

LANDSCAPE AND VISUAL IMPACT ASSESSMENT


Glebe House Residential Development, St. Agnes Terrace
Crumlin, Dublin 12



June 2022

1.0 LANDSCAPE AND VISUAL IMPACT ASSESSMENT

1.1 INTRODUCTION

This Landscape and Visual Impact Assessment has been undertaken by Áit Urbanism and Landscape to assess the landscape and visual impact of the proposed residential development at the site of Glebe House, St. Agnes Terrace, Crumlin, Dublin 12. 

Seabren Developments Ltd and Circle VHA CLG intend to apply to An Bord Pleanála for planning permission for a strategic housing development at this site located at Glebe House (Protected Structure, RPS Ref. 7560), including the vacant Glebe light industrial lands, and the vacant site of the former Coruba House, Saint Agnes Road, Crumlin, Dublin 12 all on a site of 0.88 Hectares. The site bounds Somerville Drive and Somerville Green to the southeast and southwest, respectively, and includes the grass margin between the Coruba site boundary and Somerville Drive. The Glebe House lies within the Crumlin Architectural Conservation Area.

A residential development of 150 no. apartments consisting of 74 one beds, 72 two beds and 4 three bed residential units, a creche and café. The proposed scheme has an overall Gross Floor Area of 15,767 sq.m.

Two apartment buildings are proposed ranging in height from 4 – 6 storeys and linked by a carpark at ground floor and a podium at first floor level comprising the following:

- Block A is 5-6 storeys and consists of 79 apartments and includes 35 no. one beds and 44 no. two beds units, ESB substation/switch room/metering room of 85sqm, 42 no. secure bicycle storage and bin storage of 44sqm
- Block B is 4-5 storeys and consists of 66 apartments and includes 38 no. one beds, 25no. two beds and 3 no. three beds, a Creche of 147 sqm at ground floor level with associated outdoor area, ground floor plant rooms of 74sqm, ESB substations/switch room/metering room/telecoms of 89sqm, 188 no. secure bicycle storage spaces in two locations, 6 no. motorbike spaces and bin storage of 75sqm.

Two no.three storey pavilion buildings either side of Glebe House to accommodate:

- One number two storey duplex 2 bed apartment above one number 1 bed apartment at ground floor in the north west pavilion and,
- One number two storey duplex 2 bed apartment above a 55 sqm ground floor café, in the south east pavilion.

The repair of fire damaged elements (following a fire 21st April 2022) and the refurbishment of Glebe House, a protected structure, into two apartments, one number 2 bed unit at lower ground floor and one number 3 bed unit at upper ground and first floor;

- Repair of fire damaged elements including the replacement of all roof coverings and structure, replacement of all first floor timber stud walls, replacement of first floor rear return joists, replacement/repair of floor joists at first floor level, replacement of internal render to kitchen/dining area in rear return building and replacement/repair of stair from upper ground to first floor level,
- the refurbishment of Glebe House including the removal of extensions to the rear and sides of the building, restoration of the façade, replacement of pvc windows with sliding sash windows and associated works to the interior and to the curtilage of Glebe House.
- Lowering the front boundary wall and return boundary wall to the front of Glebe House.

Demolition of all workshops, offices and sheds to the rear and sides of Glebe House Demolition of boundary walls around the Coruba land on Somerville Drive, the front entrance and between Coruba and the Glebe lands. Demolition of non-original brick column's at St Agnes Road entrance to Glebe House (1,636 sqm).

75 car parking spaces are proposed:

- 66 no. car parking spaces (includes 2 Go Car spaces) in ground floor car park below podium and partly in Block A and 4 No. visitor car parking spaces in front of Glebe House all with vehicular access from St Agnes's Road
- 5 No. assigned car parking spaces on the eastern side of Block B with vehicular access from Somerville Drive.

The development provides 905 sqm of Public Open Space to the front and side of Glebe House, and within the southeast public plaza. with a pedestrian route to the side of the Café at Pavilion B and 1,632 sqm of Communal Open Space located at podium level and to the rear of Block A.

- 76 no. visitor bicycle parking spaces are provided in the public accessible areas of the site.

The application also includes the provision of a new footpath along the south-eastern boundary at Somerville Drive, a new controlled gate between Somerville Drive and St Agnes Road allowing public access through the site within daylight hours and a new pedestrian access from the public open space onto St. Agnes Road, boundary treatment, landscaping, Solar Panels on the roof of Blocks A and B, provision of 4 no. Microwave link dishes to be mounted on 2 No. steel support posts affixed to the lift shaft overrun on Block A, lighting, services and connections, waste management and other ancillary site development works to facilitate the proposed development.

This Landscape and Visual Impact Assessment report describes the existing receiving environment and contiguous landscape and the methodology utilised to assess the impacts. It assesses the visual extent of the proposed development and the proposal's visual effects on key views throughout the study area. It describes the landscape character of the subject site and hinterland, together with the visibility of the site from sensitive visual receptors/viewpoints in the locality. The report summarises the impact of the proposed development on the visual and landscape amenity of the subject site and contiguous area.

The following visual receptors are addressed in this assessment:

- Local Amenity and Heritage Features, Architectural Conservation Areas, Protected Structures
- Local community views to assess the landscape and visual impact of the proposals on those who live and work in proximity to the proposed development as well as those utilising local amenities
- Relevant local settlement nodes
- Major routes adjacent to the site

1.2 METHODOLOGY

1.2.1 Overview

Landscape and visual impact assessments are two separate but closely related topics. The assessment of visual impact focuses on the extent to which new developments can be seen. Visual analysis forms one part of a Visual Impact Assessment (VIA), the process by which the potential significant effects of a proposed development on the visual resource of an area are methodically assessed. In turn, VIA forms just one part of a Landscape and Visual Impact Assessment (LVIA) and the wider process of Environmental Impact Assessment (EIA). Landscape assessment focuses on the character of the landscape, examining responses which are felt towards the combined effects of the new development.


1.2.2 Desktop Study

A site assessment was first undertaken in December 2019. Desktop studies were undertaken to evaluate the existing site conditions such as topography, vegetation, settlement patterns, contiguous land use, drainage, landscape character as well as overall visibility of the site from surrounding areas. Information was also collated on protected views, scenic routes, special and protected landscapes etc. The following documents and web resources were consulted for the desktop study:

- Dublin City Development Plan 2016-2022 <http://www.dublincity.ie/>

- Crumlin Village Architectural Conservation Area Report, 2013 <http://www.dublincity.ie/>
- National Parks and Wildlife Service – Interactive Mapping and Aerial Photography - www.npws.ie
- Ordnance Survey Ireland – Interactive Mapping and Aerial Photography – www.osi.ie

This LVIA has been prepared utilising the following guidance documents:

- ‘Guidelines on the Information to be Contained in Environmental Impact Statements’ Environmental Protection Agency, 2002
-  Guidelines on the Information to be Contained in Environmental Impact Assessment Reports’ Environmental Protection Agency, May 2022 .
- ‘Advice notes on current practices (in the preparation of an Environmental Impact Statement), Environmental Protection Agency, 2003
- ‘Advice notes for Preparing Environmental Impact Statements. Draft’. Environmental Protection Agency, 2015.
- ‘Landscape and Landscape Assessment Draft Guidelines’, Department of Environment, Heritage and Local Government (DEHLG) 2000
- ‘Guidelines for Landscape and Visual Impact Assessment’, The Landscape Institute & I.E.M.A., UK, 2013.
- ‘Environmental Impact Assessment Handbook’, Scottish Natural Heritage (SNH), Version 5, 2018. Appendix 2: Landscape and Visual Impact Assessment.
- DoEHLG, ‘The Landscape and Landscape Assessment Draft Guidelines for Planning Authorities’.

1.2.3 The Glossary of Impacts/Effects used in the assessment of impacts are as per EPA Guidelines:

Quality of Impacts

Positive Impact/Effects

A change which improves the quality of the environment (for example, by increasing species diversity, or improving the reproductive capacity of an ecosystem, or by removing nuisances or improving amenities).

Neutral Impact/Effects

No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.

Negative Impact/Effects

A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity of an ecosystem, or damaging health or property or by causing nuisance).

Significance of Impacts/Effects

Imperceptible Impact/Effect

An impact/effect capable of measurement but without noticeable consequences.

Not Significant

An impact/effect which causes noticeable changes in the character of the environment but without significant consequences.

Slight Impact/Effect

An impact/effect which causes noticeable changes in the character of the environment without affecting its sensitivities.

Moderate Impact/Effect

An impact/effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.

Significant Impact/Effect

An impact/effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.

Very Significant

An effect which, by its character, magnitude, duration or intensity, significantly alters most of a sensitive aspect of the environment.

Profound Impact/Effect

An impact which obliterates sensitive characteristics.

Duration of Impact/Effect

Momentary Impact/Effects

Effects lasting from seconds to minutes.

Brief Impact/Effects

Effects lasting less than a day.

Temporary Impact/Effects

Effects lasting less than a year.

Short-term Impact/Effect

Impact/Effect lasting one to seven years.

Medium-term Impact/Effect

Impact/Effect lasting seven to fifteen years.

Long-term Impact

Impact/Effect lasting fifteen to sixty years.

Permanent Impact/Effect

Impact lasting over sixty years.

Reversible Impact/ Effects

Effects that can be undone, for example through remediation or restoration.

Temporary Impact/Effects

Impact lasting for one year or less.

Types of Impacts

Indirect Impact/Effects (a.k.a. Secondary or Off-site Effects)

Effects on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway.

Cumulative Impact/Effects

The addition of many minor or insignificant effects, including effects of other projects, to create larger, more significant effects.

'Do Nothing Impact'

The environment as it would be in the future should the subject project not be carried out.

'Worst case' Impact/Effect

The effects arising from a project in the case where mitigation measures substantially fail.

Indeterminable Impact/Effect

When the full consequences of a change in the environment cannot be described.

Irreversible Impact/Effect

When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.

Residual Impact/Effect

The degree of environmental change that will occur after the proposed mitigation measures have taken effect.

Synergistic Impact/Effects

Where the resultant effect is of greater significance than the sum of its constituents (e.g. combination of SOx and NOx to produce smog).

Other terminology used within this chapter is set out below.

Definition of Visual Impacts

The following terminology, used in this visual assessment, is defined as follows:

Visual Intrusion: where a proposed development will feature in an existing view but without obstructing the view.

Visual Obstruction: where a proposed development will partly or completely obscure an existing view.

Sensitivity and Significance: The significance of impacts on the perceived environment will depend partly on the number of people affected, but also on value judgments about how much the changes will matter. In this respect it is important to identify actual visual and physical connections between the site, its adjacent occupiers/land owners and those who interact with it from further afield, in the context of the existing and the proposed situations.

