



**ADDENDUM LANDSCAPE AND VISUAL IMPACT ASSESSMENT OF
AMENDMENTS TO A PERMITTED STRATEGIC HOUSING DEVELOPMENT
AT NO 42A PARKGATE STREET, DUBLIN 8**

June 2023



This Addendum Landscape and Visual Impact Assessment has been prepared in relation to proposed amendments to a permitted strategic housing development at No 42A Parkgate Street, Dublin 8. The proposed amendments are largely confined to Block B2 of the permitted development and the interface of Block B2 with the remainder of the permitted development.

The Consented SHD scheme was granted on the 28th of May 2020 by An Bord Pleanála, under section 9(4) of the Planning and Development (Housing) and Residential Tenancies Act 2016 for a Strategic Housing Development, ABP Reg. Ref. ABP-306569-20 (and subsequently amended by ABP Reg. Ref. ABP-310567-21, ABP Reg. Ref. 311499-21 and ABP Reg. Ref. 311507-21). On the 4th October 2021, an Order was made by the Board confirming a grant of permission (ABP Ref. 310567-21 refers) for the 'Block A' residential tower, which forms a composite part of the overall SHD scheme.

The proposed development seeks amendments to the Block B2 office in the consented scheme ABP Reg. Ref. ABP-306569-20 (as amended). This involves the change of use and reconfiguration of Block B2 from office use to 40no. residential apartment units and ancillary communal amenities. This would result in an overall total of 559no. apartments (an addition of 40no units) within the consented scheme. This is achieved within substantially the same building form and gross floor area already permitted. The proposed development includes:

- 40 no. 'Build To Rent' residential apartments (30 no. 2-bed/4 person & 10 no. 2-bed/3 person units from 1st to 8th floors inclusive, each unit with private 'winter garden' and/or balcony), replacing consented office floor area (c.2,584sqm total, over 6 floors) within the Block B2 office building.
- Ancillary internal private residential communal amenity area on ground floor, including lobby, residents' lounge and fitness area (c.282sqm), replacing consented café/restaurant (c.223sqm) at Block B1.
- And all ancillary and associated site, structural and landscape works proposed to tie amended Block B2 in with the consented development, including:
 - o Design adjustments at the interface of proposed Block B2 with the consented Block A tower building and Block B1, including increase in roof parapet height (by 1.0m):
 - o Amendments to landscaping at roof level of consented Block B2 and part of Block B1 to accommodate proposed changes to roof levels associated with Block B2 change of use.
 - o Changes to the northern Parkgate Street façade of consented Block B2 to suit residential use and accommodate external private amenity (wintergardens & balconies).
 - o Changes to the southern internal façade of consented Block B2 to suit residential use and accommodate external private amenity (balconies).
 - o 20 no. additional visitor bicycle spaces within consented public realm at surface level.
 - o Reconfiguration of floor plan and Increase in floor area of consented basement/undercroft at Block B1 from 144sqm to 164sqm, to accommodate additional ancillary residential bicycle storage (80 no. spaces and 2 no. cargo bike spaces).
 - o Reconfiguration of ground and mezzanine floors of consented Block B1 to accommodate the proposed residential amenities and additional ancillary refuse, circulation, plant and non-residential back of house areas.

The proposed development application is being submitted under the large-scale residential development (LRD) process as set out under Section 34(3C) of the Planning & Development Act 2000 (as inserted by the Planning and Development (Amendment) (Large-scale Residential Development) Act 2021)

In 2021 ARC Consultants prepared a chapter, Chapter 13, of an Environmental Impact Assessment Report (EIAR), this chapter assessing the potential Landscape and Visual Impact of the then proposed revised 'Block A' residential tower, in the context of the rest of the permitted strategic housing development and of the surrounding urban landscape. This chapter formed part of the material submitted to the Board for their consideration in relation to ABP

Ref. 310567-21. The chapter considered the potential landscape and visual impact likely to be observed from a total of 22 viewpoints in the surrounding area, Views A to V inclusive.

When considering the potential visual impacts of the current proposed amendments to the permitted scheme, it is noted that from 10 of the view locations analysed in relation to the then proposed revised 'Block A' residential tower application, the proposed amendments could not be visible because of intervening development, including other parts of the permitted strategic housing development. The table below shows the full 22 view locations assessed in the revised 'Block A' residential tower environmental impact assessment report (EIAR). In the table the 10 view locations from which the current proposed amendments have no potential to be visible are shown greyed out. From the remaining 12 view locations tabled, the table includes the potential visual effects of the entire permitted development as assessed in the revised 'Block A' residential tower environmental impact assessment report (EIAR). New comparative photomontages have been prepared by Model Works for each of the 12 view locations, these photomontages showing the permitted strategic housing development as originally permitted and as now proposed to be amended. It is ARC's assessment that the proposed amendments will not result in any change to the previously assessed extent of potential landscape and visual effects.

