its upper public viewing deck would provide a sense of ownership to all those who know this unique experience is available.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **minor** and **balanced**, as the view of Trinity is not complete and the viewing place is compromised.

Cumulative Effect

There is no cumulative effect.

REGENT HOUSE (TRINITY) ROOFLINE

VIEW 23d

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

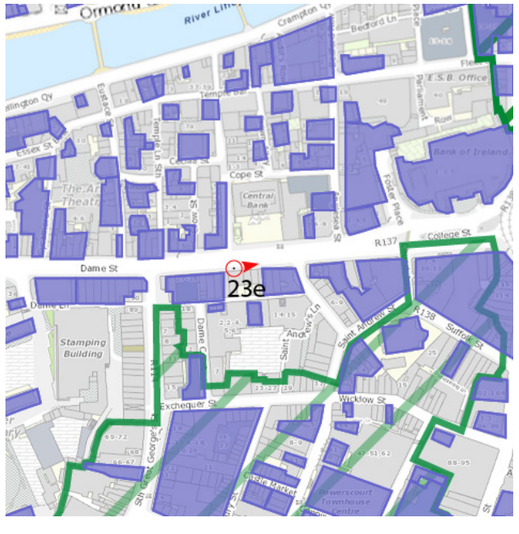
VIEW 23e - DAME STREET, OUTSIDE NO.32, LOOKING EAST (WINTER)

Existing

This is the fifth of a sequence of 9 views that illustrate the effect of the proposed development on views towards and from within the historic Trinity College Campus. It is taken from outside the Mercantile Hotel on Dame Street looking east towards Regent House of Trinity College. The street is busy and popular with tourists, business people and residents alike, and opposite the open space in front of the former Central Bank. The multi-lane road of two-way traffic and buses dominates the view with a range of period buildings lining the street. On the left, construction works are shown ongoing at No 9 College Green, the building wrapped in scaffolding. In winter, mature trees at College Green continue to obscure views to the college. The north wing of Regent House remains visible between the trees, while only partial glimpses of the rest of the building's western façade are available.

Sensitivity of the view to change

This view is of medium sensitivity, featuring several protected structures, including Regents House, the main entrance into Trinity College, which is partially screened by the mature street trees of College Green.





12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23e - DAME STREET, OUTSIDE NO.32, LOOKING EAST (WINTER)



Proposed

The two tall elements would be visible beyond the mature tree canopies of College Green and above Trinity's Regent House, reducing the clear, open skies that currently provide a backdrop to the college. While their distant profiles would provide the historic college with a distinctive contemporary city backdrop, with the visibility of the proposals adding further interest to the already layered view, they will provide a distraction to the historic foreground space. Their design, however, is of a very high quality, minimising adverse impacts on the setting of Trinity College. Their scale and elegant forms will also see them function as a new landmark and way finder for those travelling east along Dame Street, while the upper public viewing deck would provide a sense of ownership to all those who know this unique experience is available. In many ways this provides for a 'balanced' effect.

Magnitude of Change

The change would be small.

Residual Effect

Owing to the small change and the poor viewing place, the effect would be **minor**, though, to some extent, **adverse.**

Cumulative Effect

There is no cumulative effect.

REGENT HOUSE (TRINITY) ROOFLINE

VIEW 23e

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23e - DAME STREET, OUTSIDE NO.32, LOOKING EAST (SUMMER)

Existing

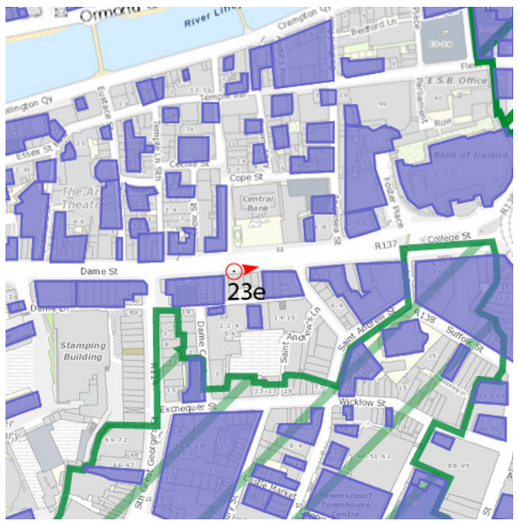
This is the summer version of the from outside the Mercantile Hotel on Dame Street looking east towards Regent House of Trinity College. The street is busy and popular with tourists, business people and residents alike, and opposite the open space in front of the former Central Bank. The multi-lane road of two-way traffic and buses dominates the view with a range of period buildings lining the street. On the left is the refurbished No.9 College Green. The two groups of mature trees largely obscure the college from view at this distance, though three bays of the north wing of Regent House are visible between the trees.

Sensitivity of the view to change

This view is of medium sensitivity, featuring several protected structures, including Regents House, the main entrance into Trinity College, which is partially screened by the mature street trees of College Green.



EXISTING



VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23e - DAME STREET, OUTSIDE NO.32, LOOKING EAST (SUMMER)



Proposed

The two tall elements of the proposed development would be visible beyond the mature tree canopies of College Green and above Trinity's Regent House, reducing the clear, open skies that currently provide a backdrop to the college and the trees. While their distant profiles would provide the historic college with a distinctive contemporary city backdrop, with the visibility of the proposals adding further interest to the already layered view, they will provide a minor though relevant distraction to the historic space. The design is of a very high quality, minimising any adverse impacts on the setting of Trinity College and the trees, in full leaf, soften the effect. Their scale and elegant forms will see them function as a new landmark and way finder for those travelling east along Dame Street, while the upper public viewing deck would provide a sense of ownership to all those who know this unique experience is available. This brings a positive balance to the visible intrusion.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **minor** and **balanced.**

Cumulative Effect

There is no cumulative effect.

REGENT HOUSE (TRINITY) ROOFLINE

VIEW 23e

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

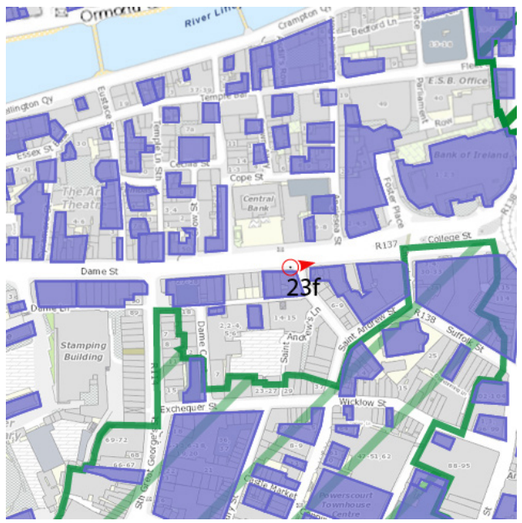
VIEW 23f - DAME STREET, BY TRINITY STREET, LOOKING EAST (WINTER)

Existing

This is the sixth of a sequence of 9 views that illustrate the effect of the proposed development on views towards and from within the historic Trinity College Campus. It is taken from the corner of Dame Street and Trinity Street looking east towards Trinity College Campus. From this junction Dame Street becomes College Green. The distinctive frontage of the Pen Corner is on the right and on the left two mid-century office blocks bookend 1-5 College Green, where the Department of Political Science at Trinity College Dublin is located on the fourth and fifth floors. Behind the trees on the left we can see the Bank of Ireland, which was formerly home to the Irish Parliament from 1729 until. Next to it we can see the north wing of Regent House before trees obscure its entrance. A bronze statue of Thomas Davis is visible in front of the trees and a 19th-century statue of Henry Grattan, one of the leading members of the old Irish Parliament, stands behind it, facing Trinity College.

Sensitivity of the view to change

This view is of high sensitivity owing to the appreciation of the College Green urban space and the presence of several protected structures, including Regents House, the main entrance into Trinity College and the Bank of Ireland building.





12.0 VISUAL IMPACT ASSESSMENT (CONTDD)

VIEW 23f - DAME STREET, BY TRINITY STREET, LOOKING EAST (WINTER)



Proposed

The proposed development is shown with a red outline and the roof profile of Regent House with a blue line, the latter for clarity. The proposed development will not be visible in the winter months, other than at night, owing to the mature street trees that stand at the centre of College Green, and whose canopies, even when leafless in winter, combine with Regent's House to screen the view. The inset image at the bottom left zooms in on the development proposals.

Magnitude of Change

The change would be insignificantly small.

Residual Effect

The effect would be **minor**, in this winter view, and **neutral**.

Cumulative Effect

There is no cumulative effect.

REGENT HOUSE (TRINITY) ROOFLINE

VIEW 23f

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

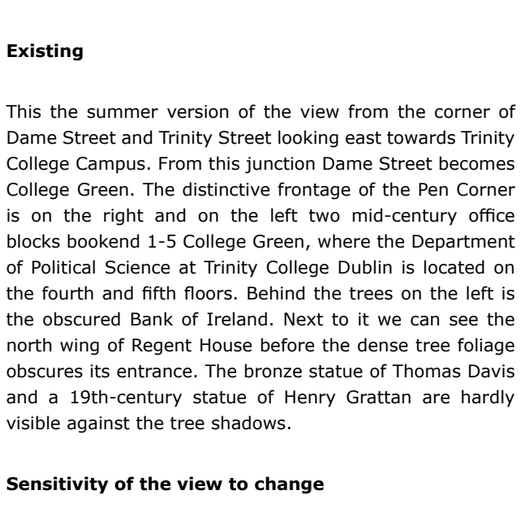
VIEW 23f - DAME STREET, BY TRINITY STREET, LOOKING EAST (SUMMER)

Existing

This the summer version of the view from the corner of Dame Street and Trinity Street looking east towards Trinity College Campus. From this junction Dame Street becomes College Green. The distinctive frontage of the Pen Corner is on the right and on the left two mid-century office blocks bookend 1-5 College Green, where the Department of Political Science at Trinity College Dublin is located on the fourth and fifth floors. Behind the trees on the left is the obscured Bank of Ireland. Next to it we can see the north wing of Regent House before the dense tree foliage obscures its entrance. The bronze statue of Thomas Davis and a 19th-century statue of Henry Grattan are hardly visible against the tree shadows.

Sensitivity of the view to change

This view is of medium sensitivity owing to the substantial obscuration of several protected structures, including Regents House, the main entrance into Trinity College and the Bank of Ireland building.



VIEWPOINT LOCATION



EXISTING

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23f - DAME STREET, BY TRINITY STREET, LOOKING EAST (SUMMER)



Proposed

The proposed development will not be visible in the summer months, owing to the mature street trees that stand at the centre of College Green, and whose dense canopies obscure most of Regent House as well as the proposed buildings. The inset image at the bottom left zooms in on the development proposals.

Magnitude of Change

The change would be nil.

Residual Effect

The effect would be **no change**, in this summer view.

Cumulative Effect

There is no cumulative effect.

REGENT HOUSE (TRINITY) ROOFLINE

VIEW 23f

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

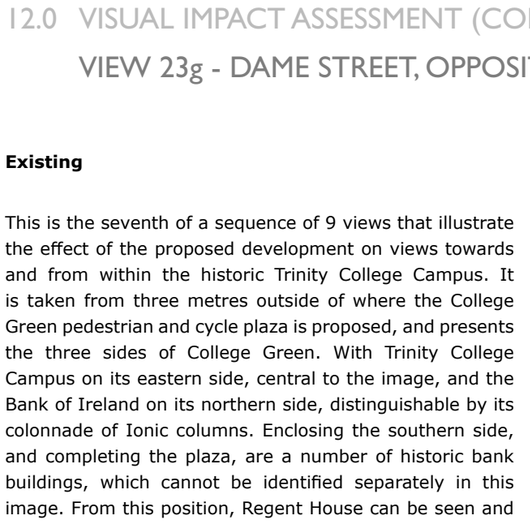
VIEW 23g - DAME STREET, OPPOSITE ANGELSEA STREET, LOOKING EAST (WINTER)

Existing

This is the seventh of a sequence of 9 views that illustrate the effect of the proposed development on views towards and from within the historic Trinity College Campus. It is taken from three metres outside of where the College Green pedestrian and cycle plaza is proposed, and presents the three sides of College Green. With Trinity College Campus on its eastern side, central to the image, and the Bank of Ireland on its northern side, distinguishable by its colonnade of Ionic columns. Enclosing the southern side, and completing the plaza, are a number of historic bank buildings, which cannot be identified separately in this image. From this position, Regent House can be seen and fully understood for the first time in this sequence through the trees, which appear much higher and more dominant than the tallest elements of the Campus buildings.

Sensitivity of the view

Taken from the along the busy city thoroughfare of College Green, this view is of high sensitivity owing to the presence of several protected structures, including Regents House - the main entrance into Trinity College and the public face of this historic educational institution - and the Bank of Ireland building.