While our visual sense is generally acknowledged to represent the dominant contribution to our perception of place and its context, other factors also contribute. Hearing/sound, smell and a variety of social/cultural factors relating to the land-use, function or business conducted on the land (or indeed, memory) can sometimes over-rule or outweigh the visual aspects and lead to individual perceptions which could be described as relatively subjective. The relevance of these non-visual aspects to our perception of our environment and the impact made by proposed changes is considered in other sections of this assessment document. The purpose of this section is to objectively examine and assess the nature and extent of the visual impact created as a result of the development proposal.

1.2.4 Photomontage Methodology

A photomontage is defined as:

‘A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs. Photomontages are now mainly generated using computer software.’ (‘Visual Representation of Wind Farms - Guidance’, Scottish Natural Heritage (SHN), 2017).

1.2.4.1 Choice of Views

The views were chosen to accurately represent the likely visual impact from all directions. Views from the Public Domain were given priority, particularly those from main roads and access routes. The views submitted are considered to be the most important and representative, having regard to the requirement to examine the greatest likely impacts.

1.2.4.2 Photography of Site (Refer to James Horan Visual Impact Assessment Report)

Photography

Each of the chosen views was photographed using a high-resolution digital camera set horizontally, with a surveying level, to eliminate any possible distortion and to make an accurate match with the computer rendering. The camera positions were then surveyed to establish their ITM (Irish Transverse Mercator) co-ordinates. Control points on existing buildings were also surveyed to ensure an accurate match between the photograph and the computer rendering. The survey was carried out by CPO Surveying, a Northern Ireland based professional land surveying company.

3D Computer Modelling

A highly accurate 3D-computer model of the proposed development was created with realistic materials, finishes and colours, built using the architect's design drawings in CAD format to ensure accuracy. Control points and contextual elements were added where relevant.

1.2.4.3 Size of Print and Viewing Distance

When the angle of view (field of view) is known, then the correct size of print to view is a function of this angle and distance from the eye. When the photomontages are printed at approximately A3 size (in width), and if they are viewed at approximately 300mm, (normal reading distance) objects seen in the image will appear at approximately the same scale as if viewed in reality from the location from which the photograph was taken.

1.2.4.4 Rendered View

Rendered views of the proposed development were generated to match the site views. This is achieved by programming in all of the data recorded at the time the site photos were taken i.e. surveyed position in relation to the development, angle of view and direction of view. This ensures that the size, position and height of the proposed development in the photograph is correct to at least an accuracy of 0.33%, i.e. +/- 1mm on an A3 print. Careful consideration is given to the direction of

sunlight, time of day, weather conditions and distance of the viewer, so that the photomontage will match reality in terms of lighting, sharpness, density of colour etc.

1.2.4.5 Photomontages

Each rendered view of the proposed development is superimposed onto its matching photograph. The mathematical accuracy is then checked visually by ensuring that existing prominent features which are also modelled, line up exactly in the photo. Careful consideration is given to establishing which existing (retained) landscape features are in the foreground and therefore mark the proposal and those which are in the background.

1.3 EXISTING ENVIRONMENT

1.3.1 Site Description and Context

The proposed development site is situated on the north western edge of Crumlin Village, an urban area lying approximately 4km to the south west of Dublin City centre. The M50 motorway lies 3.5km to the south-west of the site. There are a number of local arterial routes; the R110 Crumlin Road and Kildare Road lie within 0.5km north of the site, whilst the Cromwellsfort Road lies approximately 0.5km to the south. The site is well served by public transport and benefits from several Dublin Bus routes passing within easy walking distance, including the 18, 27 and 150 routes.

The development site which covers an area of 0.88hectares comprises the Coruba House site (cleared site) and Glebe House, a three storey historic dwelling listed as a protected structure, and various outbuildings and industrial workshop units to the rear that are in a derelict and dilapidated condition. The site also includes the grass margin between the Coruba site boundary and Somerville Drive. An enclosed paddock is also situated in the rear of the site which is used to store materials and graze horses. Glebe House which dates back to 1791, is of high significance as it is one of the last remaining 18th century historical houses within Crumlin Village. The house formed part of the development of Crumlin in the 18thC which saw the village main street evolving with the building of large suburban houses with gardens, branding Crumlin as a fashionable city suburb. The house has in recent years had multiple extensions and renovations including fibre cement roof slates, PVC windows and plasterwork. Few of its original period features have been retained both internally and externally.

Overall, the condition of the site is visually poor and degraded with a large amount of littering and dumping. Overgrown and unmaintained scrub vegetation is present throughout. The ground plane comprises a mixture of cracked and worn asphalt, gravel and concrete surfacing.

The northern site perimeter bounds St. Agnes Road and is formed by a limestone wall of approximate height 1.5m. A roadside grass strip and a poorly rendered high concrete blockwork wall delineates the eastern perimeter adjacent to Somerville Drive, whilst the western site boundary is formed by sections of stone wall and the elevations of various out-buildings. The southern site perimeter is composed of a rendered and capped wall of approximate height 2m, delineating the site boundary with the premises of a community use building, Moeran Hall. A higher concrete wall also forms part of the southern boundary at the interface with an area of open green space on Somerville Drive.

1.3.2 Topography and Drainage

The topography of the site can be described as relatively flat with only very shallow gradients present. Levels range from approximately 44.50OD in the southern portion of the site to a high of 45.50OD in the central portion of the site, before shallowly decreasing towards the northern site boundary where levels lie at approximately 45.00D.

1.3.3 Vegetation

Vegetation cover present on site is relatively limited. A tree line of mature trees of moderate to low quality and condition exists along the northern site boundary, comprising 1 *Acer pseudoplatanus* and 2 *Aesculus hippocastanum*. A further *Acer pseudoplatanus* can be found along the western site perimeter. (See CMK Arboricultural Assessment). Elsewhere, vegetation is composed of sections of overgrown scrub and ivy spreading to cover walls and act as groundcover. Large weeds and grasses can be found breaking through the concrete surface in the eastern portion of the site.

1.3.4 Contiguous Land Use

The northern site boundary forms the interface with St. Agnes Road / Crumlin Village. On the northern side of the road immediately opposite the site, a row of modern semi-detached bungalows can be found. The north-eastern boundary of the site adjoins retail premises and their associated car-parking located along the main street of Crumlin Village centre. The eastern site perimeter forms an interface

with Somerville Drive, beyond which exists two-storey housing. Two-storey residential and retail properties are also located adjacent to the western site boundary. Two small areas of low quality public open green space are situated at the south-west and south-east corners of the site, and Moeran Hall which serves the local area as a community hall is located adjacent to the southern site boundary.

1.3.5 Local Settlements

Crumlin village which comprises a selection of retail, food and leisure outlets is the nearest village centre, lying immediately adjacent to the east of the site. A number of urban villages and suburban residential areas lie in close proximity to the site; Drimnagh is situated to the north, Kimmage, Harold's Cross and Terenure to the east, and Walkinstown to the west. The site is well served by local primary and secondary schools including Rosary College, St. Agnes National School, Loreto College and Drimnagh Castle Primary School. The proposed development site is also within a short walking distance of local green spaces including William Pearse Park which contains sports pitches, mature tree planting and a playground facility, and a local park situated to the west off of Somerville Avenue.

1.3.6 Visual Analysis

From within the site itself, no long-distance views are evident as a result of the intervening urban built fabric; views of the rooftops and upper floor of neighbouring buildings may be seen above the boundary walls from within the site. Aside from various vantage points on St. Agnes Road on the northern site boundary, views into the site from the other three boundaries are relatively limited as a result of the high walls enclosing the site on these perimeters. The northern portion of the site and Glebe House are visible from the western end of St. Agnes Road. On approach from the east, the site does not come into view until within a range of approximately 100m. The large mature trees present along the northern site boundary act to screen views into the site.

Overall, the site itself is visually degraded with large volumes of rubbish dumping, overgrown vegetation, poorly maintained surfaces and visual dereliction. A recent fire in April 2022 has caused fire damage to the house. The historic Glebe House is in a deteriorating and derelict state, with major repairs being required in order to improve its visual quality. On approach from St. Agnes Road, the visually degraded broken concrete and gravel surfacing to the front of Glebe House and the poor visual quality of out-buildings is evident. The public realm to the north of the site comprising in-situ concrete

footpaths is of a medium visual quality. However, the limestone wall with historic pier which bounds the site to the north and east, offers visual merit in views towards the site from St. Agnes Road.



Fig. 1.3.6.1 View of the front elevation of Glebe House (prior to the fire)



Fig. 1.3.6.2 View of the northern site boundary and main existing entrance to the site from Crumlin Village (prior to the fire)



Fig. 1.3.6.3 View of existing tree line and natural stone boundary wall at the interface with St. Agnes Road (prior to the fire)



Fig. 1.3.6.4 View of dumping to the rear of former workshops



Fig. 1.3.6.5 View of vacant eastern portion of the site



Fig. 1.3.6.6 View of area of open green space located adjacent to the south-eastern site corner



Fig. 1.3.6.7 View of existing limestone boundary wall and littering in the north-east corner of the site



Fig. 1.3.6.8 View of rubbish dumping and overgrown scrub vegetation in the south of the site



Fig. 1.3.6.9 View of western site boundary wall



Fig. 1.3.6.10 View of the house after recent fire damage



Fig. 1.3.6.11 View of the house after recent fire damage



Fig. 1.3.6.12 View of the house after recent fire damage

1.4 PLANNING CONTEXT

1.4.1 Landscape Planning Policy Context

Landscape Planning policies and objectives relevant to the assessment of the impacts of the proposed residential development on the site of Glebe House are laid out in the *Dublin City Development Plan 2016-2022* in the following chapters:

- Chapter 10: Green Infrastructure, Open Space & Recreation
- Chapter 11: Built Heritage and Culture
- Chapter 14: Land Use Zoning

The Glebe House Residential Development site lies within Land-Use Zone Z1 in the *Dublin City Development Plan 2016-2022*. This zoning objective describes a vision for residential development within the city, with the creation of sustainable communities within close proximity to services, open space and facilities.