Table 1: Potential Landscape and Visual Effects

View	Photomontage View Location	Potential Visual Effect
A	From Victoria Quay at Rory O'More Bridge	No visibility possible
B	From Father Matthew Bridge at Arran Quay	Moderate
C	From Wood Quay outside Dublin City Council	Slight to Moderate
D	From St John's Road West at Heuston Station	Moderate
E	From the south end of Steeven's Lane	Moderate
F	From Con Colbert Road	Slight
G	From Sarah Bridge	No visibility possible
H	From the Phoenix Park at Acres Road	No visibility possible
I	From near the Wellington Monument	Slight to Moderate
J	From Grange Gorman	Slight to Moderate
K	From Benburb Street at the Aisling Hotel	Moderate
L	From Benburb Street at the junction with Parkgate Street	Moderate
M	From Parkgate Street at the junction with Infirmiry Road	No visibility possible
N	From Conyngham Road at the entrance to Phoenix Park	No visibility possible
O	From St John's Road West at Military Road	No visibility possible
P	From an internal road at Heuston Station	No visibility possible
Q	From Collins Barracks	Slight to Moderate
R	From the Croppies Acre	Moderate
S	From Arbour Hill north east of Collins Barracks	No visibility possible
T	From the First Roundabout on Chesterfield Avenue	Slight
U	From Chesterfield Avenue at the Phoenix Monument	No visibility possible
V	From the Royal Hospital Kilmanham	No visibility possible

A view by view description of potential impact from each of the 12 view locations from which there may be some potential for the current proposed amendments to be visible is provided below. From view locations 'E' and 'F' only

very small parts of the proposed alterations will be visible. From view locations 'I', 'J' and 'T' the proposed alterations will not be visible in summer conditions, but may be just visible in winter.

View B: From Father Matthew Bridge at Arran Quay

This view looks west along the River Corridor from Father Matthew Bridge. The trees at the Croppies Acre are seen in the centre of the view in the middle distance. Behind these trees, the top portion of the Wellington Monument is just visible at a further distance. This specific view location was chosen because the Wellington Monument is visible from it. From most other locations on Father Matthew Bridge the Wellington Monument is not visible. In this view as proposed, the permitted development will be seen in the middle distance at the centre of the view. The Wellington Monument will be seen in the far distance to the right of the permitted residential tower. Having regard to existing and emerging trends for development in the area, the potential extent of visual effects from this view location of the permitted development, both with and without the proposed amendments, is assessed as 'moderate'.

View C: From Wood Quay outside Dublin City Council

This view looks west along the River Corridor from outside the Dublin City Civic Offices towards where the River curves northward as it passes the Four Courts. The Wellington Monument is seen in the far distance in the centre of the view, framed by trees lining the River Corridor. In this view as proposed, the permitted development will be seen in the distance at the centre of the view. The Wellington Monument will be seen in the far distance adjoining the right side of the permitted residential tower. From many other locations along the River in this area the Wellington Monument is not visible. The potential extent of visual effect of the permitted development from this specific location, both with and without the proposed amendments, is assessed as 'slight to 'moderate'.

View D: From St John's Road West at Heuston Station

This view looks north across the front of the main historic station building at Heuston Station and across the concourse in front of the station, a transport interchange with a Luas stop and bus stops as well as being the forecourt of the Station. The Riverside Stone Wall on the 42A Parkgate Street site can be seen in the centre of the view across the River. In the view as proposed, the permitted residential tower will become the focus of the view, and the focus of the perspective of the front façade of Heuston Station. Parts of the permitted development, including some of the proposed amendments will be just visible to the left. Having regard to existing and emerging trends for development in the area, the potential extent of visual effect from the existence of the permitted development as observed from this location, both with and without the proposed amendments, is assessed as 'moderate'

View E: From the south end of Steeven's Lane

This view looks north down Steeven's Lane towards Heuston. The concourse in front of Heuston Station is seen in the middle distance at the bottom of Steeven's Lane, with buildings on Parkgate Street and above at Montpelier are seen beyond. The roof of Dr Steeven's Hospital is seen to the left of centre behind trees. To the left again, the top of the criminal Courts of Justice can be seen behind a gate pier of St Patrick's Hospital. In this view as proposed, the permitted development will be seen in the middle distance at the centre of the view. The permitted residential tower will be seen as the focus of the view down Steeven's Lane and providing a visible marker for the hidden location of the national transport node at Heuston Station. Having regard to existing and emerging trends for development in the area, the potential extent of visual effect of the permitted development as observed from this location, both with and without the proposed amendments, is assessed as 'moderate'.

