

Date: 27<sup>th</sup> September 2024

## 1.0 INTRODUCTION

- 1.1 This Townscape and Visual Impact (TVIA) Addendum relates to a Large-scale Residential Development comprising 3 no. blocks ranging from 4 to 6 storeys with a site area of c.0.34 Hectares on lands at the Vector Motors site on the Goatstown Road, Dublin 14, D14FD23
- 1.2 This TVIA Addendum has been prepared following a review of the LRD Opinion issued by Dún Laoghaire-Rathdown County Council in July 2024.
- 1.3 Park Hood prepared a Landscape and Visual Assessment in May 2024 which concluded as follows:-

*“The Application Site comprises a commercial site that contributes little to the character and visual quality of this part of Dublin. The proposed development, while substantial, would result in a positive contribution to the townscape character and urban fabric of Goatstown. While recognising a high magnitude of impact to the Application Site itself, this report concludes that this proposal, on balance, has no unacceptable townscape / landscape or visual effects and can be successfully absorbed into the character and views of this part of the city.”*

## 2.0 REVIEW OF LRD OPINION

- 2.1 Following the planning submission, a Large-Scale Residential Development Opinion was provided by Dún Laoghaire-Rathdown County Council following a LRD Meeting on the 12<sup>th</sup> June 2024. This included the following:-

- *Appropriate Scale and Impact on Adjacent Residential Amenity: It is considered that insufficient evidence has been provided in submitted CGI, elevation, and plan drawings to mitigate concerns - regarding overbearing and excessive height upon dwellings/buildings particularly directly to the north of the scheme and along streetscape. Strong rationale must also support deviating from previously recommended conditions under Ref. ABP-313235-22, which were recommended by the Planning Authority to address these concerns.*

### 2.2 Summary of Key Changes and Amendments

- 2.3 In terms of wider site layout and design issues, the proposed development has been amended to address changes requested by DLR to assist in integration and general architectural detailing that would be considered improvements on the original proposal. The amendments since the opinion was issued include the following:-

- Reduced number of bedspaces from 221 to 220 resulting in a density of 161uph;
- Increased set back on the northern elevation at 5<sup>th</sup> floor level resulting in a 10.4m setback from the boundary;
- Redesign of the bicycle parking area to provide additional Sheffield stands – an additional

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38 no. spaces provided;

- Increased bicycle parking area provided on the northern boundary of the site;
- Amended materials and finishes on the northern elevation; and
- Updated landscaping treatment across the site to reflect changes to the SUDs and drainage.

- 2.4 The changes since the previous application also include the removal of the 4<sup>th</sup> floor level roof terrace on the southern boundary. All roof terraces are now provided fronting Goatstown Road (western elevation).

### Townscape and Visual Assessment Implications

#### Introduction

- 2.5 In broad terms the amended plans, elevations and detailing make no fundamental differences to the findings of the original TVIA in terms of the assessed magnitude or significance of townscape / landscape effects or visual impacts. As noted that TVIA, this proposal will have major changes on the Application Site but quickly dissipate beyond the site and into the wider Goatstown Road area on account of the townscape having a density of built form that ensures the majority of areas in this part of the city will experience *negligible* or *no* effects (i.e., insignificant) due to it being visually obscured.
- 2.6 Revised photomontages have been prepared by 3DDB from the 14 no. representative viewpoints identified for the original TVIA and the conclusions made in the original TVIA remain comparable and reflective of the proposed situation.

#### Proposed Development Amendments

- 2.7 It is reasonable to suggest the amended layout does constitute an improvement particularly in relation to the set back of the northern elevation towards Trimbleston. This was originally six storeys but it has been reorientated to allow the sixth storey to be set back with angled windows and changes to the brick detail and pattern breaking up the façade providing it with more architectural interest. This has lessened any potential overbearing aspect of the building in this area. (Note that the nearest façade directly to the north within the Trimbleston development comprises a largely blank wall with no windows). **See Appendix A**
- 2.8 The amendment to the northern elevation also has implications for areas to the east of the Application Site towards this part of Trimbleston. While existing buildings to the west of this residential development will serve to obscure the vast majority of this proposal, glimpse views are afforded of a portion of its north-east corner at a gap between the westernmost buildings. The changes provide for the set back of part of the upper floors and amendments to window types and positions will serve to limit any overlooking comparative to the original proposal. **See Appendix B**

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### Clarifications in relation to Photomontages

- 2.9 It is noted that within the LRD Opinion Section 8 under the heading “Recommended Opinion” a request for the following:-

*“A complete set of floor plans, elevations, including contiguous elevations, and long sections, in addition with verified views, preferably including more winter views (noting some existing views show non-winter/summer views, and proposal views appear to show summer views including tree foliage on proposed, and existing trees, inside and outside the site respectively), that would better assist in understanding the relationship between the proposed development and its context”.*

- 2.10 What is curious about this is that “winter views” for all photomontages from the representative viewpoints were provided by 3D Design Bureau. The baseline photos were taken in January when leaf cover was at a minimum. However, as noted in the original TVIA, due to site location and townscape context, site surveys and visualisation work established that vegetation was not a factor in the assessment of magnitude. Irrespective, the TVIA conclusions were based on the winter and not summer photomontages.

### 3.0 CONCLUSION

- 3.1 While the revised layouts and design present improvements to the original proposal, the findings of the original Townscape and Visual Assessment (May 2024) remain valid in terms of the assessment of magnitude and significance of effects and the associated conclusion that this can be successfully absorbed into the character and views of this part of the city.

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**APPENDIX A – CGI FROM GOATSTOWN ROAD TO THE NORTH (Viewpoint 6)**

**Viewpoint 6 – as per original proposal (April 2024)**



**Viewpoint 6 – as per amended proposal (September 2024)**





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**APPENDIX A – CGI FROM TRIMBLESTON TO THE EAST (Viewpoint 12)**

**Viewpoint 12 – as per original proposal (April 2024)**



**Viewpoint 12 – as per amended proposal (September 2024)**