Land Use Zoning Objective Z1: To protect, provide and improve residential amenities

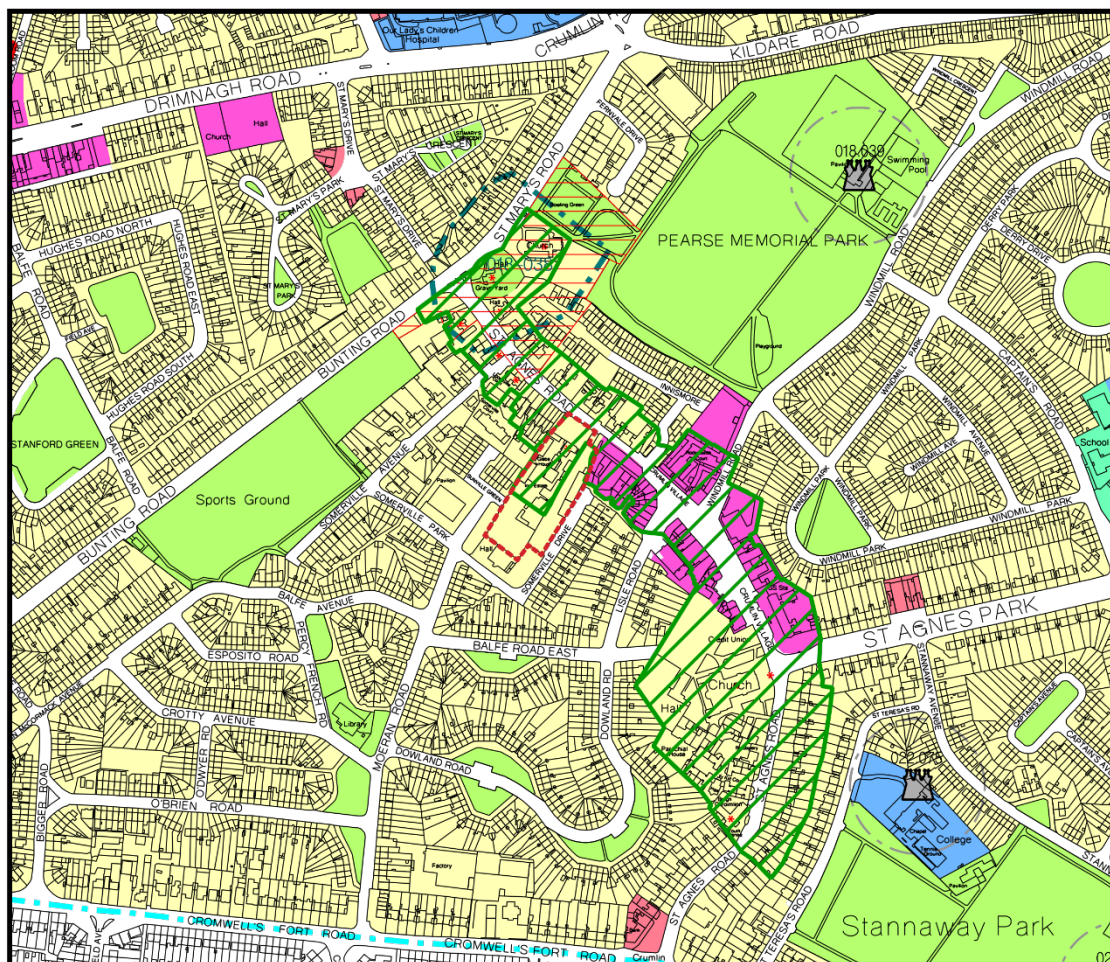
“Permissible Uses

Buildings for the health, safety and welfare of the public, childcare facility, community facility, cultural/recreational building and uses, education, embassy residential, enterprise centre, halting site, homebased economic activity, medical and related consultants, open space, park-and-ride facility, place of public worship, public service installation, residential, shop (local), training centre”

“Open for Consideration Uses

Bed and breakfast, betting office, car park, civic and amenity/recycling centre, garden centre, golf course and clubhouse, hostel, hotel, industry (light), live/ work units, media-associated uses, petrol station, pigeon lofts, public house, restaurant, veterinary surgery.”

The lands immediately adjacent to the north, west and south of the site also largely fall under Zoning Objective Z1 with the current predominant land use being residential in nature. The property to the east of the site is categorised under ‘*Zoning Objective Z4: To provide for and improve mixed-services facilities.*’ A number of further zoning objectives relate to the land in the surrounding nearby vicinity and include the following:



USE ZONING OBJECTIVES

Zone Z1	To protect, provide and improve residential amenities	Yellow
Zone Z2	To protect and/or improve the amenities of residential conservation areas	Yellow
Zone Z3	To provide for and improve neighbourhood facilities	Red
Zone Z4	To provide for and improve mixed-services facilities	Pink
Zone Z5	To consolidate and facilitate the development of the central area, and to identify, reinforce, strengthen and protect its civic design character and dignity	Cyan
Zone Z6	To provide for the creation and protection of enterprise and facilitate opportunities for employment creation	Purple
Zone Z7	To provide for the protection and creation of industrial uses and facilitate opportunities for employment creation	Purple
Zone Z8	To protect the existing architectural and civic design character, and to allow only for limited expansion consistent with the conservation objective	Orange
Zone Z9	To preserve, provide and improve recreational amenity and open space and green networks	Light Green
Zone Z10	To consolidate and facilitate the development of inner city and inner suburban sites for mixed-uses, with residential the predominant use in suburban locations, and office/retail/residential the predominant uses in inner city areas	Dark Green
Zone Z11	To protect and improve canal, coastal and river amenities	Light Blue
Zone Z12	To ensure that existing environmental amenities are protected in the predominantly residential future use of these lands	Light Green
Zone Z14	To seek the social, economic and physical development and/or rejuvenation of an area with mixed use of which residential and "Z6" would be the predominant uses	Blue outline
Zone Z15	To protect and provide for institutional and community uses	Blue

SPECIFIC OBJECTIVES

Conservation Areas	Red outline
Architectural Conservation Areas	Green outline
Protected Structures. [RPS takes precedence]	Red stars
Sites of Archaeological Interest	Archaeological symbol
Zones of Archaeological Interest	Dashed red outline
Key District Centres	K.D.C. symbol
SEVESO II establishments	Red circle
Strategic Development & Regeneration Areas	SDRA symbol
LAP (Local Area Plan) & SDZ (Special Development Zone)	Red line
Dublin Airport Outer Public Safety Zone	Blue line

Fig. 1.4.1.1 Dublin City Council Zoning Map G (2016-2022) (Site hatched in red)

Land Use Zoning Objective Z3: To provide for and improve neighbourhood facilities.

Land Use Zoning Objective Z9: To preserve, provide and improve recreational amenity and open space and green networks.

Land Use Zoning Objective Z15: To protect and provide for institutional and community uses.

Pearse Memorial Park to the north of the site and pockets of open green space that exist amongst residential developments are categorised under Zoning Objective Z9 within the *Dublin City Development Plan 2016-2022*. A number of sites in the nearby vicinity to the north and east including Rosary College, Scoil Eoin, Saint Columba's School and Children's Health Ireland, Crumlin are categorised under Zoning Objective Z15.

1.4.2 Green Infrastructure

The relevant objectives in relation to green infrastructure and the proposed development are laid out in **Chapter 10: Green Infrastructure, Open Space & Recreation, Dublin City Development Plan 2016-2022.**

Objective GIO1	To integrate Green Infrastructure solutions into new developments and as part of the development of a Green Infrastructure Strategy for the city.
Objective GIO2	To apply principles of Green Infrastructure development to inform the development management process in terms of design and layout of new residential areas, business/industrial development and other significant projects.
Objective GIO4	To improve pedestrian and cycle access routes to strategic level amenities while ensuring that ecosystem functions and existing amenity uses are not compromised and existing biodiversity and heritage is protected and enhanced.
Objective GIO5	To engage with and involve corporate volunteers, landowners and relevant agencies to support their communities in the development and delivery of green infrastructure programmes.
Objective GIO8	To undertake a 'Views and Prospects' study to identify and protect the key views and prospects of the city. Additional views and prospects may be identified through the development management process and local area plans.
Objective GIO9	To maximise managed access to key landscape and amenity areas of Dublin city.

Objective GIO23	To support the implementation of the 'Dublin City Biodiversity Action Plan 2015 – 2020', including inter alia (a) the conservation of priority species, habitats and natural heritage features, and (b) the protection of designated sites.
Objective GIO24	To develop Biosecurity Codes of Practice to deal with invasive species and ensure compliance with EU (Birds and Natural Habitats) Regulations 2011 and EU Regulations 2014 on the prevention and management of the introduction and spread of invasive alien species.
Objective GIO25	To protect trees in accordance with existing Tree Preservation Orders (TPOs) and, subject to resources, explore the allocation of additional TPOs for important/special trees within the city based on their contribution to amenity or the environment.
Objective GIO26	To review ancient and species-rich hedgerows within the city (as identified in the 2006 survey of ancient and species-rich hedgerows in Dublin city) and protect existing hedgerow sections.
Objective GIO27	To protect trees, hedgerows or groups of trees which function as wildlife corridors or 'stepping stones' in accordance with Article 10 of the EU Habitats Directive.
Objective GIO28	To identify opportunities for new tree planting to ensure continued regeneration of tree cover across the city, taking account of the context within which a tree is to be planted and planting appropriate tree species for the location.
Objective GIO29	To encourage trees to be incorporated in (a) the provision of temporary green spaces (e.g. pop-up parks) either planted into the soil or within moveable containers as appropriate and (b) within sustainable urban drainage systems (SUDS), as appropriate.

The relevant policies in relation to green infrastructure and the proposed development are laid out in **Chapter 10: Green Infrastructure, Open Space & Recreation, Dublin City Development Plan 2016-2022.**

Policy GI1	To develop a green infrastructure network through the city, thereby interconnecting strategic natural and semi-natural areas with other
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	environmental features including green spaces, rivers, canals and other physical features in terrestrial (including coastal) and marine areas.
Policy GI4	To co-ordinate open space, biodiversity and flood management requirements, in progressing a green infrastructure network.
Policy GI5	To promote permeability through our green infrastructure for pedestrians and cyclists.
Policy GI6	To support and implement the objectives of the National Landscape Strategy.
Policy GI7	To continue to protect and enhance landscape, including existing green spaces through sustainable planning and design for both existing community and for future generations in accordance with the principles of the European Landscape Convention.
Policy GI8	To protect and enhance views and prospects which contribute to the appreciation of landscape and natural heritage.
Policy GI9	To incorporate open space into the green infrastructure network for the city, providing a multi-functional role including urban drainage, flood management, biodiversity, outdoor recreation and carbon absorption.
Policy GI11	To seek the provision of additional spaces in areas deficient in public open spaces – by way of pocket parks or the development of institutional lands.
Policy GI27	To minimise the environmental impact of external lighting at sensitive locations to achieve a sustainable balance between the needs of an area, the safety of walking and cycling routes and the protection of light sensitive species such as bats.
Policy GI28	To support the implementation of the Dublin City Tree Strategy, which provides the vision for the long-term planting, protection and maintenance of trees, hedgerows and woodlands within Dublin City.
Policy GI29	To adopt a pro-active and systematic good practice approach to tree management with the aim of promoting good tree health, condition, diversity, public amenity and a balanced age-profile
Policy GI30	To encourage and promote tree planting in the planning and development of urban spaces, streets, roads and infrastructure projects.