View F: From Con Colbert Road

This view looks east along the central reservation of Con Colbert Road towards its junction with the South Circular Road and St John's Road West. Buildings that form part of the development at Clancy Quay, are seen to the left. The top of the Wellington Monument is seen over to the far left. In this view as proposed, the permitted development will be seen in the distance near the centre of the view, in part concealed by one of the Clancy Quay buildings. The potential extent of visual effect of the permitted development as observed from this location, both with and without the proposed amendments, is assessed as 'slight'.



View I: From near the Wellington Monument

This view looks east from a short distance to the west of the Wellington Monument. The scene is one of manicured grass surrounded by trees with the base of the Wellington Monument standing majestically on the right side of the view. In the view as existing, the top of the roof of the Criminal Courts of Justice is just visible to the right of centre behind trees. In the view as proposed the upper part of the permitted development will appear in the centre of the view behind a curtain of trees, and, despite the bulk and solidity of the Wellington Monument in the view, it is the permitted development that becomes the new focus. The landscape and visual effects arising from the existence of the permitted development as observed from this location, both with and without the proposed amendments, is assessed as 'slight' to 'moderate.'

View J: From Grange Gorman

This view looks south and out over the city from raised ground at the north side of the Grangegorman university campus. The top of the Wellington Monument is seen in the distance behind trees and buildings. A white grain silo building and multiple tanks in the Guinness Brewery are seen in the distance to the left. In the view as proposed, the permitted development is seen in the middle distance, marking the unseen location of the River and of Heuston Station. The landscape and visual effects arising from the existence of the permitted development as observed from this location, both with and without the proposed amendments, is assessed as 'slight' to 'moderate.'

View K: From Benburb Street at the Aisling Hotel

This view is quite close the site of the permitted development and looks west towards the permitted development from outside the entrance to the Aisling Hotel. The permitted residential tower will be seen as a major element in the centre of the view, the central focus of the view, with other parts of the permitted development, including Block 2B, seen curving away to the right. The existence of the permitted development will result in a dramatic change of scale on the subject site. Despite the extent to which the permitted development is likely to be seen in this view and to change the character of the view, having regard to existing and emerging trends for development in the area, the potential extent of visual effect from this location, both with and without the proposed amendments, is assessed as 'moderate'.

View L: From Benburb Street at the junction with Parkgate Street

This view looks south west towards the east end of the site of the permitted development, across a complex urban junction where Parkgate Street, Benburb Street, Wolfe Tone Quay and Sean Heuston Bridge all join. Heuston Station is seen a little to the left of the centre of the view. This view is straight across the road from the permitted residential tower. In views from this location, the lower floors of that building will be seen in the centre of the view, with other parts of permitted development, including Block 2B, seen curving away to the right. The existence of the permitted development will impart a more urban, city centre, character to the immediate area than exists at present. The permitted development is will fill the right hand side of the view, with Heuston Station likely to be seen in the middle distance to the left. The potential extent of visual effect from this location, both with and without the proposed amendments, is assessed as 'moderate'.

View Q: From Collins Barracks

This view looks west from the south side of the open square and raised promenade in front of the entrance the main central square of the Museum at Collins Barracks. In the view the blank east wall of the Aisling Hotel is seen along the promenade looking past part of one wing of the Museum at Collins Barracks, which is seen to the right and which is the dominant element in the view. Part of the front façade of Heuston Station is seen over to the left. In this view, the permitted development will be seen to the left of centre. The permitted residential tower will be a substantial element in the view and a focus of the view. Visibility of the permitted development from the Collins Barracks complex is likely to be intermittent. For example, from a little to the right of this view location, the permitted development would no longer be visible at all, and from some of the main external spaces of Collins Barracks the permitted development will also be concealed. The potential extent of visual effect from this location both with and without the proposed amendments, is assessed as 'slight to 'moderate'.

View R: From the Croppies Acre

This view looks west along the open space of the Croppies Acre. In this view as proposed, the permitted development will be seen in the middle distance at the centre of the view. The permitted residential tower will be the central focus of the view. Having regard to existing and emerging trends for development in the area, the potential extent of visual effect from this location, both with and without the proposed amendments, is assessed as 'moderate'.

View T: From the First Roundabout on Chesterfield Avenue

This view looks south east from the north west side of the first roundabout on Chesterfield Avenue. Part of the top of the permitted development will be seen near the centre of this view in the middle distance. The permitted development is likely to form a minor element in the view. The potential extent of visual effect from this location, both with and without the proposed amendments, is assessed as 'slight'

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