VIEWPOINT LOCATION



EXISTING

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23g - DAME STREET, OPPOSITE ANGELSEA STREET, LOOKING EAST (WINTER)



Proposed

The proposed development is shown with a red line and the profile of Regent House in blue. The former will not be visible in the winter months, owing to the mature street trees that stand at the centre of College Green, and whose canopies, even when leafless, manage to screen views towards the proposed buildings. Even without trees, the visibility of the proposed scheme behind Trinity would be negligible, only slightly breaching the roofline of Regent House. A few steps east into the area of the proposed pedestrian and cycle plaza would see the scheme disappear entirely from view. The inset image at the bottom left zooms in on the development proposals.

Magnitude of Change

The change would be nil.

Residual Effect

The effect would be **no change**, in this winter view.

Cumulative Effect

There is no cumulative effect.

REGENT HOUSE (TRINITY) ROOFLINE

VIEW 23g

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

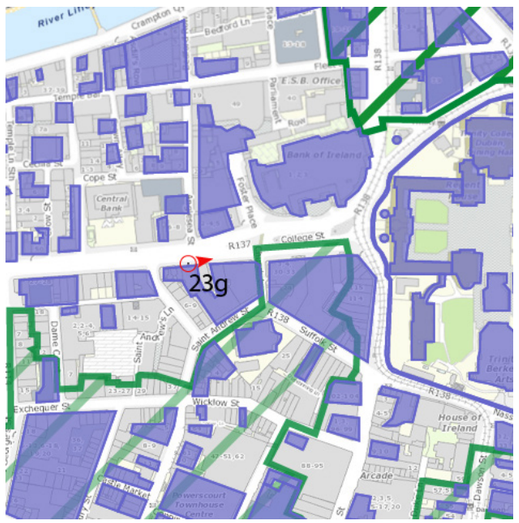
VIEW 23g - DAME STREET, OPPOSITE ANGELSEA STREET, LOOKING EAST (SUMMER)

Existing

This is the summer version of the same view, taken from three metres outside of where the College Green pedestrian and cycle plaza is proposed, and presents the three sides of College Green. With Trinity College Campus on its eastern side, central to the image, and the Bank of Ireland on its northern side, distinguishable by its colonnade of Ionic columns. Enclosing the southern side, and completing the plaza, are a number of historic bank buildings, which cannot be identified separately in this image. From this position, only a very small proportion of Regent House's western façade can be seen through the large trees, which appear more dominant than the tallest elements of the Campus buildings.

Sensitivity of the view to change

Taken from the along the busy city thoroughfare of College Green, this view is of medium sensitivity owing to the obscuration by trees of several protected structures, including Regents House - the main entrance into Trinity College and the public face of this historic educational institution - and the Bank of Ireland building. Views of both are interrupted by several mature street trees.



VIEWPOINT LOCATION



EXISTING

12.0 VISUAL IMPACT ASSESSMENT (CONTDD)

VIEW 23g - DAME STREET, OPPOSITE ANGELSEA STREET, LOOKING EAST (SUMMER)



Proposed

The proposed development, shown in red outline, will not be visible in the summer months, owing to the mature street trees that stand at the centre of College Green, and whose canopies obscure much of Regent House and screen views towards the proposed buildings. If the trees were removed, the visibility of the proposed scheme behind Trinity would be negligible, only slightly breaching the roofline of Regent House. A few steps east into the area of the proposed pedestrian and cycle plaza would see the scheme disappear entirely from view. The inset image at the bottom left zooms in on the development proposals.

Magnitude of Change

The change would be nil.

Residual Effect

The effect would be **no change**, in this summer view.

Cumulative Effect

There is no cumulative effect.

REGENT HOUSE (TRINITY) ROOFLINE

VIEW 23g

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23h - DAME STREET, OUTSIDE THE BANK OF IRELAND, LOOKING EAST

Existing

This is the eighth of a sequence of 9 views that illustrate the effect of the proposed development on views towards and from within the historic Trinity College Campus. It is taken from the vehicular entrance of the Bank of Ireland forecourt, where Regent House, the main entrance to Trinity College, is on axis and central to the view. This is a very busy junction with traffic and pedestrians, and is cluttered with street signage, adding to the visual commotion in the foreground. Bank of Ireland fills the left of the view, while the mature trees occupy the right of the view.

Sensitivity of the view to change

Taken from a busy city centre junction, this view is of high sensitivity, featuring the protected structures of the axial Regents House - the main entrance into Trinity College and the public face of this historic educational institution - and the Bank of Ireland.





VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23h - DAME STREET, OUTSIDE THE BANK OF IRELAND, LOOKING EAST



Proposed

The proposals, shown as a red outline, will not be visible within this view. The inset image at the bottom left zooms in on the development proposals.

Magnitude of Change

The change would be nil.

Residual Effect

The effect would be **no change.**

Cumulative Effect

There is no cumulative effect.

REGENT HOUSE (TRINITY) ROOFLINE

VIEW 23h

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23i - FROM WITHIN TRINITY COLLEGE, LOOKING EAST

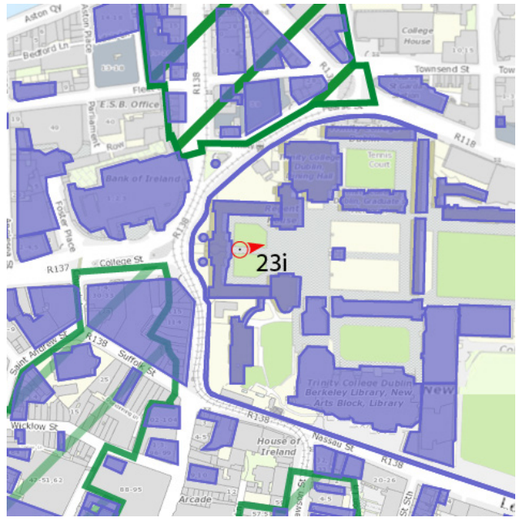
Existing

This is the final view of a sequence of 9 that illustrate the effect of the proposed development on views towards and from within the historic Trinity College Campus. This view is from just inside the entrance gates to the college complex. The Trinity College Chapel edges into the left of the view, beyond which stands the Graduates Memorial Building, guiding the eye towards the central distance of the view and the red brick fabric of the Rubrics buildings on Library Square, which terminate the view. Standing centrally in the view middle ground is the Campanile.

Sensitivity of the view to change

This view is of high sensitivity, taken from within the grounds of the historic and nationally significant college complex.





VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 23i - FROM WITHIN TRINITY COLLEGE, LOOKING EAST



Proposed

The development, shown in red outline, will effectively be obscured from view, only a tiny portion of its top public parapet being hardly discernible. The inset image at the bottom left zooms in on the development proposals.

Magnitude of Change

The change would be nil.

Residual Effect

The effect would be **no change.**

Cumulative Effect

There is no cumulative effect.

VIEW 23i

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 24 - WEST END OF BLESSINGTON STREET, LOOKING SOUTH-EAST (WINTER)

Existing

This long-range view is taken from outside the neo-classical entrance of Blessington Street Basin, known by locals as the 'secret garden', it originated as a drinking water reservoir which operated from 1810 until the 1970s; it became a public park in 1994. The view looking south-east, away from the basin, is balanced and symmetrical with two rows of well-kept 3-storey Georgian Houses with period street furniture and mature trees lining the street. The viewing corridor comes to an end where Blessington Street meets Dorset Street Upper and Frederick Street. There are no Georgian houses at that point and a lack of architectural quality.

Sensitivity of the view to change

This view is of medium sensitivity, owing to the protected structures either side, although change to the closure building beyond is less sensitive.





12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 24 - WEST END OF BLESSINGTON STREET, LOOKING SOUTH-EAST (WINTER)



Proposed

The two tall elements of the proposed development would be visible at the end of this street vista, extending the current view. However, such is its distance away, the development would appear as a small, non-dominant element of focus that takes little part in the Georgian Street. Instead, the development would act as a visual connector from one era to another, providing an enhanced understanding of Dublin, past, present and future. It would also provide legibility from one part of the City to the other, functioning as a landmark and wayfinder. A knowledge of the development's architectural quality and accessible upper level public spaces would further add to the positive qualities of this effect.

Magnitude of Change

The change would be medium.

Residual Effect

The effect would be **moderate** and, although with positive effects, is found to be **neutral.**

Cumulative Effect

There is no cumulative effect.

VIEW 24

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 24 - WEST END OF BLESSINGTON STREET, LOOKING SOUTH-EAST (SUMMER)

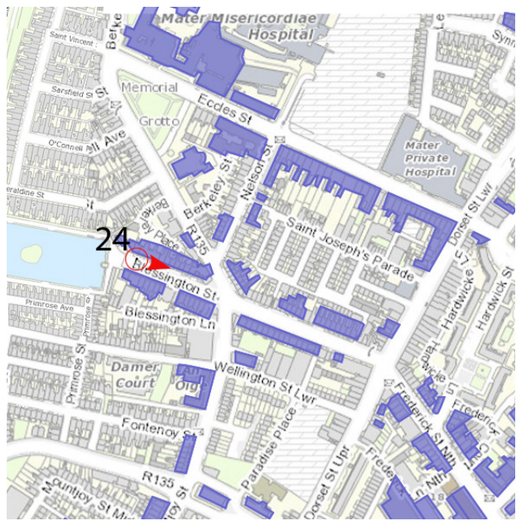
Existing

This long-range view is taken from outside the neo-classical entrance of Blessington Street Basin, known by locals as the 'secret garden', it originated as a drinking water reservoir which operated from 1810 until the 1970s; it became a public park in 1994. The view looking south-east, away from the basin, is balanced and symmetrical with two rows of well-kept 3-storey Georgian Houses with period street furniture and mature trees lining the street. The viewing corridor comes to an end where Blessington Street meets Dorset Street Upper and Frederick Street. There are no Georgian houses at that point and a lack of architectural quality.

Sensitivity of the view to change

This view is of medium sensitivity, owing to the protected structures either side, although change to the closure building beyond is less sensitive.





VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 24 - WEST END OF BLESSINGTON STREET, LOOKING SOUTH-EAST (SUMMER)



Proposed

The two tall elements of the proposed development would be visible at the end of this street vista, extending the current view. However, such is its distance away, the development would appear as a small, non-dominant element of focus that takes little part in the Georgian street. Instead, the development would act as a visual connector from one era to another, providing an enhanced understanding of Dublin, past, present and future. It would also provide legibility from one part of the City to the other, functioning as a landmark and wayfinder. A knowledge of the development's architectural quality and accessible upper level public spaces would further add to the positive qualities of this effect.

Magnitude of Change

The change would be medium.

Residual Effect

The effect would be **moderate** and, although with positive effects, is found to be **neutral.**

Cumulative Effect

There is no cumulative effect.

VIEW 24

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 25 - BERKLEY ROAD JUNCTION WITH ECCLES STREET, LOOKING SOUTH-EAST (WINTER)

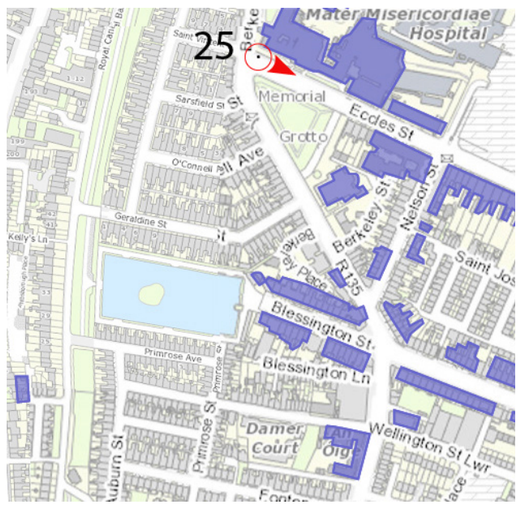
Existing

This view is taken from Berkeley Street looking south-east along Eccles street, past the Mater Misericordia University teaching Hospital, towards St Georges Church on Hardwick Place. The spire of St. Georges is clearly visible at the end of the traditionally scaled tree lined avenue. St. Joseph's Church and gardens are on the right with its pinnacled tower just within view of the camera.

Sensitivity of the view to change

This view is of medium sensitivity to change owing to the protected structures that line Eccles Street and frame the view towards the centrally positioned, and also protected, St Georges Church.





VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 25 - BERKLEY ROAD JUNCTION WITH ECCLES STREET, LOOKING SOUTH-EAST (WINTER)



Proposed

The two tall elements of the proposed development would be visible at the end of this street vista, extending the view. The northern tower would be virtually obscured by the profile of the spire of St Georges Church, but the taller southern tower will appear as a more distinct, standalone element to the right of spire, where it would mirror the verticality of the church spire and complement this historic landmark through the creation of a new modern landmark and way finder.