1.4.3 Built Heritage and Culture

The northern half of the proposed development site is designated as an Architectural Conservation Area (ACA), as illustrated within Map G of *Dublin City Council Development Plan 2016-2022*. The ACA is detailed within the '*Crumlin Village Architectural Conservation Area Report, 2013*'. The ACA extends along St. Agnes Road, from the junction with St Mary's Road to lands south of Crumlin Village centre. Furthermore, a Conservation Area is designated to the north of the site at the junction of St. Mary's Road and St. Agnes Road.



Fig. 1.4.3.1 Boundary of Crumlin Village ACA (Site hatched in red))

Glebe House which is situated within the confines of the ACA and the proposed development site is listed as a protected structure (RPS Reference No. 7560) within the *Dublin City Council Development Plan 2016-2022*. A number of protected structures also exist within close proximity to the site. These include:

- St. Agnes Roman Catholic Church, including the central gates with associated six granite piers and railings (RPS Reference Number 8739)
- Old Church of Ireland church (RPS Reference Number 7555)
- Victorian school house walls and roof (RPS Reference Number 7556)
- Former Post and Telegraph office (RPS Reference Number 7558)
- Melville House (RPS Reference Number 7557)
- Looceville House (RPS Reference Number 7559)
- Bru Crumlinne – former Crumlin National School (RPS Reference Number 7561)



Fig. 1.4.3.2 Looceville House



Fig. 1.4.3.3 Melville House



Fig. 1.4.3.4 Victorian Schoolhouse

The relevant policies in relation to protected structures and the proposed development and site are laid out in **Chapter 11: Built Heritage and Culture, Dublin City Development Plan 2016-2022.**

Policy CHC1	To seek the preservation of the built heritage of the city that makes a positive contribution to the character, appearance and quality of local streetscapes and the sustainable development of the city.
Policy CHC2	<p>To ensure that the special interest of protected structures is protected. Development will conserve and enhance Protected Structures and their curtilage and will:</p> <ul style="list-style-type: none"> (a) Protect or, where appropriate, restore form, features and fabric which contribute to the special interest (b) Incorporate high standards of craftsmanship and relate sensitively to the scale, proportions, design, period and architectural detail of the original building, using traditional materials in most circumstances (c) Be highly sensitive to the historic fabric and special interest of the interior, including its plan form, hierarchy of spaces, structure and architectural detail, fixtures and fittings and materials

	<p>(d) Not cause harm to the curtilage of the structure; therefore, the design, form, scale, height, proportions, siting and materials of new development should relate to and complement the special character of the protected structure</p> <p>(e) Protect architectural items of interest from damage or theft while buildings are empty or during course of works</p> <p>(f) Have regard to ecological considerations for example, protection of species such as bats.</p> <p>Changes of use of protected structures, which will have no detrimental impact on the special interest and are compatible with their future long-term conservation, will be promoted</p>
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The relevant policies in relation to Architectural Conservation Areas and the proposed development and site are laid out in **Chapter 11: Built Heritage and Culture, Dublin City Development Plan 2016-2022.**

Policy CHC4	<p>To protect the special interest and character of all Dublin's Conservation Areas. Development within or affecting a conservation area must contribute positively to its character and distinctiveness, and take opportunities to protect and enhance the character and appearance of the area and its setting, wherever possible.</p> <p>Enhancement opportunities may include:</p> <ol style="list-style-type: none"> 1. Replacement or improvement of any building, feature or element which detracts from the character of the area or its setting 2. Re-instatement of missing architectural detail or other important features 3. Improvement of open spaces and the wider public realm, and re-instatement of historic routes and characteristic plot patterns 4. Contemporary architecture of exceptional design quality, which is in harmony with the Conservation Area
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	<p>5. The repair and retention of shop- and pub-fronts of architectural interest.</p> <p>Development will not:</p> <ol style="list-style-type: none"> 1. Harm buildings, spaces, original street patterns or other features which contribute positively to the special interest of the Conservation Area 2. Involve the loss of traditional, historic or important building forms, features, and detailing including roof-scapes, shop-fronts, doors, windows and other decorative detail 3. Introduce design details and materials, such as uPVC, aluminium and inappropriately designed or dimensioned timber windows and doors 4. Harm the setting of a Conservation Area 5. Constitute a visually obtrusive or dominant form. <p>Changes of use will be acceptable where, in compliance with the zoning objective, they make a positive contribution to the character, function and appearance of Conservation Areas and their settings. The Council will consider the contribution of existing uses to the special interest of an area when assessing change of use applications and will promote compatible uses which ensure future long-term viability.</p>
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1.4.4 Baseline Comparison Projects

Generally in accordance with national, regional and local policy to increase building height and density as evidenced in recently completed residential developments in suburban parts of the city. The following approved residential projects, have been considered as comparable baseline projects in suburban Dublin in terms of density, height and scale of development

- Former Dulux Site, Davitt Road Dublin 12 (ABP-303435-19)
- Carriglea Industrial Estate, Muirfield Drive, Naas Road, Dublin 12 (ABP-311606/TA29S.311606)
- Stocking Lane, Ballyboden, Dublin 16 (ABP-311616/TA06S.311616)
- Lands at Knockrabo, Mount Anville Road, Goatstown, Dublin 14 (ABP-311826/TA06D.311826)



1.5 POTENTIAL IMPACTS

Potential Impacts of the Proposed Development

Construction Stage

The visual impacts due to construction will be short term, terminating upon completion of the development. Given the existing visual dereliction at the site, there is potential for slight to moderate negative short-term impacts during construction from the following elements associated with construction and demolition work;

- Dust
- Site huts
- Building materials
- Ground disturbance (e.g. topsoil, stockpiles, etc.)
- Site hoarding/security fencing
- Construction/demolition work

There is potential for a slight to moderate and negative short-term visual impact from the use of temporary buildings, machinery necessary for construction works at proposed works, as well as stockpiling of materials.

There is potential for slight to moderate and negative short-term impact from the transportation of the material to be recycled and the recycled material to and from the site. There is the potential for a slight to moderate and negative short-term visual impact on views into the site.

The main stages of the construction phasing will include the following:

- Site preparation works
- Site establishment and erection of temporary structures
- Diversion and connection of services and utilities
- Construction of foundations and structures
- Mechanical and electrical installation
- Fit-out and external works

Operational Stage

Potential impacts will arise from the proposed residential development once it is operational and construction is complete. The patterns of use from day to day will alter as both traffic and pedestrian movement are likely to increase both throughout the site itself and within the adjacent communities and roads on approach to the redevelopment. Given the current visual dereliction of Glebe House and grounds, there is potential for a moderate and positive visual impact from the creation of a pocket park fronting onto St. Agnes Road, along with the proposed public realm improvements for the use of residents and the wider community.

The proposed design will encompass the following elements:

- A variety of quality hardscape materials including stone sett paving, large format stone paving stepping stones, hard-binding gravel, precast concrete paving blocks and composite timber decking.
- Vehicular entrance from St. Agnes Road to a ground floor level car park beneath a podium, with 75no. car parking spaces (66 no. beneath podium)
- 66 no. secure bicycle parking spaces and 6no. motorbike spaces.
- Improved universally accessible public pedestrian permeability through the site from Somerville Drive to Crumlin Village and St. Agnes Road.
- A hierarchy of native and ornamental planting including trees, shrubs, clipped hedging, ornamental grasses, herbaceous and perennial planting including pollinator friendly species.
- Hard and soft surface open spaces including a podium level communal open space, a pocket park to the front of Glebe House with formal lawn and bench seating, and a plaza space. The provision for a café on the ground floor of Pavilion Building 2 with outdoor café terrace will activate the frontage along the eastern perimeter of the development.
- The architectural treatments en façade of the proposed development include light buff brick and white brick with white mortar, light grey render and dark grey render and zinc metal cladding. Natural slate roofing and PPC aluminium window systems are proposed.

Mitigation Measures

Construction Phase

The following mitigation measures will be implemented:

- Height of temporary stockpiles to be restricted to a practicable minimum to avoid impact on local sensitive receptors.
- Hoarding will be erected around site boundaries to reduce visual impact of construction works
- Plant will be held in designated compound on site

- Protective fencing will be installed around the Root Protection Area's (RPA's) of existing boundary trees to be retained

Visual impacts during the construction phase will be mitigated somewhat by appropriate site management measures and work practices to ensure the site is kept tidy, dust is kept to a minimum, and that public areas are kept free from building material and site rubbish. Appropriate site hoardings will be put in place around the perimeter of the site where required to minimise the landscape and visual impact.

Operational Phase

The major visual remediation of the project will be accomplished through the following mitigation measures which have been incorporated into the design:

- Through the positioning of the various elements of the development on site in order to enhance the appearance of the residential blocks as a whole through the design of the site layout and built form.
- To create high quality public and semi-public spaces for the use and amenity of the users of the development and the wider community. The creation of a public pocket park at the front of Glebe House, a plaza space and café terrace and a podium level communal open space for the users of the development.
- The landscape setting of Glebe House is enhanced through the creation of an adjacent pocket park with formal lawn. Visual and physical screening of car parking spaces and the access road to the front of the house will be achieved through a tree-planted buffer. The proposed pavilion buildings have been positioned to not project beyond the main building line. A deep area of landscaping and privacy planting to the rear of Glebe House provides a sufficient buffer between the adjacent four-storey apartment block.
- The provision of ground floor level car parking beneath podium and a vehicular entrance from St. Agnes Road to reduce car congestion for the users of the development.
- Through the creation of a series of universally accessible pedestrian routes through the development in order to provide visual permeability as well as safe pedestrian access. A public pedestrian link will be created allowing through access between Somerville Drive and Crumlin Village.

Residual Impacts

As outlined above, mitigation measures will be implemented to reduce the landscape and visual impact of the proposed development. Control of individual building forms, materials and colour will ultimately be determined by the Planning Authority. The landscape and visual impacts will be slight to moderate and negative in the short-term during the construction stage, and will move to neutral and moderate at pre-establishment of proposed planting. Given the current visual dereliction of the house and grounds, in general, the landscape and visual impacts will be moderate and positive in the long term.

All planted installations within the project will be subject to an on-going maintenance programme and monitoring by a qualified landscape contractor, to ensure its satisfactory establishment. Given the low visual quality and visual dereliction of the site at present, the proposed development, together with the comprehensive landscape design, will create a positive visual and landscape impact at local level.



1.6 ASSESSMENT OF EFFECTS ON VIEWS

Twenty viewpoints were chosen for the purposes of this visual assessment. The views assess the potential visual impacts of the proposed residential development and were chosen as being representative of the key views in terms of impacts on local sensitive receptors. The twenty views are taken from the public domain. (Please see James Horan Visual Impact Assessment Report for Verified Views in A3 format).

Initially twelve viewpoints were chosen however additional viewpoints were provided to further assess the potential impact of the proposed development within the wider context of the historic Crumlin Village and the landmark and historic buildings situated with the ACA. These additional viewpoints are located on St. Agnes Road and St. Mary's Road and capture views of protected structures including the new and old Church of Ireland churches and the Old Post and Telegraph Office.

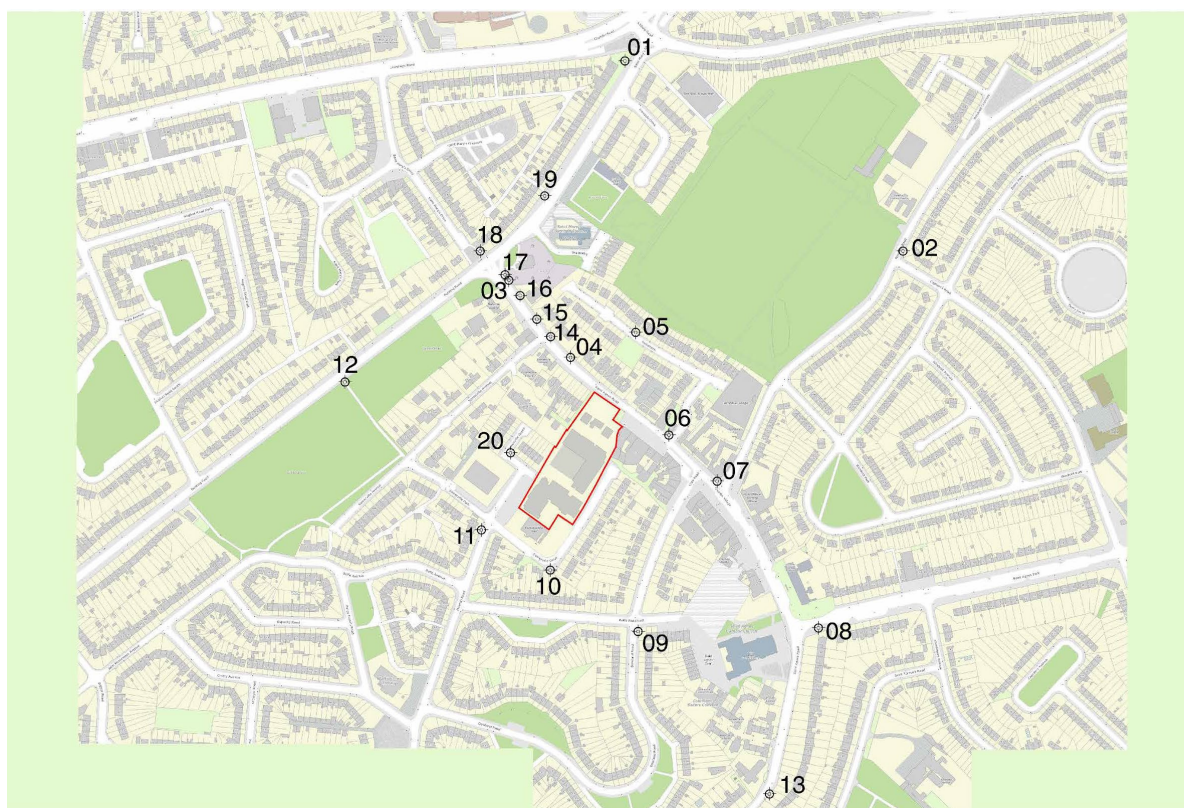


Fig 1.6.1 Viewpoint location map

Viewpoint 1

Location: The eastern footpath at the northern end of St. Mary's Road

Distance from the site: 380m (approx.)

Existing View



This viewpoint is taken from the eastern footpath at the northern end of St. Mary's Road, looking south towards the site. The view depicts a two-way street with cycle lanes on both sides and two-storey terraced dwellings with small front gardens and driveways. A local bus-stop is visible in the right of the view. The public realm is composed of wide tarmac footpaths with concrete kerbing. Some visual intrusion exists within the streetscape in the form of ESB poles and overhead cables, reducing the visual quality of the landscape. In the background of the view the upper portion of the Old St. Mary's Church is visible, surrounded by a mature tree canopy.

Proposed View



Verified Planning Photomontage

View 1 Proposed

24mm lens on Canon EOS 5D Mark II
Date: 30.05.2020

The proposed development will not be visible from this viewpoint location. The white dashed line presented on the image indicates the location of the proposed development in the background of the view. The development is screened from view by the intervening built environment of residential properties on St. Mary's Road. Therefore, there will be no visual impact at this viewpoint location.

Viewpoint 2

Location: The eastern footpath on Windmill Road, at the northern pedestrian entrance to William Pearse Park

Distance from the site: 370m (approx.)

Existing View



This viewpoint is taken from Windmill Road near to the northern pedestrian entrance to William Pearse Park, looking south-west towards the site. Two-storey residential terraced dwellings with small front gardens and driveways, characteristic of the area, are visible in the left of the view. The streetscape on Windmill Road consists of a two-way vehicular movement with a concrete carriageway and footpath surface. Metal bollards are evident on the pavement, opposite the junction with Captain's Road. The wall and metal railing boundary to the eastern perimeter of William Pearse Park is dominant within the foreground of view. Beyond this, GAA playing pitches and a mature tree line located within the park are visible. In the background of the view, a five-storey apartment and retail block located adjacent to the southern park boundary is visible.

Proposed View



Verified Planning Photomontage

View 2 Proposed

24mm lens on Canon EOS 5D Mark II
Date 30.05.2020

A small portion of the proposed development is marginally visible in the background from this viewpoint location. The roof level of the proposed apartment blocks will be visible above the existing urban built fabric. A small portion of the existing skyline will be removed and replaced with the roof level of the proposed development. Given the existing visual dereliction at the site, the visual impact will be imperceptible to slight and negative in the short-term during the construction stage of the project. This will reduce to imperceptible and neutral in the medium term during the operational phase of the project when construction works are complete.

Viewpoint 3

Location: The northern footpath at the western end of St. Agnes Road, at the junction with St Mary's Road

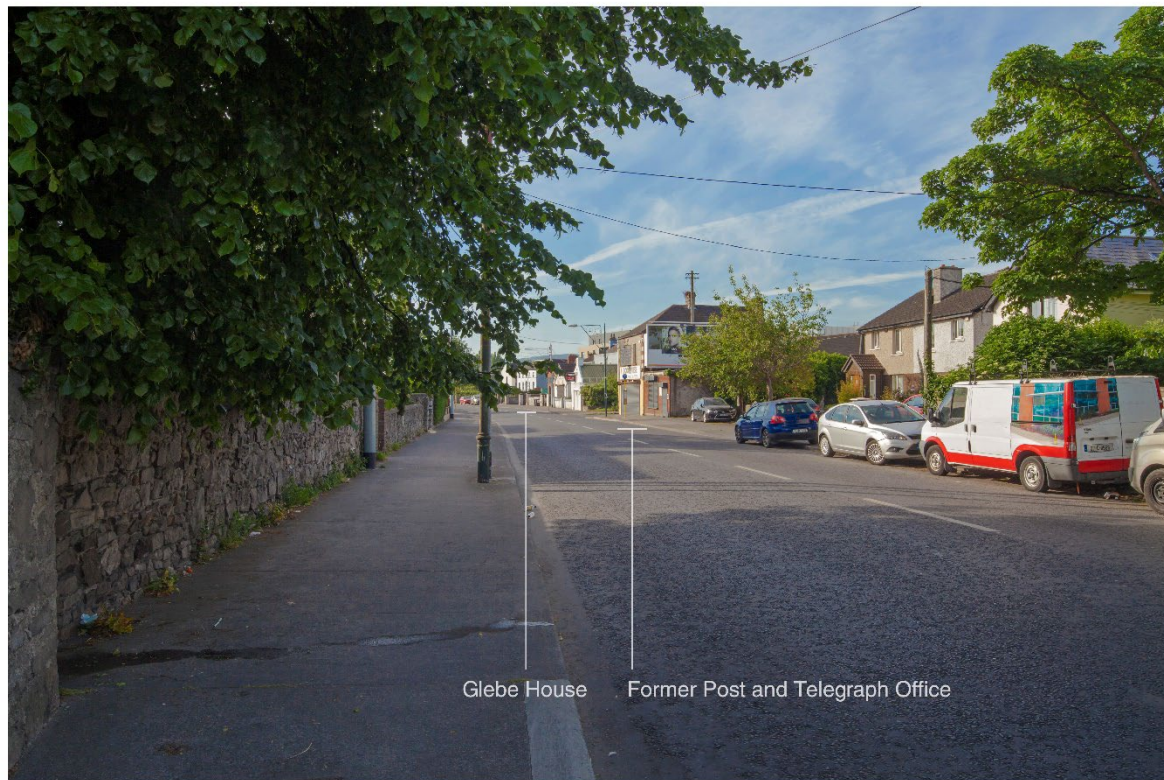
Distance from the site: 175m (approx.)

Existing View



This viewpoint is taken from the western end of St. Agnes Road, at the junction with St. Mary's Road and looking south-east towards the site. In the left of the view, the historic stone wall and overhanging tree canopy to the perimeter of the Old St. Mary's Church and Graveyard is visible. In the right of the view, a range of properties fronting onto St. Agnes Road are visible, including the two protected structures of Looceville House and the Former Post and Telegraph office. The properties are in various conditions, with some appearing derelict and vacant. The front elevation of Glebe House can be partially seen in the background of the view. A small amount of visual intrusion exists in the streetscape in the form of ESB poles and overhead cables, reducing the visual quality of the landscape.

Proposed View



Verified Planning Photomontage

View 3 Proposed

24mm lens on Canon EOS 5D Mark II
Date 30.05.2020

The rooftops of the proposed residential development will be partially visible from this viewpoint. Properties on the southern side of St. Agnes Road screen a substantial proportion of the proposed development from view. A small portion of the existing skyline will be removed and replaced with the rooftops of the proposed built fabric. The visual impact will be slight and negative in the short-term during the construction stage of the project. This will reduce to slight and neutral in the medium term during the operational phase when construction works are complete.