Magnitude of Change

The change would be medium.

Residual Effect

The effect would be **moderate** and, though with some positive effects, is found to be **neutral.**

VIEW 25

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

12.0 VISUAL IMPACT ASSESSMENT (CONTDD)

VIEW 25 - BERKLEY ROAD JUNCTION WITH ECCLES STREET, LOOKING SOUTH-EAST (WINTER)



Cumulative Effect

The tower of the Connolly Quarter development would form a backdrop to the lower half of the church spire, and would further reduce the visibility of the northern tower of the proposed development. The effect would remain **moderate** and **neutral**.

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 25

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 25 - BERKLEY ROAD JUNCTION WITH ECCLES STREET, LOOKING SOUTH-EAST (SUMMER)

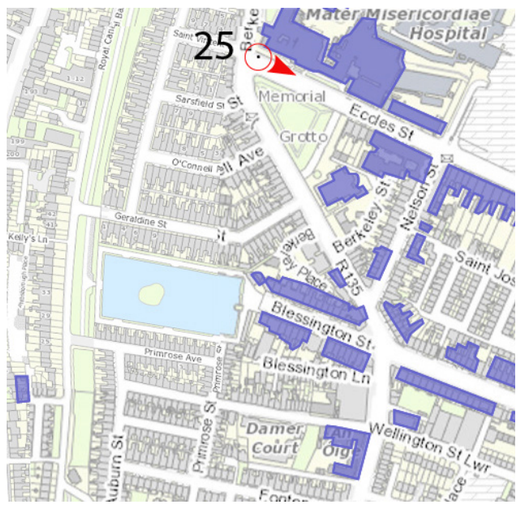
Existing

This view is taken from Berkeley Street looking south-east along Eccles street, past the Mater Misericordia University teaching Hospital, towards St Georges Church on Hardwick Place. The spire of St. Georges is clearly visible at the end of the traditionally scaled tree lined avenue, the summer leaves moving the focus towards the church spire. St. Joseph's Church and gardens are on the right with its pinnacled tower just within view of the camera. In summer months the church gardens provide the right side of the view with a particularly soft and leafy character.

Sensitivity of the view to change

This view is of medium sensitivity to change owing to the protected structures that line Eccles Street and frame the view towards the centrally positioned, and also protected, St Georges Church.





VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 25 - BERKLEY ROAD JUNCTION WITH ECCLES STREET, LOOKING SOUTH-EAST (SUMMER)



Proposed

The two tall elements of the proposed development would be visible at the end of this street vista, albeit both in a limited way. The northern tower would be largely screened behind the lower parts of St Georges Church spire. Glimpses of the taller tower would be available through the tree canopies of St Joseph's Church grounds. Though only marginally visible, it would act as a new modern landmark and way finder.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **minor** and **neutral.**

VIEW 25

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 25 - BERKLEY ROAD JUNCTION WITH ECCLES STREET, LOOKING SOUTH-EAST (SUMMER)



Cumulative Effect

The tower of the Connolly Quarter development would form a backdrop to the lower half of the church spire, and would further reduce the visibility of the northern tower of the proposed development. The effect would remain **minor** and **neutral**.

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 25

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

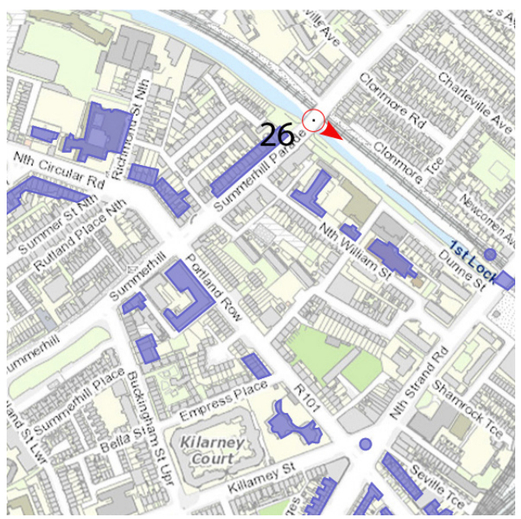
VIEW 26 – SUMMERHILL PARADE BRIDGE OVER ROYAL CANAL, LOOKING SOUTH-EAST

Existing

This view is from the bridge over the railway line and Royal Canal at Summerhill Parade, looking south-east along the canal. In summer there is a lot of mature trees and greenery, which almost completely obscure the view towards the city centre at this time of year. Residential housing is set back from the tracks and the canal remains the focus of the view. Croke Park stadium is located to the rear on other side of bridge.

Sensitivity of the view to change

This view is of low sensitivity, featuring no protected structures and limited in scope for much of the year owing to the mature trees and greenery that populate the view foreground and middle ground.



VIEWPOINT LOCATION



12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 26 – SUMMERHILL PARADE BRIDGE OVER ROYAL CANAL, LOOKING SOUTH-EAST



Proposed

The two tall elements of the proposed development would be visible at the end of this canal vista, where they would bring a focus to the view, providing a pleasing contrast with the more modest, domestic architecture that occupies the view foreground. Their tall and elegant forms would form a modern landmark that improves legibility, pinpointing the location of Dublin's docklands.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **minor** and **neutral.** This effect does not accord with the Significance criteria (Fig 2.1 of Chapter 2.0) owing to the obvious visibility of the proposed development.

VIEW 26

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 26 – SUMMERHILL PARADE BRIDGE OVER ROYAL CANAL, LOOKING SOUTH-EAST



Cumulative Effect

A limited portion of the Exo building would be visible through the canal-side trees. The effect would remain **minor** and **neutral**.

- NORTHBANK HOUSE
- COOPERS CROSS
- SPENCER PLACE NORTH
- SPENCER PLACE SOUTH
- EXO BUILDING
- CASTLEFORBES BUSINESS PARK EAST
- CASTLEFORBES BUSINESS PARK WEST
- NOS. 1-4 EAST ROAD SHD
- DOCKLANDS INNOVATION PARK
- TARA STREET
- HAWKINS HOUSE
- APOLLO & COLLEGE HOUSE
- CONNOLLY QUARTER SHD

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 26

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

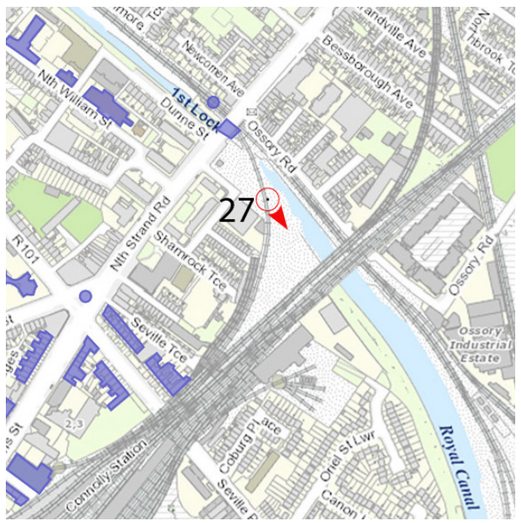
VIEW 27 - ROYAL CANAL CYCLE ROUTE, LOOKING SOUTH-EAST

Existing

The view from the new Royal Canal Cycle route towards the development site is very industrial, the railway and canal are to the left of picture and some housing is visible beyond both. Crosbie's Yard Business Centre is the large modern concrete and glass building on horizon to left behind the red brick terraces and the skyline of the city appears to rest upon the heavily graffitied railways bridge further down the canal. Exo tower and Capital Dock towers are both visible and easily identified elements. The elevated cycle route dominates the foreground and is positioned within an acutely industrial setting featuring a sizeable expanse of brownfield land, the backdrop comprising a more distant, though rather indistinct, docklands townscape and skyline comprised in the most part of modern office and residential buildings.

Sensitivity of the view to change

This view is of low sensitivity.



VIEWPOINT LOCATION



12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 27 - ROYAL CANAL CYCLE ROUTE, LOOKING SOUTH-EAST



Proposed

The proposed development would appear distant but prominent within this wide, panoramic view, where it would stand aligned with the course of the canal, rising up from behind the iron truss bridge structure and above the lower scale docklands skyline. The two tall elements of proposed development would provide the view with a focal point of high-quality design and stand as a pair of landmark forms that would improve legibility to a renewed docklands urbanity and contribute to the creation of a more distinctive and engaging city skyline.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **minor** and **beneficial.** This effect does not accord with the Significance criteria (Fig 2.1 of Chapter 2.0) owing to the obvious visibility of the proposed development.

VIEW 27

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12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 27 - NEWCOMEN BRIDGE OVER ROYAL CANAL, LOOKING SOUTH-EAST



Cumulative Effect

The Exo building would appear to the left of the proposed development, while several of those consented developments located to the north of the proposed development would appear in the view, including the 1-4 East Road SHD scheme, Northbank House, the Castleforbes Business Park East and West developments, and the Spencer Place North development. To the degree to which it may be possible to identify a cumulative effect, it is a positive effect that sees the emergence of a series of new buildings on previously vacant/underutilised sites, which consolidate the regeneration of this expanse of north Dublin. The effect would remain **minor** and **beneficial.**

- NORTHBANK HOUSE
- COOPERS CROSS
- SPENCER PLACE NORTH
- SPENCER PLACE SOUTH
- EXO BUILDING
- CASTLEFORBES BUSINESS PARK EAST
- CASTLEFORBES BUSINESS PARK WEST
- NOS. 1-4 EAST ROAD SHD
- DOCKLANDS INNOVATION PARK
- TARA STREET
- HAWKINS HOUSE
- APOLLO & COLLEGE HOUSE
- CONNOLLY QUARTER SHD

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 27

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

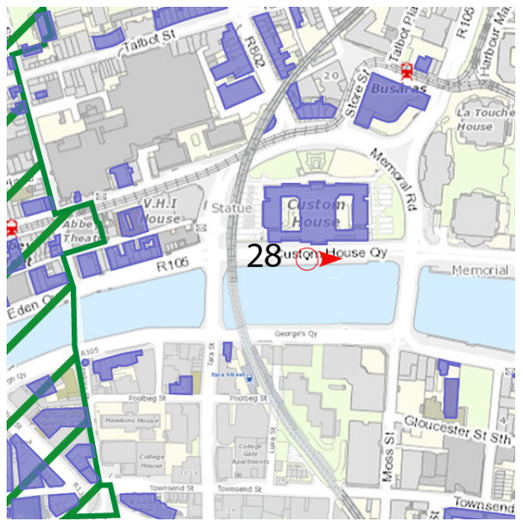
VIEW 28 - FRONT OF THE CUSTOM HOUSE, CUSTOM HOUSE QUAY, LOOKING EAST

Existing

This view is from a very significant place being aligned with the centre of the Custom House south facade, at Custom House Quay. Though few people stand here, it is a good place from which to observe the radically changing skyline on the south of the Liffey and fixed seating is provided from which to enjoy those views. The eastern flank of the Custom house is in view to the left, however, the IFSC complex with its tallest element fully exposed to and related to the Custom House, dominates. The quayside is central to this view with the river space and Talbot Memorial Bridge to the right less prominent from this position. The Quays are peppered with public realm effects partially obscuring views east, which consists of modern large-scale elements facing the river with occasional feature buildings; the canted drum of the Riverside One building is easily distinguished, as are the vertical view components of the Capital Dock tower and more distant Poolbeg chimneys. The centre of this view, as depicted by the photo, is disappointing given the importance of the viewpoint position.

Sensitivity of the view to change

Taken from along a busy, central stretch of the banks of the River Liffey just outside the iconic protected structure of Custom House, this view is of high sensitivity to any nearby change but of low sensitivity in the distant realm.



VIEWPOINT LOCATION



12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 28 - FRONT OF THE CUSTOM HOUSE, CUSTOM HOUSE QUAY, LOOKING EAST



Proposed

Positioned where the foreground elements of the three-lane route of Custom House Quay, its adjoining quayside pavement and the River Liffey appear to converge, the proposed development would form a distant, central focus to this view, with its two taller elements appearing to form a modern city landmark and way finder. The development would provide the central distance with a distinctiveness and character that it currently lacks, the high quality of its architecture apparent and its thoughtfully composed elevational treatment of vertical greening and graduated glazing discernible even at this distance. The cantilevered public viewing platform can also be seen, even at this distance.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **moderate** and **beneficial.** This effect does not accord with the Significance criteria (Fig 2.1 of Chapter 2.0) owing to the obvious visibility of the proposed development.

Cumulative Effect

There is no cumulative effect.