Viewpoint 4

Location: The northern footpath on St. Agnes Road, near to the north-west corner of the site

Distance from the site: 15m (approx.)

Existing View



This viewpoint is taken from the northern footpath on St. Agnes Road, near to the north-west site corner and looking south-east towards the site. The view presents a two-way local road with wide concrete surfaced footpaths. A row of two-storey redbrick residential properties and their associated front gardens and driveways are visible in the right of the view. The northern and western elevations of Glebe House are visible from this viewpoint. A group of mature tree planting to the front of Glebe House is also present within the view. Some visual intrusion exists within the streetscape in the form of ESB poles and overhead cables, reducing the visual quality of the landscape. In the background of the view, glimpses of the Crumlin village streetscape and the Dublin Mountains are visible.

Proposed View



Verified Planning Photomontage

View 4 Proposed

24mm lens on Canon EOS 5D Mark II
Date: 30.05.2020

The northern portion of the development will be visible from this viewpoint location. The upper levels of apartment block B will be visible above the existing built fabric of properties located on the southern side of St. Agnes Road. The restored Glebe House and proposed adjacent Pavilion buildings will be visible in the middle ground of the view. Proposed tree planting to the public pocket park to the front of Glebe House will also be visible, screening portions of the proposed northern building elevation from view. A small portion of the existing skyline and glimpses of the Dublin Mountains will be removed and replaced with the rooftops of the proposed residential development. The visual impact will be slight to moderate and negative in the short-term during the construction stage of the project. This will reduce to moderate and neutral in the medium term during the operational phase when construction works are complete.

Viewpoint 5

Location: The northern footpath midway along Innismore residential road

Distance from the site: 80m (approx.)

Existing View



This view is taken looking south-west from the northern footpath, midway along Innismore residential road. The view looks south-west towards the site. In the foreground of the view, a vacant piece of open green space bounded on three perimeters by residential properties is visible. A concrete blockwork wall of approximately 2m height surrounds the space. The open space is vegetated with long unmaintained grass and features a line of five semi-mature trees in the rear of the area. The rooftops of properties on St. Agnes Road are visible in the skyline. The public realm on the street is of a low quality, composed of a concrete surfaced carriageway and footpaths.

Proposed View



Verified Planning Photomontage

View 5 Proposed

24mm lens on Canon EOS 5D Mark II
Date 30.05.2020

The rooftops of the proposed development will be partially visible in the background from this viewpoint. The built fabric of residential properties and the intervening tree canopy screen a substantial proportion of the residential development from view. A small portion of the existing skyline will be removed and replaced with the upper floors of the proposed built fabric. The visual impact will be slight to moderate and negative in the short-term during the construction stage of the project. This will reduce to slight and neutral in the medium term during the operational phase when construction works are complete.

Viewpoint 6

Location: The northern footpath, outside the shop frontages in Crumlin Village

Distance from the site: 60m (approx.)

Existing View



This view is taken adjacent to the shop frontages in Crumlin Village, looking west towards the site. The view presents the village main street with several shop frontages visible in the left and right of the view. The public realm is of low visual quality, consisting of concrete pavements and a lack of contemporary street furniture. Two rows of black-coloured metal bollards are evident lining the southern pavement. In the background of the view, a natural stone wall surrounding the northern and eastern perimeter of Glebe House is visible. The northern elevation of Glebe House itself is also marginally visible. Visual intrusion exists within the streetscape in the form of ESB poles, overhead cables, street lighting columns and road signage, reducing the visual quality of the landscape.

Proposed View



Verified Planning Photomontage

View 6 Proposed

24mm lens on Canon EOS 5D Mark II
Date: 30.05.2020

The proposed development will be partially visible from this viewpoint location. The northern elevation of the proposed Pavilion building and a portion of the northern elevation of the restored Glebe House will be visible. Proposed tree planting to the public open space to the front of Glebe House will also be visible. The existing retail and residential properties in Crumlin Village screen a substantial proportion of the development from view. Views of a small portion of the existing skyline and an existing tree on site along with views of a small portion of the built fabric of properties on St. Agnes Road will be removed and replaced with the proposed western pavilion building. The visual impact will be slight to moderate and negative in the short-term during the construction stage of the project. This will reduce to slight and positive in the medium term during the operational phase when construction works are complete and all planting has established. The proposed Pavillion building will add coherency to the streetscape frontage along St. Agnes Road.

Viewpoint 7

Location: The northern footpath on St. Agnes Road, at the intersection with Windmill Road

Distance from the site: 130m (approx.)

Existing View



This view is taken on the northern footpath on St. Agnes Road at the road intersection with Windmill Road, looking west towards the site. The view depicts the main street of Crumlin village with several shop frontages and local businesses visible. The public realm comprises a variation of paving treatments including concrete flags, in-situ concrete and natural stone kerbing. A range of street furniture is also evident including Sheffield cycle stands, planter boxes and metal bollards. Street tree planting in tree pits is evident on the southern side of the street. In the background of the view, a mature tree canopy is visible.

Proposed View



Verified Planning Photomontage

View 7 Proposed

24mm lens on Canon EOS 5D Mark II
Date 30.06.2020

The entirety of the proposed development will not be visible from this viewpoint location. The white dashed line presented on the image depicts the location of the proposed development in the middle-ground of view. The development is screened from view by the intervening built environment of retail and residential properties in Crumlin Village. Therefore, there will be no visual impact from the proposed development at this viewpoint location.

Viewpoint 8

Location: The northern footpath on St. Agnes Road, at the intersection St. Agnes Park

Distance from the site: 300m (approx.)

Existing View



This view is taken at the junction of St. Agnes Road and St. Agnes Park looking north-west towards the site. The protected structure of St. Agnes Roman Catholic Church is prominent in the left of the view. A group of mature trees located within the church grounds are visible centrally within the view. Street furniture including bollards and planter boxes, and road signage are evident within the streetscape. Paving treatments within the public domain are of a low quality, consisting of in-situ concrete footpaths and concrete kerbing. In the background, shop frontages in Crumlin village are partially visible.

Proposed View



The proposed development will not be visible from this viewpoint location. The white dashed line presented on the image depicts the location of the proposed development in the middle-ground of view. The development is screened from view by the intervening tree canopy of mature tree planting on the grounds of St. Agnes Roman Catholic Church and by the built environment of retail and residential properties in Crumlin Village. Therefore, there will be no visual impact at this viewpoint location.

Viewpoint 9

Location: The southern footpath on Balfe Road East, at the intersection with Dowland Road

Distance from the site: 135m (approx.)

Existing View



This view is taken at the road intersection of Balfe Road East and Dowland Road, looking north towards the site. The view depicts a residential streetscape characteristic of the area, consisting of two storey semi-detached properties with front gardens and wall and hedge boundary treatments. The residential streetscape comprises concrete surfaced carriageway and footpaths. Visual intrusion exists within the streetscape in the form of ESB poles and overhead cables, reducing the visual quality of the landscape.

Proposed View



Verified Planning Photomontage

View 9 Proposed

24mm lens on Canon EOS 5D Mark II
Date 30.05.2020

The proposed development will not be visible from this viewpoint location. The white dashed line presented on the image depicts the location of the proposed development in the background of view. The built fabric of residential properties on Lisle Road and Balfe Road East screen the development from view. Therefore, there will be no visual impact from the proposed development at this viewpoint location.

Viewpoint 10

Location: The corner bend on Somerville Drive

Distance from the site: 40m (approx.)

Existing View



This view is taken at the corner bend on Somerville Drive looking north towards the site. A local green space is located centrally within the view, consisting of mown grass and low-quality shrub planting to its western and northern perimeters. A football net located centrally in the lawn area indicates the informal use of the green space as a local kickabout space. Beyond this, the built fabric of Moeran Hall and the existing southern boundary wall to the development site are visible. The rooftops of residential properties are marginally visible in the background above the wall structure. Visually, this view is quite poor. The existing built environment lacks character and interest with predominantly blank concrete /rendered concrete walls. This left over 'green' space facilitates an informal kick-about area with no colour or animation.

Proposed View



Verified Planning Photomontage

View 10

Proposed

24mm lens on Canon EOS 5D Mark II
Date: 30.05.2020

A substantial portion of the proposed development will be visible from this viewpoint location. The southern and eastern elevations of Block A and the eastern elevation of Block B of the proposed development will be visible. The built fabric of Moeran Hall and proposed semi-mature tree planting to the southern site boundary screens part of the lower floors of Block A from view. Proposed semi-mature tree planting to the eastern site boundary will also be visible from this viewpoint. The derelict site will be replaced with a four to six storey residential apartment development. Views of a large portion of the existing skyline, the rooftops of residential properties, and out-buildings in the southern portion of the site will be removed and replaced with a high-quality apartment development. There will be a moderate and negative visual impact in the short term during the construction stage of the project. This will reduce to moderate and neutral in the medium term during the operational phase when construction works are complete. The visual impacts will be mitigated by the architectural treatments of the façade, as well as boundary and soft landscape mitigation measures including tree planting to the southern and eastern site boundaries.

Viewpoint 11

Location: Southern footpath at the eastern end of Somerville Park

Distance from the site: 40m (approx.)

Existing View



This view is located at the eastern end of Somerville Park, looking north-east towards the site. The road intersection of Somerville Park, Somerville Drive, Somerville Green and Moeran Road is dominant within the view. A line of semi-mature tree planting and an open space featuring mown lawn is present in the middle ground of the view. In the right of the view, the built fabric of Moeran Hall is visible. Visually, this view is quite poor. The existing built environment lacks character and interest with predominantly blank concrete /rendered concrete walls/facades. This left over 'green' space facilitates an informal kick-about area with no colour or animation.

Proposed View



Verified Planning Photomontage

View 11 Proposed

24mm lens on Canon EOS 5D Mark II
Date 30.05.2020

The western and southern elevations of Block A of the proposed development are partially visible from this viewpoint location. Proposed tree planting along the western site boundary will also be visible. The derelict site and views of the existing skyline will be removed and replaced with a four to six storey residential apartment development. The canopy of tree planting on Somerville Green partially screens the development from view. There will be a moderate and negative visual impact in the short term during the construction stage of the project. This will reduce to moderate and neutral in the medium term during the operational phase when construction works are complete. Any negative impacts will be mitigated by the architectural treatments of the façade, as well as soft landscape mitigation measures and public realm improvements.

Viewpoint 12

Location: Eastern footpath on Bunting Road, east of the existing green space

Distance from the site: 230m (approx.)

Existing View



This view is taken on the eastern footpath on Bunting Road, adjacent to a local green space. The foreground and middle ground of the view comprise mown grass lawn with a gravel path network. A metal railing with a low visual quality which surrounds the perimeter of the green space is present in the foreground of the view. Tree and hedgerow planting to the southern boundary of the green space are visible. The rooftops and upper floors of residential properties on Bunting Road and Baffe Avenue are visible beyond the tree canopy.

Proposed View



Verified Planning Photomontage

View 12

Proposed

24mm lens on Canon EOS 5D Mark II
Date: 30.05.2020

The rooftops and upper floors of the proposed development will be partially visible from this viewpoint. Intervening residential properties on Bunting Road and Baffe Avenue and the intervening tree canopy screen the lower levels of the proposed development from view. A section of the existing skyline will be removed and replaced with the rooftops and upper floors of a four to six storey apartment development. The visual impact will be slight and negative in the short-term during the construction stage of the project. This will reduce to slight and neutral in the medium term during the operational phase when construction works are complete and as the tree canopy continues to develop.

Viewpoint 13

Location: St. Agnes Road, opposite the Former National School

Distance from the site: 3710m approx.

Existing View



This view is taken on St. Agnes Road opposite the listed protected structure of the Former National School, looking west towards the development site. The built fabric of the National School is dominant within the view and displays architecture with high visual merit. A low natural stone boundary wall forms the interface between the school grounds and St. Agnes Road. In the right of the view, a small group of semi-mature trees are present within the grounds of the school. Residential properties fronting onto St. Agnes Road are present in the background in the right of the view.

Proposed View



Verified Planning Photomontage

View 13

Proposed

24mm lens on Canon EOS 5D Mark II
Date 30.05.2020

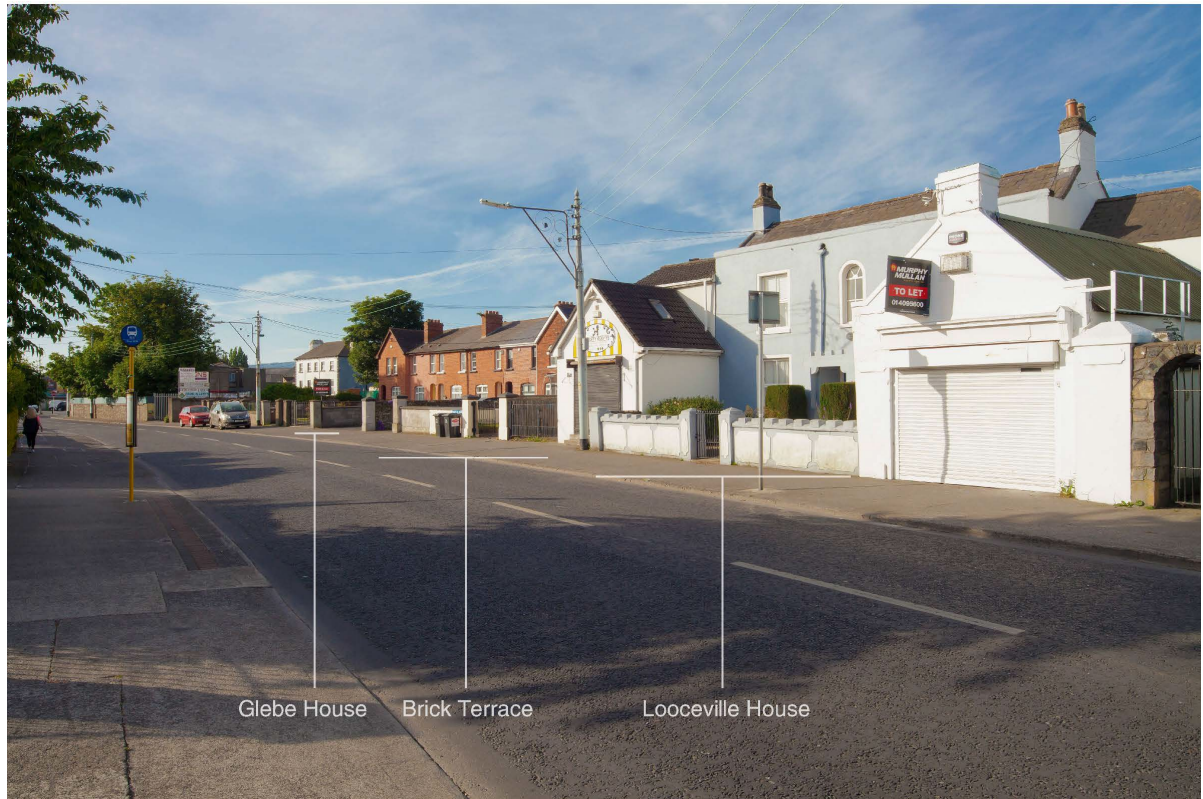
The proposed development will not be visible from this viewpoint location. The white dashed line presented on the image depicts the location of the proposed development in the background of the view. The built fabric of the Former National School screens the entirety of the development from view. Therefore, there will be no visual impact from at this viewpoint location.

Viewpoint 14

Location: St. Agnes Road

Distance from site: St. Agnes Road, opposite Looceville House

Existing View



This view is taken from the northern footpath on St. Agnes Road, opposite Looceville House. The protected structures of Looceville House and Glebe House are visible in the middle ground of the view, fronting onto the streetscape on St. Agnes Road. A row of redbrick terraced properties and their front gardens and northern boundaries can also be seen in the middle ground of the view. Partial glimpses of the Dublin Mountains are visible in the skyline between intervening built infrastructure and tree canopies.

Proposed View



The proposed development will be partially visible from this viewpoint location. The roof level of Block B, the restored Glebe House and the proposed Pavilion buildings in the northern portion of the site will be visible. Proposed tree planting to the pocket park located to the front of Glebe House will also be visible. Properties on the southern side of St. Agnes Road screen a substantial proportion of the lower levels of the development from view. A portion of the existing skyline and glimpse views of the Dublin Mountains will be removed and replaced with the rooftops of the proposed built fabric of a high-quality residential development. The visual impact will be slight and negative in the short-term during the construction stage of the project. This will reduce to slight and neutral in the medium term during the operational phase when construction works are complete and all plantings have established. Soft landscape mitigation measures including proposed tree planting in the north of the development as well as public realm improvements will further ameliorate any visual impacts.

Viewpoint 15

Location: St. Agnes Road, opposite the Former Post and Telegraph Office

Distance from the site: 90m approx.

Existing View



This view is taken from the northern footpath on St. Agnes Road, opposite the Former Post and Telegraph Office. The listed protected structures of Looceville House, Glebe House and the Former Post and Telegraph Office are visible fronting onto the streetscape of St. Agnes Road. The properties are in various conditions, with some appearing derelict and vacant. The public realm comprises wide concrete footpaths with concrete kerbing and street lighting columns with a traditional heritage design. Some visual intrusion exists in the form of ESB poles and overhead cables, reducing the visual quality of the landscape.

Proposed View



Verified Planning Photomontage

View 15

Proposed

24mm lens on Canon EOS 5D Mark II
Date 30.05.2020

The proposed development will be partially visible from this viewpoint location. The upper level of Block B of the proposed development will be partially visible above the built fabric of properties on the southern side of St. Agnes Road. The proposed pavilion buildings, the restored Glebe House, proposed tree planting to the northern public pocket park and the piers to the entrance road to the site will be visible. Properties on the southern side of St. Agnes Road screen a substantial proportion of the development from view. A small portion of the existing skyline and glimpse views of the Dublin Mountains will be removed and replaced with the rooftops of the proposed built fabric of a high-quality residential development. The visual impact will be slight and negative in the short-term during the construction stage of the project. This will reduce to slight and neutral in the medium term during the operational phase when construction works are complete and all plantings have established.

Viewpoint 16

Location: St. Agnes Road, adjacent to the Victorian Schoolhouse

Distance from site: 130m approx.

Existing View



This view is taken from the northern footpath on St. Agnes Road, adjacent to the Victorian Schoolhouse. Four listed structures are visible or partially visible from this viewpoint location; Looceville House, Glebe House and the Former Post and Telegraph Office are visible fronting onto the streetscape in the right of the view whilst the Victorian Schoolhouse is situated in the left foreground of the view. Some visual intrusion exists in the streetscape in the form of ESB poles and overhead cables, reducing the visual quality of the landscape.

Proposed View



Verified Planning Photomontage

View 16

Proposed

24mm lens on Canon EOS 5D Mark II
Date: 30.05.2020

The proposed development will be partially visible in the background from this viewpoint location. The upper levels of Block B of the proposed development will be partially visible above the built fabric of properties on the southern side of St. Agnes Road. The proposed Pavilion buildings, the restored Glebe House and proposed semi-mature tree planting to the northern public pocket park will be visible in the background of the view. Properties on the southern side of St. Agnes Road act to screen a substantial proportion of the development from view. A small portion of the existing skyline will be removed and replaced with the upper levels of the proposed built fabric of a high-quality residential development. The visual impact will be slight to moderate and negative in the short-term during the construction stage of the project. This will reduce to slight and neutral in the medium term during the operational phase when construction works are complete and all plantings have established.

Viewpoint 17

Location: St. Agnes Road, opposite Melville House

Distance from site: 145m approx.

Existing View



This view is taken from the northern footpath on St. Agnes Road, opposite the listed protected structure of Melville House, looking south-east towards the proposed development. The built fabric of Melville House is partially visible in the right of the view; the tree canopy of mature trees located within the grounds of the property partially screen the house from view. The listed structures of Glebe House and the Former Post and Telegraph Office are partially visible fronting onto the streetscape in the background of the view. Boundary wall treatments to properties on St. Agnes Road are visible within the streetscape. Some visual intrusion exists in the streetscape in the form of ESB poles and overhead cables, reducing the visual quality of the landscape.

Proposed View



Verified Planning Photomontage

View 17

Proposed

24mm lens on Canon EOS 5D Mark II
Date: 30.05.2020

The proposed development will be partially visible from this viewpoint location. Small portions of the upper levels of Block A and Block B of the proposed development will be visible above the existing built fabric of properties on the southern side of St. Agnes Road. The proposed eastern Pavilion building and proposed tree planting to the northern public pocket park will be visible in the background of the view. Properties on the southern side of St. Agnes Road screen a substantial proportion of the development from view. A small portion of the existing skyline and glimpse views of the Dublin Mountains will be removed and replaced with the upper levels of a high-quality four to six storey residential development. The visual impact will be slight and negative in the short-term during the construction stage of the project. This will reduce to slight and neutral in the medium term during the operational phase when construction works are complete and all plantings have established.