VIEW 28

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

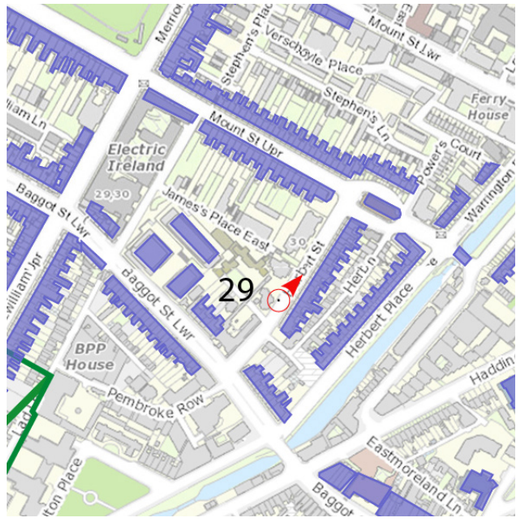
VIEW 29 - OUTSIDE NO.29 HERBERT STREET, LOOKING NORTH-EAST (WINTER)

Existing

The view north-east along Herbert Street towards the development site features Georgian red brick terraces on the right, at 4 storeys with iron work balconies. The left side of the street has mature planting which completely obscures the reconstituted stone post-modern classical facade of 30 Herbert Street (Herbert Hall Office building). There is a bicycle rental stand located on the left side of street. At the end of the row of chimneys the 'pepper pot' cupola of St. Stephens Church is also visible, along with its neo classical Georgian portico just edging into view as Mount Street Crescent completes the view horizontally. Along the street this is the first meaningful glimpse of the church, the reason for choosing this viewpoint. This is not a principal vista but an informal asymmetrical view, only one side of which is Georgian as are the central terminating buildings, which provide an irregular animated skyline.

Sensitivity of the view to change

This view is of medium sensitivity to change owing to the presence of the protected structures of those Georgian terraces that neatly enclose the eastern end of Herbert Street, and guide the eye towards the centrally positioned, and also protected, St. Stephens Church and properties of Mount Street Crescent.





12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 29 - OUTSIDE NO.29 HERBERT STREET, LOOKING NORTH-EAST (WINTER)



Proposed

The two tall elements of the proposed development would appear in the central distance, above the roofline of the those buildings on Mount Street Crescent. The taller southern tower would be most prominent, with the northern tower largely screened behind the intervening townscape. The development would provide legibility to the view, while the quality and explicit presentation of the public spaces at the top of the taller tower would enhance its public value and presence in this view. It should be noted that as a winter shot, the photo has poor light conditions, the visualisers have replaced the sky with a different lighting dome, while keeping the sun in the correct position, in order to get across the identification of the development's different parts and their architectural detail, clarity and quality. A lesser building in this view would be adverse, but this is balanced by the above virtues.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **minor** and **balanced**.

Cumulative Effect

There is no cumulative effect.

VIEW 29

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

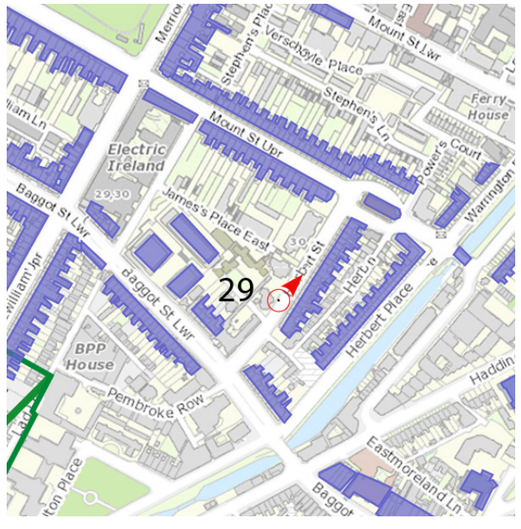
VIEW 29 - OUTSIDE NO.29 HERBERT STREET, LOOKING NORTH-EAST (SUMMER)

Existing

The view north-east along Herbert Street towards the development site features Georgian red brick terraces on the right, at 4 storeys with iron work balconies. The opposite side of the street has mature planting which almost completely obscures the built context at the left of the view. There is bicycle rental stand located on the left side of street. At the end of the row of chimneys the 'pepper pot' cupola of St. Stephens Church is also visible, along with its neo classical Georgian portico just edging into view as Mount Street Crescent completes the view horizontally. Along the street this is the first meaningful glimpse of the church, hence the position of the view. This is not a principal vista but an informal asymmetrical view, only one side of which is Georgian as are the central terminating buildings.

Sensitivity of the view to change

This view is of medium sensitivity to change owing to the presence of the protected structures of those Georgian terraces that neatly enclose the eastern side of Herbert Street, and guide the eye towards the centrally positioned, and also protected, St. Stephens Church and properties of Mount Street Crescent.



VIEWPOINT LOCATION



12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 29 - OUTSIDE NO.29 HERBERT STREET, LOOKING NORTH-EAST (SUMMER)



Proposed

Only the taller southern tower would have any meaningful degree of visibility in this view, the northern tower practically screened in its entirety behind foreground tree canopies and the intervening townscape. The taller tower would also be subject to the screening capabilities of those trees that extend from the left of the view, though partial glimpses of its built form would still be discernible through breaks in the foliage. In spite of its limited visibility, the development still would provide legibility to the view.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **minor** and **balanced**, in similarity to the reasoning for the winter version.

Cumulative Effect

There is no cumulative effect.

VIEW 29

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

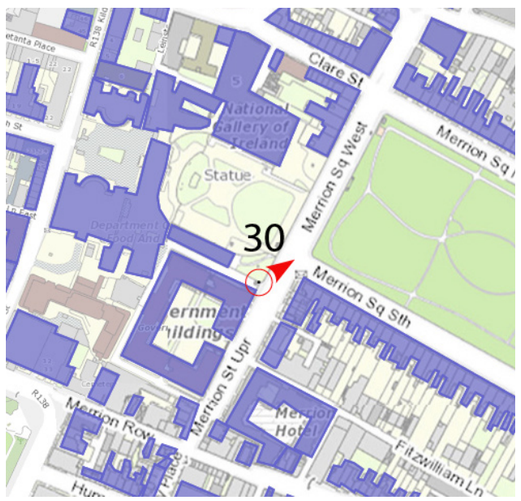
VIEW 30 SOUTH-WEST CORNER OF MERRION SQUARE, LOOKING NORTH-EAST

Existing

In this view towards the south-west corner of Merrion Square, a spacious and open foreground of 2-way vehicular routes edged by footpaths gives way to an almost impenetrable band of mature tree planting that inhabits the inner edges of the public park, and effectively screens much of the Georgian townscape that lies beyond, even in this leafless, winter view. Punctuating views towards the park's wooded edges are a sequence of evenly spaced and particularly ornate street lights, which march into the distance and towards the Davenport Hotel, a prominent background building at the left of the view, whose lead-clad mansard roof with cupola features as a distinct element in the skyline. Beyond the hotel appear the red brick Georgian properties of Fenian Street, behind which emerges the copper-topped octagonal bell-tower of St Andrew's Church, a peripheral but eye-catching feature at the very left of the view.

Sensitivity of the view to change

This view is of medium sensitivity to change owing to the presence of Merrion Square and its largely intact setting of Georgian terraces that enclose the park, and a backdrop that features the protected structures of St Andrews Church, the Davenport Hotel and those red brick properties at the junction of Lincoln Place and Fenian Street.



VIEWPOINT LOCATION



EXISTING

12.0 VISUAL IMPACT ASSESSMENT (CONTDD)

VIEW 30 SOUTH-WEST CORNER OF MERRION SQUARE, LOOKING NORTH-EAST



Proposed

Merrion Square's mature perimeter tree planting will effectively screen the proposed development from view in summer months. In winter months, when the screening abilities of the trees is slightly diminished, the townscape of Merrion Square North will provide a secondary visual barrier to the scheme, preventing any slight glimpses that might have been otherwise available of the scheme through the leafless trees.

Magnitude of Change

The change would be nil.

Residual Effect

The effect would be **no change** in this winter view.

Cumulative Effect

There is no cumulative effect.

VIEWPOINT LOCATION

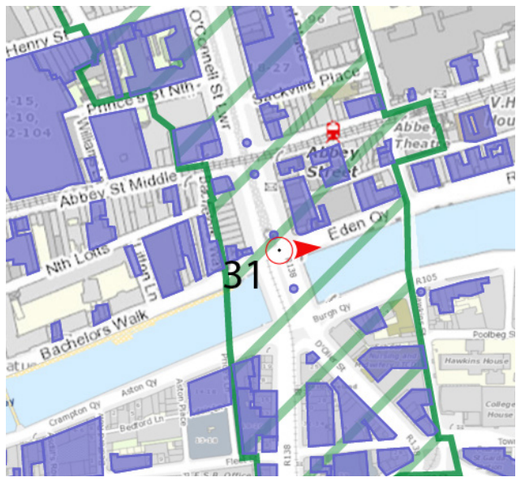
VIEW 30

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 31 - BY O'CONNELL BRIDGE, LOOKING EAST

Existing

In this busy city centre view, taken from the southern end of O'Connell Street where it meets with O'Connell Bridge, within the O'Connell Street Architectural Conservation Area, the three lane vehicular route of Eden Quay runs alongside the River Liffey, and these two broad, linear corridors dominate the central foreground of the view. Separating Eden Quay from the water is a pedestrian footpath, along which stand a row of mature trees, beyond which appears the distinctive lattice patterned Loopline Bridge, which combines with the less prominent Rosie Hackett Bridge and Butt Bridge to provide a horizontal emphasis at the centre of the view. Framing the right side of the view is built frontage to Burgh Quay on the southside of the river, which in addition to hosting several red brick Georgian terraces, also accommodates the early 19th century stone-built Corn Exchange building and the contrasting modern glazed fabric of the National Immigration Bureau building. Emerging as a backdrop to these properties on Burgh Quay are the upper levels of George's Quay Plaza, with their distinctive pyramid roofs. The left of the view features two of the north Quays most iconic structures; Custom House and Liberty Hall. Appreciation of both buildings is compromised by traffic, CCTV poles and street lighting. In the distance several of those buildings along the river's north Docklands, including The Convention Centre building, PWC and the Central Bank are discernible but obscured by Loopline Bridge.



VIEWPOINT LOCATION



Sensitivity of the view to change

This view is of medium sensitivity to change owing to the presence of Custom House on the left of the view, and the row of protected structures along Burgh Quay, which appear on the right of the view and include several red brick Georgian terraces, as well as the Corn Exchange building.

3.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 31 - BY O'CONNELL BRIDGE, LOOKING EAST



Proposed

The proposed development would appear as a distant but notable presence at the centre of the view, the taller tower's form revealed in near totality, the smaller tower partially screed by foreground tree planting. Owing to their distant setting, the towers would not appear dominant, nor compete with the more immediate city centre and River Liffey townscape. Rather, with its elegant forms and high quality architecture, the proposed development would act as a distant landmark, denoting the location of the north docklands, while introducing a building of distinction to the centre of the view, which would add to and complement the already eclectic mix of built forms spread across the breadth of the view. The public viewing platform adds to its attractiveness.

Magnitude of Change

The change would be medium.

Residual Effect

The effect would be **moderate** and **beneficial**.

VIEW 31

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 31 - BY O'CONNELL BRIDGE, LOOKING EAST



Cumulative Effect

The upper parts of the Spencer Place South scheme would appear in front of the proposed development. The Tara Street development would form a prominent element at the right of the view, rising up behind the waterfront buildings of Burgh Quay where it would screen views of George's Quay Plaza and provide the foreground with a modern tower that reflects the verticality of the proposed development, and similarly reflects Dublin's international status. However, owing to the distance between the proposed development and the Tara Street scheme, and how they are set apart in the view, the two schemes do not act cumulatively. The effect would remain **moderate** and **beneficial**.

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 31

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

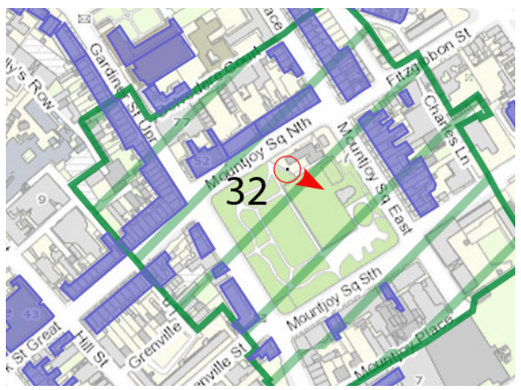
VIEW 32 - CENTRE OF MOUNTJOY SQUARE PARK, LOOKING SOUTH-EAST

Existing

Thick tree cover prevents a view across the whole square from Mountjoy Square North. The view is, therefore, taken from within Mountjoy Square, looking south-east across the park from its northern side, this view comprises an open foreground of low-quality, which is dominated by a hard-surfaced playing pitch, to the left of which stands a boarded up and graffitied toilet and changing block. This foreground presents a space whose original design has been severely compromised since its development in the late 1700s, with much of its integrity and grandeur eroded through subsequent alterations and interventions. Enclosing the square and appearing beyond the space's play space and facilities are rows of mature tree planting, which characterise the park's outer edges. In this winter view the Georgian townscape that frames the square can be appreciated through these trees, though in the summer months, the red brick fabric of these terraces will be better appreciated from within its surrounding streets. This comprises relatively intact and unified rows of 4-storey Georgian terraces. At the centre of the view, beyond the square proper, however, appears No.33 Mountjoy Square an uninspired 1990's apartment complex, which represents a poor and unsympathetic addition to the surrounding historic Georgian townscape.

Sensitivity of the view to change

Taken from the heart of the Mountjoy Square ACA, this view is of medium sensitivity to change despite the of Georgian terraces that frame it on its eastern and southern side, and which also accommodate several protected structures.



VIEWPOINT LOCATION



12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 32 - CENTRE OF MOUNTJOY SQUARE PARK, LOOKING SOUTH-EAST



Proposed

The proposed development would be virtually unnoticeable in this view, with only a very slight proportion of the taller tower's upper extents just about discernible above the non-Georgian form of No.33 Mountjoy Square. The arrow shown on the 'Proposed' image points towards where the scheme appears marginally within the view.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **negligible**, with only a barely decipherable slither of the proposed development appearing in the view. This effect does not accord with the Significance criteria (Fig 2.1 of Chapter 2.0) owing to the very limited visibility of the proposed development.

Residual Effect

There is no cumulative effect.

VIEW 32

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

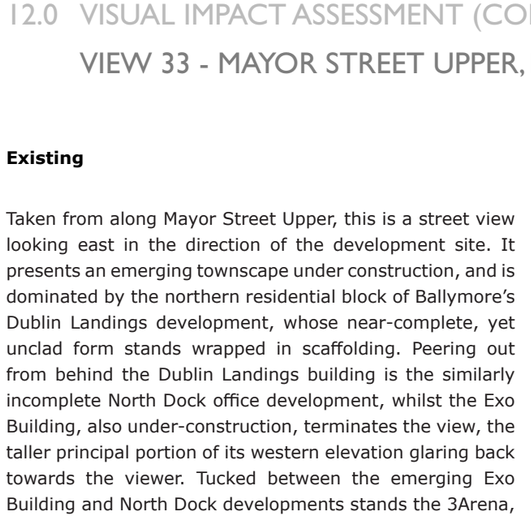
VIEW 33 - MAYOR STREET UPPER, LOOKING EAST

Existing

Taken from along Mayor Street Upper, this is a street view looking east in the direction of the development site. It presents an emerging townscape under construction, and is dominated by the northern residential block of Ballymore's Dublin Landings development, whose near-complete, yet unclad form stands wrapped in scaffolding. Peering out from behind the Dublin Landings building is the similarly incomplete North Dock office development, whilst the Exo Building, also under-construction, terminates the view, the taller principal portion of its western elevation glaring back towards the viewer. Tucked between the emerging Exo Building and North Dock developments stands the 3Arena, the very upper extents of its distinctive, triple gabled northern elevation appearing at an acute angle within the view.

Sensitivity of the view to change

This view is of low sensitivity.



VIEWPOINT LOCATION



EXISTING

3.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 33 - MAYOR STREET UPPER, LOOKING EAST



Proposed

The north-western block of the proposed development would appear behind the Dublin Landings development, where its northern elevation would contribute to the reinstatement of a better and more defined frontage to Mayor Street Upper, guiding the eye eastwards along this route towards the Exo building and its Point Square setting. The very upper levels of the northern tower would also appear in this view, rising up behind Ballymore's Dublin Landings development, with the remainder of the proposed development, including the lower extents of the northern tower and the entirety of the taller southern tower, screened by the foreground's emerging built context. The visible upper proportion of the northern tower would provide a subtle hint of the wider landmark development that lies just beyond whilst also enhancing legibility along Mayor Street Upper.

Magnitude of Change

The change would be medium.

Residual Effect

The effect would be **minor** and **beneficial**.

VIEW 33

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 33 - MAYOR STREET UPPER, LOOKING EAST



Cumulative Effect

The Exo building would appear in the distance beyond the proposed development. The effect would remain **minor** and **beneficial**.

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 33

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

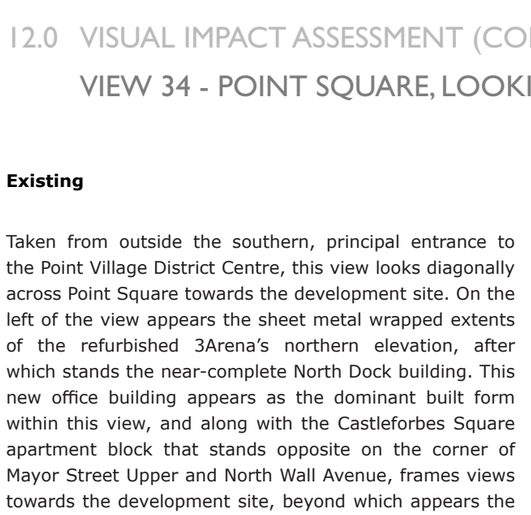
VIEW 34 - POINT SQUARE, LOOKING SOUTH-WEST

Existing

Taken from outside the southern, principal entrance to the Point Village District Centre, this view looks diagonally across Point Square towards the development site. On the left of the view appears the sheet metal wrapped extents of the refurbished 3Arena's northern elevation, after which stands the near-complete North Dock building. This new office building appears as the dominant built form within this view, and along with the Castleforbes Square apartment block that stands opposite on the corner of Mayor Street Upper and North Wall Avenue, frames views towards the development site, beyond which appears the more distant, emerging development of Dublin Landings, which completes the view horizontally.

Sensitivity of the view to change

This view is of low sensitivity.



VIEWPOINT LOCATION



12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 34 - POINT SQUARE, LOOKING SOUTH-WEST



Proposed

The proposed development would appear as a striking centrepiece to the view, its two slender towers introducing a welcome verticality that would counter the somewhat monotone horizontally of the surrounding townscape. Each of the towers, through their graded glazed façades, would achieve a lightness of appearance that would contrast pleasingly with the solidity of those lower, surrounding blocks. The artistic composition and arrangement of the vertical greening across the tower facades would be particularly apparent at this proximity, and the detail of the planting and its subtle variations in textures and tones discernible. The lower-scale blocks fronting on to Mayor Street Upper, which both display a slightly more solid aesthetic that is in keeping with those existing and emerging neighbouring buildings, would help create a more defined edge to this stretch of Mayor Street Upper, occupying the current void in this frontage and helping to mend the urban grain.

Magnitude of Change

The change would be large.

Residual Effect

The effect would be **moderate** and **beneficial**.

Cumulative Effect

There is no cumulative effect.

VIEW 34

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 35 - NORTH WALL QUAY, FACING NEW WAPPING STREET, LOOKING NORTH-EAST

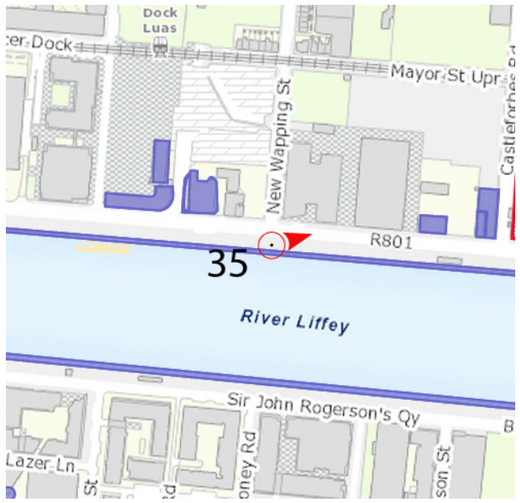
Existing

This view is from North Wall Quay at the southern end of New Wapping Street. It reveals a series of newly constructed blocks, including the Central Bank, Dublin Landings and the Mayson Hotel at No. 81 and 82 North Wall Quay. Each of these developments progress their own distinctive architectural language and materials palettes, but all adhere to a common building line that results in a strong yet pleasingly varied frontage along the quays. The protected structures at No.73, 81and 82 North Wall Quay punctuate this parade of modern architecture, and it is just beyond the façade of No.82 that the development site comes into view. Notable within this view is the generous width of the quays, whose handsome refurbished surfacing of diorite setts and granite paths enhances the riverside setting. Capital Dock lies across the Liffey to the right of the view.

Sensitivity of the view to change

This view is of low sensitivity to change.





VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTDD)

VIEW 35 - NORTH WALL QUAY, FACING NEW WAPPING STREET, LOOKING NORTH-EAST



Proposed

The taller southern tower of the proposed development would appear prominently in the central distance of the view, forming a sleek and elegant landmark behind the existing North Wall Quay buildings, whose presence would stimulate intrigue and encourage closer exploration of this eastern end of northern quays. The tower's elegant glazed façade with vertical greening would add further visual interest and aesthetic diversity to the already architecturally varied parade of modern buildings that front this stretch of North Wall Quay, while its greater scale would bring a welcome verticality to the North Wall Quay environment that would also respond to the tower at Capital Dock, which stands directly opposite the development on the Liffey's southern side.

Magnitude of Change

The change would be medium.

Residual Effect

The effect would be **moderate** and **beneficial**. This effect does not accord with the Significance criteria (Fig 2.1 of Chapter 2.0) owing to the obvious visibility of the proposed development.

Cumulative Effect

There is no cumulative effect.

VIEW 35

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

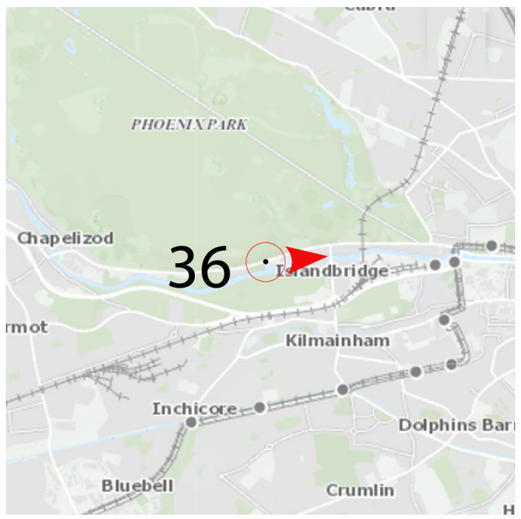
VIEW 36 - PHOENIX PARK

Existing

Taken from along Military Road on the park's southern extents, this view features a verdant foreground of park lawns enclosed by mature tree planning, beyond which emerges a view of the city skyline. The view is framed on each side by particularly tall and slender forms of iconic status; Phoenix Park's Wellington Monument appears at the left of the view, while the Poolbeg Chimneys rise up in the far distance at the right of the view. Positioned along the skyline between these two soaring structures are several other distinctive built forms, which add legibility to the view and enliven the skyline. These include the upper levels of Liberty Hall in the central distance, and further to the right the contrasting forms of Capital Dock, the Four Courts, the Bord Gáis Energy Theatre and One Central Plaza, whose upper extents each appear in quick succession, accentuating their differing aesthetic and providing an insight into of the evolution of the city and its built environment.

Sensitivity of the view to change

This view is of medium sensitivity to change.



VIEWPOINT LOCATION



12.0 VISUAL IMPACT ASSESSMENT (CONTDD)

VIEW 36 - PHOENIX PARK



Proposed

The two towers of the proposed development would appear centrally within the view, emerging behind the canopies of those park trees that occupy the foreground. A clear gap of open sky between the two towers would allow for the profile of each to be appreciated individually, while their common architectural language and aesthetic ensure that in spite of this separation, the pair read as part of the same development. The tower's verticality would mirror that of the peripheral forms of Phoenix Park's Wellington Monument and the Poolbeg Chimneys. Their central positioning within the view would allow them to combine with these two other tall elements to produce of a view of fine composition and symmetry. The proposed development would stand as a high-quality landmark at the centre of this view, its upper level public spaces clearly visible and providing those who view the building with a sense of ownership and a rapport with the building.

Magnitude of Change

The change would be medium.

Residual Effect

The effect would be **moderate** and **beneficial**.

VIEW 36

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 36 - PHOENIX PARK



Cumulative Effect

The Tara Street and Apollo and College House developments would appear to the immediate right of the proposed development. The former would meet with the profile of the southern tower, while the latter would stand slightly detached from the two schemes. These two consented towers would appear lower than the proposed development, and would result in a gradual stepping up in height at the centre of the view, culminating with the proposed development. The effect would remain **moderate** and **beneficial**.