Viewpoint 18

Location: St. Mary's Road, opposite the road intersection with St. Agnes Road

Distance from site: 190m approx.

Existing View



This view is taken from the western footpath on St. Mary's Road opposite the road junction with St. Agnes Road and looking south-east towards the site. In the left of the view the historic stone wall surrounding the Old St. Mary's Church and Graveyard is visible. Mature tree planting within the church grounds is also dominant in the left of the view and screen much of the church building from view. In the right foreground, the low stone boundary wall and mature tree planting within Dealbh Oisin Memorial Park is visible. Glimpses of the Dublin Mountains are visible in the distance, beyond the rooftops of properties on St. Agnes Road.

Proposed View



Verified Planning Photomontage

View 18

Proposed

24mm lens on Canon EOS 5D Mark II
Date: 30.05.2020

The proposed development will be marginally visible in the background of the view. A substantial portion of the proposed development will be screened from view by intervening properties on St. Agnes Road and the mature tree canopy to the grounds of Dealbh Oisín Memorial Park. The proposed eastern Pavilion building and the restored Glebe House will be partially visible in the distance. A small portion of the view of the built fabric of properties in Crumlin Village will be removed and replaced with the proposed built fabric of a high-quality residential development. The visual impact will be imperceptible to slight and negative in the short-term during the construction stage of the project. This will reduce to imperceptible and neutral in the medium term during the operational phase when construction works are complete and all plantings have established.

Viewpoint 19

Location: St Mary's Road opposite the new Church of Ireland

Distance from site: 225m approx.

Existing View



This view is taken from the western footpath on St. Mary's Road, opposite the new Church of Ireland. The foreground of the view features a two-way road network with cycle lane infrastructure on both sides of the road. In the right of the view, the Old St. Mary's Church and the historic stone boundary wall to its grounds are visible. The new St. Mary's Church of Ireland is dominant centrally within the view, with its boundary enclosed by a natural stone wall and entrance gates. A specimen tree is situated within the grounds of the new church in the middle ground of the view. Some visual intrusion exists within the streetscape in the form of ESB poles and overhead wires, reducing the visual quality of the landscape. A glimpse view of the Dublin Mountains is captured in the background of the view.

Proposed View



Verified Planning Photomontage

View 19

Proposed

24mm lens on Canon EOS 5D Mark II
Date: 30.05.2020

A small portion of the proposed development will be visible in the background from this viewpoint location. A substantial portion of the proposed development will be screened from view by intervening vegetation and boundary walls and as a result of distance from the site. Glimpse views of the Dublin Mountains and a small section of the skyline will be removed and replaced with the upper floors of a high-quality four to six storey residential development. The visual impact will be slight and negative in the short-term during the construction stage of the project. This will reduce to imperceptible to slight and neutral in the medium term during the operational phase when construction works are complete and as the local tree canopies continue to mature.

Viewpoint 20

Location: Somerville Green

Distance from site: 40m approx.

Existing View



This view is taken from Somerville Green and looks south-east towards the site. A two-way residential streetscape with concrete footpaths and street lighting is depicted within the view. Two storey residential properties and their associated on-curtilage parking and front gardens are visible in the left of the view. The western boundary wall to the proposed development site is visible in the background, beyond which the rooftops and tree planting to properties on Somerville Drive is evident. In the right of the view, a line of semi-mature tree planting and a grass verge is present.

Proposed View



The proposed development will be visible from this viewpoint location. The upper levels of the western elevations of Blocks A and B are partially visible beyond the existing western site boundary wall. Proposed tree planting to the western site perimeter and the existing site boundary wall screen the lower levels of the proposed development from view. Views of the rooftops of residential properties on Somerville Drive and views of the sky will be removed and replaced by the built fabric of a high-quality residential development. The visual impact will be moderate and negative in the short-term during the construction stage of the project. This will reduce to moderate and neutral in the medium term during the operational phase when construction works are complete. Any negative impacts may be mitigated further by the architectural treatments of the façade, as well as boundary and soft landscape mitigation measures.

Conclusion

The current scenario at the subject site presents the 18thC Glebe House and workshop buildings to its rear. The northern section of the subject site lies within Crumlin Village Architectural Conservation Area, with Glebe House itself listed as a protected structure. Glebe House dates back to 1791 and is one of the last remaining 18thC houses within Crumlin Village. Meanwhile a number of protected structures can be found within a short walking distance of the site including Looceville House, the Former Post and Telegraph Office and the Old Church of Ireland Church.

Over recent years Glebe House has been subject to a number of extensions and modifications, with few original period features visibly retained both externally and internally. The primary access to the property exists along the northern site boundary from St. Agnes Road. Glebe House is set back from the road, with a large area of hard-standing featuring in the land in between. A line of mature trees located along the northern boundary partially screen the house from view. Elsewhere views into the site are largely obscured by high boundary wall treatments.

The overall visual quality of the environment and built fabric can be described as visually and degraded and derelict; the architecture present on site is in a state of disrepair and dereliction, and outbuildings lack any special architectural merit. Some high-quality elements are present including the limestone wall and piers which form the site interface to the north with St. Agnes Road. The quality of the overall landscape setting is very low, with broken and cracked tarmac and concrete surfaces, overgrown vegetation, visual dereliction and a substantial amount of littering and rubbish dumping present.



The proposed residential development of 150 no. apartments consists of 74 one beds, 72 two beds and 4 three bed residential units, a creche and café. The proposed scheme has an overall Gross Floor Area of 15,767 sq.m.

Two apartment buildings are proposed ranging in height from 4 – 6 storeys and linked by a carpark at ground floor and a podium at first floor level comprising the following:

- Block A is 5-6 storeys and consists of 79 apartments and includes 35 no. one beds and 44 no. two beds units, ESB substation/switch room/metering room of 85sqm, 42 no. secure bicycle storage and bin storage of 44sqm
- Block B is 4-5 storeys and consists of 66 apartments and includes 38 no. one beds, 25no. two beds and 3 no. three beds, a Creche of 147 sqm at ground floor level with associated outdoor area, ground floor plant rooms of 74sqm, ESB substations/switch room/metering room/telecoms of 89sqm, 188 no. secure bicycle storage spaces in two locations, 6 no. motorbike spaces and bin storage of 75sqm.

Two no.three storey pavilion buildings either side of Glebe House to accommodate:

- One number two storey duplex 2 bed apartment above one number 1 bed apartment at ground floor in the north west pavilion and,
- One number two storey duplex 2 bed apartment above a 55 sqm ground floor café, in the south east pavilion.

The repair of fire damaged elements (following a fire 21st April 2022) and the refurbishment of Glebe House, a protected structure, into two apartments, one number 2 bed unit at lower ground floor and one number 3 bed unit at upper ground and first floor;

- Repair of fire damaged elements including the replacement of all roof coverings and structure, replacement of all first floor timber stud walls, replacement of first floor rear return joists, replacement/repair of floor joists at first floor level, replacement of internal render to kitchen/dining area in rear return building and replacement/repair of stair from upper ground to first floor level,
- the refurbishment of Glebe House including the removal of extensions to the rear and sides of the building, restoration of the façade, replacement of pvc windows with sliding sash windows and associated works to the interior and to the curtilage of Glebe House.
- Lowering the front boundary wall and return boundary wall to the front of Glebe House.

Demolition of all workshops, offices and sheds to the rear and sides of Glebe House Demolition of boundary walls around the Coruba land on Somerville Drive, the front entrance and between Coruba and the Glebe lands. Demolition of non-original brick column's at St Agnes Road entrance to Glebe House (1,636 sqm).

75 car parking spaces are proposed:

- 66 no. car parking spaces (includes 2 Go Car spaces) in ground floor car park below podium and partly in Block A and 4 No. visitor car parking spaces in front of Glebe House all with vehicular access from St Agnes's Road
- 5 No. assigned car parking spaces on the eastern side of Block B with vehicular access from Somerville Drive.

The development provides 905 sqm of Public Open Space to the front and side of Glebe House, and within the southeast public plaza. with a pedestrian route to the side of the Café at Pavilion B and 1,632 sqm of Communal Open Space located at podium level and to the rear of Block A.

- 76 no. visitor bicycle parking spaces are provided in the public accessible areas of the site.

The application also includes the provision of a new footpath along the south-eastern boundary at Somerville Drive, a new controlled gate between Somerville Drive and St Agnes Road allowing public access through the site within daylight hours and a new pedestrian access from the public open space onto St. Agnes Road, boundary treatment, landscaping, Solar Panels on the roof of Blocks A and B, provision of 4 no. Microwave link dishes to be mounted on 2 No. steel support posts affixed to the lift shaft overrun on Block A, lighting, services and connections, waste management and other ancillary site development works to facilitate the proposed development.

In order to evaluate the overall landscape and visual impacts of the proposed residential development, twenty verified views were assessed from points in the local domain, where there is potential for impact on key sensitive local receptors. Several of the views which are taken within close proximity to the site capture views of protected structures which are located within the Crumlin Village Architectural Conservation Area (ACA). The sensitivity of the designated ACA is recognised, however the substantial visually dereliction and degradation of the site has been noted as a factor in the assessment of the proposed development on the visual and landscape aesthetic and amenity of the site. The impact from these viewpoints in the short-term during the construction stage of the development will be predominally slight to moderate and negative. This will reduce to slight and neutral or moderate and neutral in the medium term during the operational phase when construction works are complete.

From Viewpoints 2, 15, 16, 17, 18 and 19, the existing intervening built environment screens a substantial proportion of the proposed residential development from view; therefore the visual impact in the medium term during the operational phase will be slight or imperceptible and neutral. Viewpoints 1,7,8,9 and 13 represent scenarios where there will be no visual impact as the entirety of the proposed development is screened from view by intervening built infrastructure and vegetation and as a result of distance from the site.

Views 10,11 and 20 which are taken from residential streets to the south of the site represent views where the development will be most visible. The massing and scale of the proposed buildings will be most evident from these viewpoint locations. It has been assessed that the visual impact from Viewpoints 10 and 20 will be moderate and negative in the short term during the construction stage of the project. Given the current visual dereliction of the house and grounds, this will reduce to moderate and neutral in the medium term during the operational phase when construction works are complete and soft landscape mitigation measures have established. From Viewpoint 11 it has been assessed that there will be a moderate and negative visual impact in the short term, reducing to moderate and neutral in the medium term during the operational phase of the project. Any negative impacts will be mitigated by the architectural treatments of the façade, as well as boundary and soft landscape mitigation measures, and public realm improvements.