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 36

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

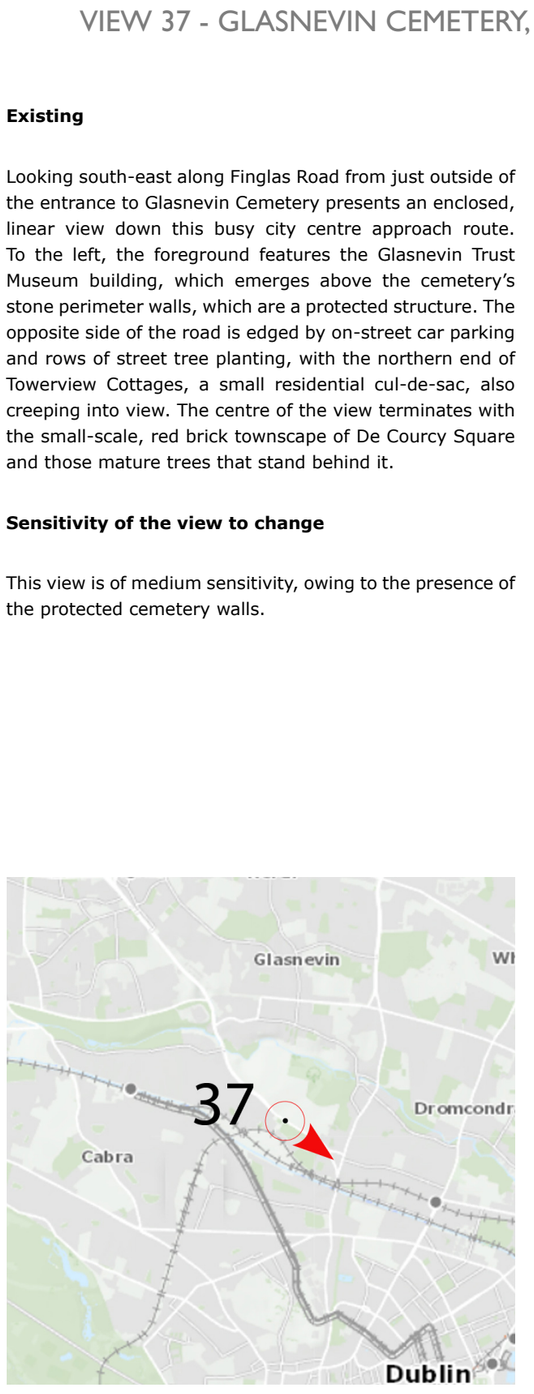
VIEW 37 - GLASNEVIN CEMETERY, FINGLAS ROAD

Existing

Looking south-east along Finglas Road from just outside of the entrance to Glasnevin Cemetery presents an enclosed, linear view down this busy city centre approach route. To the left, the foreground features the Glasnevin Trust Museum building, which emerges above the cemetery's stone perimeter walls, which are a protected structure. The opposite side of the road is edged by on-street car parking and rows of street tree planting, with the northern end of Towerview Cottages, a small residential cul-de-sac, also creeping into view. The centre of the view terminates with the small-scale, red brick townscape of De Courcy Square and those mature trees that stand behind it.

Sensitivity of the view to change

This view is of medium sensitivity, owing to the presence of the protected cemetery walls.



VIEWPOINT LOCATION



12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 37 - GLASNEVIN CEMETERY, FINGLAS ROAD



Proposed

The red line indicates the proposed development would be largely obscured, even in winter, by the mature tree planting that occupies the southern side of Finglas Road

Magnitude of Change

The change would be nil.

Residual Effect

The effect would be **no change.**

Cumulative Effect

There is no cumulative effect.

VIEW 37

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 38 - FAIRVIEW PARK

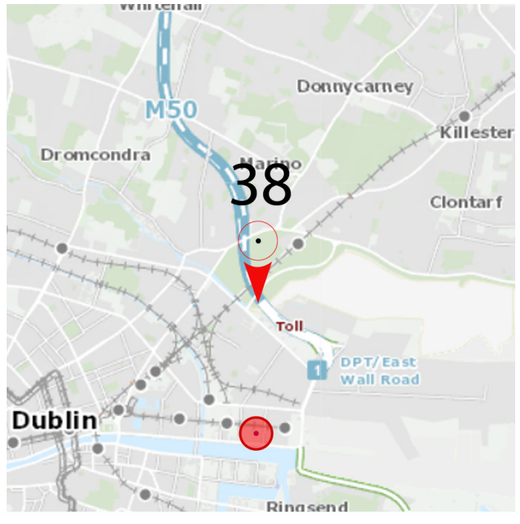
Existing

Taken from Fairview Park, north of Dublin City Centre, this verdant view is dominated by the expanses of wooded parkland lawn. A slight break in the tree canopies at the centre of the view reveals a view towards the One Gateway Building on East Wall Road, behind which rises the more distant form of Capital Dock.

Sensitivity of the view to change

This view is of low sensitivity.





VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 38 - FAIRVIEW PARK



Proposed

Partial glimpses of the proposed development would be available through and above the parks layered, semi-mature tree planting, though the overriding wooded parkland character would remain intact. The emergence of the proposed development in this view and more open views from further east, would enhance urban legibility and provide the park with a more meaningful visual connection with the city docklands. Even seeing the just the top of the proposal, its quality of design is evident.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **negligible**.

VIEW 38

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 38 - FAIRVIEW PARK



Cumulative Effect

A very slight glimpse would be available of the Castleforbes Business Park East development. The effect would remain **negligible**.

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 38

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 39 - CLONTARF ROAD (PROMENADE)

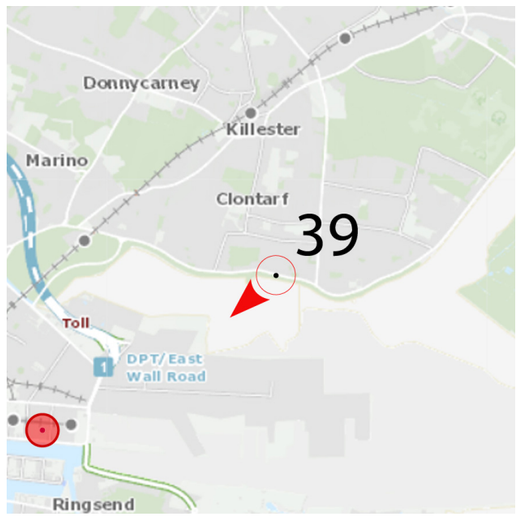
Existing

Looking south across the bay from the Clontarf Road promenade reveals a unbroken band of waterfront tree planting behind which emerges an urban skyline of poor composition, comprising a clutter of Dublin Port buildings to the left of the view, and the more distinct forms of Capital Dock and the partially completed Exo Building to the right of these.

Sensitivity of the view to change

This view is of low sensitivity.





VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 39 - CLONTARF ROAD (PROMENADE)



Proposed

The proposed development would rise up at the centre of the view, where it will bring a welcome degree of coherency and composition to the urban skyline, giving focus to what is an otherwise unremarkable city skyline. The two tall and elegant towers, with their distinctive vertical greening and high quality architecture would appear as landmarks in the view, markers of the Dublin docklands and symbols of Dublin's international status.

Magnitude of Change

The change would be large.

Residual Effect

The effect would be **moderate** and **beneficial**.

VIEW 39

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 39 - CLONTARF ROAD (PROMENADE)



Cumulative Effect

The Exo building would appear as a notable feature to the immediate left of the proposed development, while the Spencer Place North and Castleforbes Business Park East schemes would form peripheral elements of limited visibility at the right of the view. The effect would remain **moderate** and **beneficial**.

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 39

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 40 - BULL ISLAND

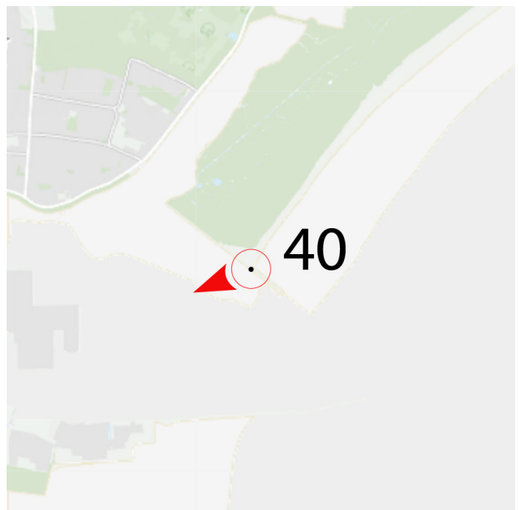
Existing

Gazing towards the development site from the southern end of Bull Island reveals a view comprising a wide and open body of water in the foreground and an equally expansive sky in the distance, between which runs a comparatively narrow stretch of land, upon which stands Dublin port and the multitude of buildings, structures and infrastructure that support its operations. Punctuating what is otherwise a relatively indistinct skyline are the two chimneys of ESB's North Wall power station, and the more distant modern office buildings of Capital Dock and the Exo Building, the latter still under construction.

Sensitivity of the view to change

This view is of low sensitivity.





VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 40 - BULL ISLAND



Proposed

The proposed development would appear behind the Exo Building and be positioned centrally between the views two other tall elements, the ESB chimneys and Capital Dock. The two towers would read as separate entities, each with their own clean upper profile, but united by a shared architecture and aesthetic. Together they would stand as new city landmarks, whose high quality architecture, with graded glazing and areas of vertical greening would be appreciated from this distant viewpoint.

Magnitude of Change

The change would be medium.

Residual Effect

The effect would be **minor** and **beneficial**.

VIEW 40

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 40 - BULL ISLAND



Cumulative Effect

Several of the consented schemes would appear within view, including the Exo building, the Tara Street and Apollo and College House developments, Castleforbes Business Park East and the SHD schemes at the Connolly Quarter and East Road. These schemes would combine with the proposed development to create a more legible and distinct city skyline, and communicate the evolving character of Dublin and its role as an international capital of renown. The cumulative effect would be **moderate** and **beneficial**.

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 40

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 41 - HOWTH CLIFF WALK

Existing

This long distance view from Howth cliff walk across the open waters of Dublin Bay and the slender sand-covered landscape of Bull Island, is backed by the extensive lands of Dublin Port, and the array of dockland buildings and structures that it hosts. Further in the distance, beyond the port, and distributed intermittently across the length of the view are several taller buildings and structures which rise above the city townscape and bring to the view a degree of verticality and legibility. These include the modern office towers of Capital Dock, the Exo Building and the Montevetro Building, all located in and around the docklands, more established and long-standing buildings such as Liberty Hall, and landmark monuments such as Phoenix Park's Wellington Testimonial and The Spire at O'Connell Street.

Sensitivity of the view to change

This view is of low sensitivity.



VIEWPOINT LOCATION



12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 41 - HOWTH CLIFF WALK



Proposed

The proposed development would introduce an new vertical presence and landmark building within this broad view of the city skyline, which would join and complement those other tall elements along the skyline, complementing the horizontally of the open water and Bull Island in the foreground. The two towers would elegantly mark the point of transition from the docks to the new stretch of townscape at North Wall Quay that leads to the historic city centre.

Magnitude of Change

The change would be medium.

Residual Effect

The effect would be **minor** and **beneficial**.

VIEW 41

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 41 - HOWTH CLIFF WALK



Cumulative Effect

Several of the consented schemes would appear within view, including the Exo building, the Tara Street and Apollo and College House developments, Castleforbes Business Park East and the SHD schemes at the Connolly Quarter and East Road, the latter screening the view of Liberty Hall. These schemes would combine with the proposed development to create a more legible and distinct city skyline, and communicate the evolving character of Dublin and its role as an international capital of renown. The cumulative effect would be **moderate** and **beneficial**.

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 41

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 42 - SEAN MOORE PARK, STRAND ROAD

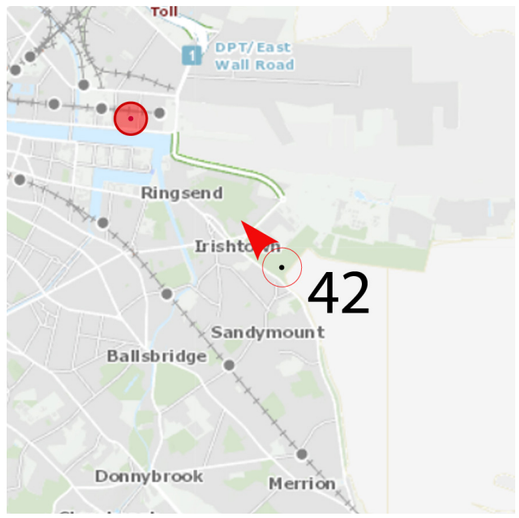
Existing

Sean Moore Park is located just off Strand Road and north of Sandymount beach. Looking north-west from within its tree enclosed playing fields, only the very tallest elements of the dockland's built environment come into view, namely Capital Dock and the Exo Building. Positioned at opposite outer edges of the view, these commercial towers stand rather distant from each other, leaving a void of open sky between the two. This relationship, coupled with their similar scale and the uniformity of the foreground parkland, makes for a balanced and symmetrical view composition.

Sensitivity of the view to change

This view is of low sensitivity.





VIEWPOINT LOCATION

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 42 - SEAN MOORE PARK, STRAND ROAD



Proposed

Appearing as a profound centrepiece, the proposed development respects and reinforces the well-composed and symmetrical arrangement of the view, standing equally distant from the framing features of Capital Dock and the Exo building. From this distant but relatively unhindered view, the high quality architecture of the scheme would be very apparent, with the vertical greening that climbs the tower façades giving the proposed development a pleasing synergy with the park's soft landscaping and planting in the view foreground. The public viewing platform is animated with human activity, illustrating the public accessibility and enjoyment it would bring.

Magnitude of Change

The change would be large.

Residual Effect

The effect would be **moderate** and **beneficial**.

VIEW 42

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 42 - SEAN MOORE PARK, STRAND ROAD



Cumulative Effect

The Exo building will feature to the right of the proposed development. The effect would remain **moderate** and **beneficial**.

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 42

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 43 - DÚN LAOGHAIRE WEST PIER

Existing

This long-distance view taken from the west pier, a protected structure, at the coastal town of Dun Laoghaire looks north-west across Dublin Bay towards the city. This view presents a diversity of building scales and typologies, from the two and three-storey residential terraces that edge Strand Road (left of view), to the distinctly industrial structures associated with Dublin Port and the modern commercial development of the north and south docks. Of the buildings present in this view, it is some of the city's more recent and high-profile additions, such as the Aviva Stadium, Capital Docks, The Exo Building, and the Convention Centre, that appear the most prominent and easily identifiable features along the skyline.

Sensitivity of the view to change

This view is of low sensitivity.



VIEWPOINT LOCATION



12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 43 - DÚN LAOGHAIRE WEST PIER



Proposed

The proposed development would stand as a new landmark building along the city skyline, where its verticality and slender form would bring greater legibility and distinctiveness. Framed on either side by Capital Dock and the Exo Building, the two towers would form a centrepiece within the reinvigorated docklands area, and function as markers for the point where the docks give way to North Wall Quay's parade of modern residential and office blocks.

Magnitude of Change

The change would be medium.

Residual Effect

The effect would be **minor** and **beneficial**.

VIEW 43

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 43 - DÚN LAOGHAIRE WEST PIER



Cumulative Effect

Several consented schemes would appear across the view, the most prominent of which being the Connolly Quarter SHD scheme and the Exo building, the former to the left of the view, the latter just to the right of the development. These cumulative schemes will add character and legibility to the view and create a more distinct city skyline. The effect would remain **minor** and **beneficial**.

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 43

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 44 - THE OBELISK, KILLINEY HILL

Existing

This elevated view from Killiney Hill shows the expanse of Dublin City and its southern suburbs, which appear severed by the water of Dublin Bay. Each of the these elements are presented in horizontal layers, within which nestle higher and more vertical structures; churches in the foreground, the chimneys at the docks and tall buildings such as Liberty Hall, George's Quay Plaza and Capital Dock in the distance. The taller structures combine with larger scale elements such as the Aviva stadium and the Convention Centre to provide legibility to the view, pinpointing different parts of the city. These higher vertical elements and larger buildings complement the natural lie of the land and its horizontally, providing the view with a visual and cultural balance.

Sensitivity of the view to change

This view is of low sensitivity.



VIEWPOINT LOCATION



12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 44 - THE OBELISK, KILLINEY HILL



Proposed

The proposed development would form a new and notable vertical addition to the view, complementing it's predominantly horizontal composition and complementing the efforts of those pre-existing vertical buildings and structures in bringing a visual and cultural balance to this panorama. With its tall and elegant profile, the development would feature as an iconic city landmark, positioned at a key point of transition where the docks meets with the 'new' city development of North Wall Quay.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **minor** and **beneficial**. This effect does not accord with the Significance criteria (Fig 2.1 of Chapter 2.0) owing to the obvious visibility of the proposed development.

VIEW 44

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 44 - THE OBELISK, KILLINEY HILL



Cumulative Effect

Several consented schemes would appear across the view, the most prominent of which being the Tara Street and Apollo and College House development, visible at the left of the view, and the Connolly Quarter SHD scheme and the Exo building, appearing closer to the proposed development. These cumulative schemes will add character and legibility to the view and create a more distinct city skyline. The cumulative effect would be **moderate** and **beneficial**.

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 44

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 45 - THE BLUE LIGHT PUB, BARNACULLIA

Existing

Captured from the foothills of the Dublin Mountains, this view presents an expansive view over Dublin, which is broken into a series of relatively distinctive horizontal bands. The foreground features the leafy and spacious suburbs of the city's southern extents. Then, just beyond the centrally positioned Aviva Stadium, is a long tract of development focused around Grand Canal Dock, the edges of the River Liffey's eastern extents, and Dublin harbour. Lighter in tone than much of the rest of the city's built fabric, the buildings that appear along this stretch of townscape fall into two distinct categories; to the left of the Avvia Stadium they are primarily medium and high-rise commercial and residential buildings of modern construction, while those to the right of the stadium are generally business and industrial uses that occupy the lands East Point Busines Park and Dublin Port. Beyond, the extensive footprint of Dublin's northern suburbs can be seen, which appear monotone in appearance and almost entirely devoid of landmark features, until the large form of Dublin Airport and its many associated neighbouring developments come into view, providing a degree of legibility to the city's northern extents.

Sensitivity of the view to change

This view is of low sensitivity.



VIEWPOINT LOCATION



12.0 VISUAL IMPACT ASSESSMENT (CONTDD)

VIEW 45 - THE BLUE LIGHT PUB, BARNACULLIA



Proposed

The proposed development would appear to the immediate left of the Aviva Stadium, where its tall and slender form would act as a new city landmark, standing as a symbol of the reinvented and rejuvenated docklands and the ever-increasing international reputation and importance of Dublin City. The proposed development would join those other tall buildings and structures within the view to provide balance to the natural lie of the land in its realm of horizontality, its height providing a visual and cultural balance.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **minor** and **beneficial**. This effect does not accord with the Significance criteria (Fig 2.1 of Chapter 2.0) owing to the obvious visibility of the proposed development.

VIEW 45

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 45 - THE BLUE LIGHT PUB, BARNACULLIA



Cumulative Effect

The elevated position of the this viewpoint would mean that the most of those consented schemes found nearby the proposed development would appear to some degree within this view. However, in most cases, only their very upper levels would be visible and they would have limited effect on the composition of the view. The effect would remain **minor** and **beneficial**.

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 45

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

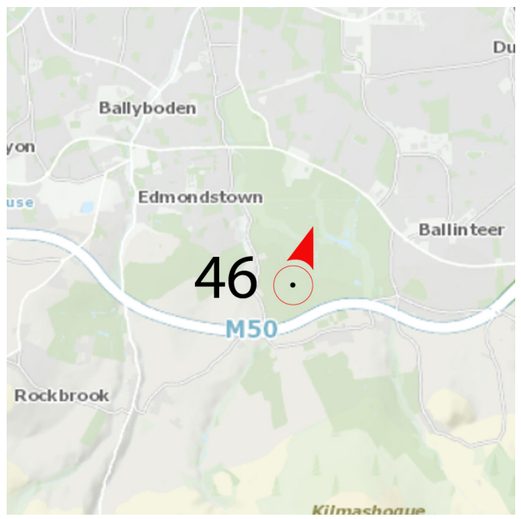
VIEW 46 - MARLEY PARK

Existing

From the raised sculptural mound within Marley Park a slight view of Dublin City can be gained, though most of its built extents are screened by mature and dense tree planting, and only a handful of recognisable built forms sneak into view, namely Croke Park stadium (appearing above the park's bell tower, at the left of the view), the Aviva Stadium (right of the view), and Capital Dock, whose upper levels emerge in the central distance. These three structures help orientate the viewer. From less elevated locations within the park, the visual connection with Dublin City is more limited, and the park has a more insular character, the perimeter tree planting limiting views outwards.

Sensitivity of the view to change

This view is of medium sensitivity.



VIEWPOINT LOCATION



12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 46 - MARLEY PARK



Proposed

The upper levels of the two proposed towers would appear above the park's dense trees canopies, and form a distinct and engaging landmark building that enhances legibility, denoting the positioning to Dublin's docklands relative to Marley Park. Away from the raised sculptural mound, in the parks less elevated extents, visibility of the proposed development is likely to be insignificant. The greenery of the park will continue to dominate.

Magnitude of Change

The change would be small.

Residual Effect

The effect would be **minor** and **beneficial**.

VIEW 46

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

12.0 VISUAL IMPACT ASSESSMENT (CONTD)

VIEW 46 - MARLEY PARK



Cumulative Effect

The park's dense tree planting would prevent views of the majority of cumulative schemes, with only the Connolly Quarter SHD scheme, appearing on the left of the view, managing to rise above this band of greenery. The effect would remain **minor** and **beneficial**.

- **NORTHBANK HOUSE**
- **COOPERS CROSS**
- **SPENCER PLACE NORTH**
- **SPENCER PLACE SOUTH**
- **EXO BUILDING**
- **CASTLEFORBES BUSINESS PARK EAST**
- **CASTLEFORBES BUSINESS PARK WEST**
- **NOS. 1-4 EAST ROAD SHD**
- **DOCKLANDS INNOVATION PARK**
- **TARA STREET**
- **HAWKINS HOUSE**
- **APOLLO & COLLEGE HOUSE**
- **CONNOLLY QUARTER SHD**

Note: Key lists all cumulatives schemes identified at Chapter 5.0, though not all appear in every cumulative view.

VIEW 46

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13.0 CONCLUSIONS AND RESIDUAL EFFECTS

13.1 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.

13.2 In Chapter 6.0, the quality of the design is assessed to be very high in terms of its intended landmark quality and role as a distinctive new element of Dublin's skyline. Its maximum height has been carefully determined through studying the effects on heritage assets and townscape receptors. In summary, it is likely to complement and enhance the character, legibility and connectivity of the North Wall Quay area. It would do no harm to the settings of nearby heritage receptors likely to be affected, or to formal or incidental views from this part of the city. It is well proportioned. The mix of uses ensures an active public realm and enhances pedestrian movement to and from the Liffey. The upper levels provide public views and a meeting point at a high level viewing position over the city and across the River Liffey. The proposed development would add a building of interest and public value in all the cases where it is visible.

13.3 The assessments in Chapter 9.0 consider the effects of the proposed development during construction. On balance, these were found to range from negligible to major 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.

13.4 Residual effects on townscape and landscape receptors are assessed in Chapter 10.0. The proposed development would have a significant beneficial effect on local townscape by: providing a landmark; providing considerable improvement to the permeability and legibility of its immediate context; and providing considerable improvement to the quality of the public realm. It would be in accordance with policy for the area in that it: would bring design of the highest quality to an area identified as being of low design quality; and would respond to the docklands character, providing a focus to views from the west and acts as a marker for the docklands.

13.5 The protection of Dublin's Georgian 'heart' from inappropriate and unworthy intrusion has been an objective of the proposed development, and this has been assessed to be successfully achieved, as detailed in Chapter 8.0. The level of visibility from 'Georgian Dublin' would be limited to glimpses of the publicly accessible top of the proposed development and, on the whole, extremely limited in all views from Georgian areas. While the central civic Georgian set-pieces are more affected, they already have a townscape context of large scale and/or contemporary architecture. The proposed development's design and public value is of far higher quality than those which exist. These conditions safeguard the potential for Georgian Dublin to be positively considered for World Heritage Site status in the future.

13.6 Effects on built heritage receptors are assessed in Chapter 11.0. The proposed development is located partly within the Development Plan's Conservation Area. The improvements to the public realm and landmark quality of the architecture would enhance the character of the area, without causing harm to the special interest of the conservation area. The application scheme would not affect distant views from the following architectural conservation areas (ACAs): Grafton Street, South City Retail Quarter and Fitzwilliam Square ACAs. The lack of effect on their settings, therefore, would not diminish their significance; the proposals being neither visible from them, or forming part of their wider setting. From the O'Connell Street ACA a view would be available from the junction of O'Connell Street Lower with O'Connell Bridge, within which the distance away shows the proposed development to be of modest influence on the ACA compared to Liberty Hall, the Custom House, and George's Quay Plaza, though its high quality design can still be gauged. It causes no harm to the significance of the ACA, nor to established views from within it or out of it.

13.7 The proposed development would not give rise to any harm to the significance of nearby protected structures. It would be partly visible from Dame Street on the approach to Trinity College, and would be hardly discernible from within the college internal courtyards. Such conjunctions are not considered harmful owing to (i) the present context, (ii) the varying townscape status of the viewpoint positions, and (iii) the redeeming qualities of the high quality design and its publicly accessible top. It would enhance the immediate setting of protected structures along North Wall Quay and introduce a contemporary landmark development.

13.8 The effect of the proposed development in townscape views is illustrated in Chapter 12.0 of this HTLVIA. They show that, when visible, it would give rise to an addition of quality, public meaning and urban legibility. The form of the proposed development has been carefully tested in views both static and kinetic in an iterative design process to ensure that it would not impact adversely on the local and wider environment.

13.9 The views considered in Chapter 12.0 are the principal tool with which to illustrate how the proposed development would perform, in addition to the architects' drawings and an understanding of the application site and its context. The verified views projected from 54 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 indicate that the design would be of high quality; incorporate appropriate mitigation/enhancement through design; would be appropriate for the development site; and that its effects on the visual environment would be broadly beneficial. Of the 64 views assessed in Chapter 12.0 (54 viewpoints, 10 of which have both summer and winter versions assessed), the proposed development would have major and beneficial effects in 4 views; moderate and beneficial or neutral effects in 22 views. 26 minor and beneficial, balanced or neutral effects have been recorded, with 11 views experiencing no-change or a negligible effect in the view. One winter view along Dame Street was found to have a minor and adverse effect. There are no moderate or major and adverse effects.

13.10 Cumulative effects, arising from the interaction of the proposed development with the committed developments listed at Chapter 5.0, would not result in any change to the effects for the development in isolation for built heritage receptors nor townscape and landscape receptors. Cumulative effects on views would in the majority of cases be either non-existent or not change the effect of the development when assessed in isolation. Only in three of the long range views (40, 41 and 44) is there a meaningful cumulative effect, where the committed schemes result in an increase in the significance of the effect from 'minor' and 'beneficial' to 'moderate' and 'beneficial'.

13.11 Relevant planning policy and guidance, both national and local, is considered in relation to the proposed development. This is restricted to matters concerning design, heritage 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 2016-2022, the North Lotts and Grand Canal Dock Planning Scheme 2014, with proposed amendments dated May 2019, and the 2011 'Architectural Heritage Protection, Guidelines for Planning Authorities' prepared by the Department of Arts, Heritage and the Gaeltacht.

13.12 The assessment undertaken in this document indicates that the proposed development would provide townscape, landscape and visual benefits. It would not harm heritage receptors or their settings.

13.13 The following tables summarise the residual effects of the proposed development during demolition and construction (Table 13.1); on townscape and landscape receptors (Table 13.2); on built heritage receptors (Table 13.3 & 13.4) and on visual receptors (Table 13.5). 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.

13.0 CONCLUSIONS AND RESIDUAL EFFECTS (CONTD.)

Demolition and Construction Effects			
Visual Receptors	**Mitigation Proposed**	**Means of Implementation**	**Residual effect** (short-term reversible)
High visibility 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 Major; Adverse
Medium visibility receptors			Minor to Moderate; Adverse
No or limited visibility receptors			Negligible to Minor; Adverse
Townscape Receptors	**Mitigation Proposed**	**Means of Implementation**	**Residual effect** (short-term reversible)
Character Area A: River Liffey and the Quays	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 Major; Adverse
Character Area B: Custom House and Busáras			Negligible to Minor; Adverse
Character Area C: North Docklands			Moderate to Major; Adverse
Character Area D: South Docklands			Moderate to Major; Adverse
Character Area E: Georgian Clusters			Negligible to Minor; Adverse

Table 13.1: 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; Beneficial	Moderate; Beneficial
Character Area B: Custom House and Busáras			Moderate; Beneficial	No cumulative effect
Character Area C: Docklands North			Major; Beneficial	Major; Beneficial
Character Area D: Docklands South			Major; Beneficial	Major; Beneficial
Character Area E: Georgian clusters			Minor; Beneficial	Minor; Beneficial

Table 13.2 Operational effects on 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
Conservation Areas (CAs)				
Development Plan's Conservation Area	Embodied within the design	Through the delivery of the proposed development	No effect on their significance	No cumulative effect
Architectural Conservation Areas (ACAs)				
O'Connell Street ACA	Embodied within the design	Through the delivery of the proposed development	No effect on its significance	No cumulative effect
Grafton Street ACA and South City Retail Quarter ACA			No effect on their significance	No cumulative effect
Fitzwilliam Square & Environs ACA			No effect on their significance	No cumulative effect

Table 13.3: Operational effects on built heritage receptors Conservation Areas and Architectural Conservation areas

13.0 CONCLUSIONS AND RESIDUAL EFFECTS (CONTD.)

Protected Structures	Mitigation Proposed	Means of Implementation	Assessment of likely effect on significance in isolation	Assessment of likely effect on significance with cumulative schemes
Group 1: 3Arena	Embodied within the design	Through the delivery of the proposed development	No effect on its significance	No effect on its significance
Group 2: North Wall Quay buildings			No effect on its significance	No effect on its significance
Group 3: Former Railway station & Hotel buildings			No effect on their significance	No effect on its significance
Group 4: Eastern Quay & associated elements			No effect on their significance	No effect on their significance
Group 5: Custom House Quay / George's Dock & associated elements			No effect on their significance	No effect on their significance
Group 6: Custom House			No effect on their significance	No effect on its significance
Group 7: Sir John Rogerson's Quay buildings			No effect on its significance	No effect on its significance
Group 8: Hanover Quay / Grand Canal Quay buildings			No effect on their significance	No effect on its significance
Group 9: Trinity College and associated Campus buildings				
Regent House			No effect on its significance	No cumulative effect
The Theatre and Chapel			No effect on its significance	No cumulative effect
The Campanile			No effect on its significance	No cumulative effect
Graduates Tercentenary Memorial Building			No effect on its significance	No cumulative effect
Dining Hall			No effect on its significance	No cumulative effect
Botany Bay Buildings			No effect on its significance	No cumulative effect
Printing House			No effect on its significance	No cumulative effect
New Square buildings			No effect on its significance	No cumulative effect
Rubrics			No effect on its significance	No cumulative effect
Museum Building			No effect on its significance	No cumulative effect
Old Library			No effect on its significance	No cumulative effect
Hall of Honour (The Reading Room)			No effect on its significance	No cumulative effect
Provost House			No effect on its significance	No cumulative effect
Berkeley Library			No effect on its significance	No cumulative effect
James Ussher Library			No effect on its significance	No cumulative effect
Arts and Social Science			No effect on its significance	No cumulative effect

13.0 CONCLUSIONS AND RESIDUAL EFFECTS (CONTD.)

Group 10: St. Stephen's Church			No effect on its significance	No cumulative effect
Group 11: Bank of Ireland, College Green			No effect on its significance	No cumulative effect
NIAH				
Electricity Substations			Enhance significance	Enhance significance

Table 13.4: Operational effects on built heritage receptors; Protected Structures and NIAH.

Visual 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**
Verified Views				
View 1: Centre of Butt Bridge, looking east	Embodied within the design	Through the delivery of the proposed development	Moderate; Beneficial	Moderate; Beneficial
View 2: George's Quay, south end of Butt Bridge, looking east			Minor; Beneficial	Minor; Beneficial
View 3: City Quay beside Matt Talbot Statue, looking east			Minor; Beneficial	Minor; Beneficial
View 4: Centre of Talbot Memorial Bridge, looking east			Moderate; Beneficial	Moderate; Beneficial
View 5: City Quay, next to 'The Linesman' statue, looking east			Moderate; Beneficial	Moderate; Beneficial
View 6: City Quay end of Sean O'Casey Bridge, looking east			Moderate; Beneficial	Moderate; Beneficial
View 7: Centre of Sean O'Casey Bridge, looking east			Moderate; Beneficial	Moderate; Beneficial
View 8: Rear of IFSC House facing George Dock Platform, looking east			Minor; Neutral	Minor; Neutral
View 9: Outside No.1 George's Dock, looking east			Minor; Neutral	Minor; Neutral
View 10: West of Campshire Hall on St John Rogerson's Quay, looking east			Moderate; Beneficial	Moderate; Beneficial
View 11: Centre of Samuel Beckett Bridge, looking east			Moderate; Beneficial	Moderate; Beneficial
View 12: Opposite the Dublin Convention Centre, Sir John Rogerson's Quay, looking north-east			Moderate; Beneficial	Moderate; Beneficial
View 13: Junction with Blood Stoney Road, opposite No.60 Sir John Rogerson's Quay, looking north-east			Major; Beneficial	Major; Beneficial
View 14: Opposite Capital Dock, Sir John Rogerson's Quay, looking north			Major; Beneficial	Major; Beneficial
View 15: West side of Grand Canal Bridge, looking north-east			Minor; Beneficial	N/A
View 16: Grand Canal Dockyard, at northern end of South Dock Road, looking north			Moderate; Beneficial	Moderate; Beneficial
View 17: Centre of Bridge Street Bridge (River Dodder), looking north			Moderate; Beneficial	Moderate; Beneficial
View 18: Green at end of Grand Canal Street Upper, looking north			Moderate; Beneficial	Moderate; Beneficial
View 19: Centre of Tom Clarke Bridge, looking north-west			Major; Beneficial	Major; Beneficial

13.0 CONCLUSIONS AND RESIDUAL EFFECTS (CONTD.)

View 20: North side of Tom Clarke Bridge, looking west	Embodied within the design	Through the delivery of the proposed development	Major; Beneficial	Major; Beneficial
View 21: East Link Toll Road, facing junction with Cambridge Road, looking north-west			Moderate; Beneficial	Moderate; Beneficial
View 22: Outside No. 126 Ringsend Park, looking west			Minor; Neutral	N/A
View 23a: Dame Street, looking east **(Winter)**			No change	N/A
View 23a: Dame Street, looking east **(Summer)**			No change	N/A
View 23b: Dame Street, looking east **(Winter)**			Minor; Neutral	N/A
View 23b: Dame Street, looking east **(Summer)**			Minor; Neutral	N/A
View 23c: Dame Street, looking east **(Winter)**			Minor; Balanced	N/A
View 23c: Dame Street, looking east **(Summer)**			Minor; Balanced	N/A
View 23d: Dame Street, looking east **(Winter)**			Minor; Balanced	N/A
View 23d: Dame Street, looking east **(Summer)**			Minor; Balanced	N/A
View 23e: Dame Street, looking east **(Winter)**			Minor; Adverse	N/A
View 23e: Dame Street, looking east **(Summer)**			Minor; Balanced	N/A
View 23f: Dame Street, looking east **(Winter)**			Minor; Neutral	N/A
View 23f: Dame Street, looking east **(Summer)**			No change	N/A
View 23g: Dame Street, looking east **(Winter)**			No change	N/A
View 23g: Dame Street, looking east **(Summer)**			No change	N/A
View 23h: Dame Street, looking east **(Summer)**			No change	N/A
View 23i: Dame Street, looking east			No change	N/A
View 24: West end of Blessington Street, looking south-east **(Winter)**			Moderate; Neutral	N/A
View 24: West end of Blessington Street, looking south-east **(Summer)**			Moderate; Neutral	N/A
View 25: Berkley Road junction with Eccles Street, looking south-east **(Winter)**			Moderate; Neutral	Moderate; Neutral
View 25: Berkley Road junction with Eccles Street, looking south-east **(Summer)**			Minor; Neutral	Minor; Neutral
View 26: Summerhill Parade Bridge over Royal Canal, looking south-east			Minor; Neutral	Minor; Neutral
View 27: Newcomen Bridge over Royal Canal, looking south-east			Minor; Beneficial	Minor; Beneficial
View 28: Front of the Custom House, Custom House Quay, looking east			Moderate; Beneficial	N/A
View 29: Outside No.29 Herbert Street, looking north-east			Minor; Balanced	N/A

Table 13.5: Operational effects on visual receptors.

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APPENDIX 1 - VISUAL LAB METHODOLOGY

Photomontage Methodology

3D Modelling

2D CAD drawings and a 3D Sketch up model were supplied by Henry J. Lyons Architects. Visual Lab used these drawings 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 were taken by Brian MacLochlainn using a high-resolution Sony 7R2 35mm Camera using a variety of professional lenses (24 mm tilt shift, 17mm tilt shift and 55mm). The lens type is shown on the bottom left of each page.

A plumb line was used to mark the position of the centre of the camera and to confirm a camera height of 1.65m. 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 to 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 2 sheets:

Sheet 1 - Existing site preconstruction

Sheet 2 - Post construction (profile shown as red line)

Sheet 3 - Post construction with cumulative buildings (profile of each building shown in various colours)

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.