

View 7 – Winter Proposed

7.7.2 Viewpoint 7 – Belgard Road (R113)/High Street Pedestrian Crossing

Proposed View:

The proposed development is partially visible from this view, albeit, obscured by street trees lining Belgard Road. The gradual height difference from 7 storeys to 6 storeys works with the natural slope of the road and assimilates with the 6 storey car park building visible in the middle ground. The development will be further screened during the Summer months when trees are in full foliage.

Magnitude of change:

Medium

Significance and Quality of Visual Effects:

Slight and Neutral



View 7 – Summer Baseline

7.7.3 Viewpoint 7 – Belgard Road (R113)/High Street Pedestrian Crossing

Baseline View:

This viewpoint is from Belgard Road looking northwest towards the development site. The viewpoint is located approximately 70m southeast of the proposed development site.

Belgard Road and the pedestrian crossing occupy much of the foreground with the subject site located out of view (obstructed by mature street trees and ornamental hedging) in the centre of the view.

Viewpoint sensitivity:

Low



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View 7 – Summer Proposed

7.7.4 Viewpoint 7 – Belgard Road (R113)/High Street Pedestrian Crossing

Proposed View:

The proposed development is partially visible from this view, albeit, obscured by existing street trees in full foliage lining Belgard Road. The gradual height difference from 7 storeys to 6 storeys works with the natural slope of the road and assimilates with the 6 storey car park building visible in the middle ground.

Magnitude of change:

Medium

Significance and Quality of Visual Effects:

Slight and Neutral



View 8 – Winter Baseline

7.8.1 Viewpoint 8 – Belgard Road (R113)/Belgard Walk Roundabout

Baseline View:

This viewpoint is from Belgard Road looking northwest towards the development site. The viewpoint is located approximately 195m southeast of the proposed development site.

The Belgard Road/Belgard Walk roundabout, verges and landscaping occupy much of the foreground with the subject site located out of view (obscured by trees) in the centre of the view. Tallaght Garda Station and telecommunication mast is visible in the centre left of the viewpoint.

Viewpoint sensitivity:

Low



View 8 – Winter Proposed

7.8.2 Viewpoint 8 – Belgard Road (R113)/Belgard Walk Roundabout

Proposed View:

The proposed development (southern elevation of Block A) is partially visible from this viewpoint with the upper levels and associated balconies protruding between the trees and above the tree line.

In Summer months, the deciduous trees will be in full foliage, screening the southern elevation of Block A even further at this location.

Magnitude of change:

Low

Significance and Quality of Visual Effects:

Not significant and neutral



View 8 – Summer Baseline

7.8.3 Viewpoint 8 – Belgard Road (R113)/Belgard Walk Roundabout

Baseline View:

This viewpoint is from Belgard Road looking northwest towards the development site. The viewpoint is located approximately 195m southeast of the proposed development site.

The Belgard Road/Belgard Walk roundabout, verges and landscaping occupy much of the foreground with the subject site located out of view (obscured by trees) in the centre of the view. Tallaght Garda Station and telecommunication mast is visible in the centre left of the viewpoint.

Viewpoint sensitivity:

Low



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View 8 – Summer Proposed

7.8.4 Viewpoint 8 – Belgard Road (R113)/Belgard Walk Roundabout

Proposed View:

The proposed development (southern elevation of Block A) is largely screened by the existing trees in full foliage from this viewpoint. A small portion of the building protrudes between the trees and a corner of the block projects above the tree line.

Magnitude of change:

Low

Significance and Quality of Visual Effects:

Not significant and neutral



View 9 – Winter Baseline

7.9.1 Viewpoint 9 – N81 north of Sean Walsh Memorial Park

Baseline View:

This viewpoint is from the N81 looking north towards the development site. The viewpoint is located approximately 307m east of the proposed development site.

The multi-carriageway of the N81 occupies much of the foreground. The viewpoint shows a clear view of Belgard Road with the subject site located in the centre of the view. The 6 storey Plaza Hotel is visible to the left of the viewpoint

Viewpoint sensitivity:

Low



PURSER

View 9 – Winter Proposed

7.9.2 Viewpoint 9 – N81 north of Sean Walsh Memorial Park

Proposed View:

The proposed development is visible from this view. The upper floors of the southern elevation of Block A and 7th storey of Block B are visible in the viewpoint background. Given the distance of the development from this view, the overall height is commensurate with the surrounding built environment.

Magnitude of change:

Low

Significance and Quality of Visual Effects:

Not Significant and neutral



View 9 – Summer Baseline

7.9.3 Viewpoint 9 – N81 north of Sean Walsh Memorial Park

Baseline View:

This viewpoint is from the N81 looking north towards the development site. The viewpoint is located approximately 307m east of the proposed development site.

The multi-carriageway of the N81 occupies much of the foreground. The viewpoint shows a clear view of Belgard Road with the subject site located in the centre of the view. The 6 storey Plaza Hotel is visible to the left of the viewpoint

Existing street trees are visible lining the Belgard Road including a row of trees and ornamental hedging within the central reservoir. A cluster of mature trees are visible in the left of the view in front of the Plaza hotel.

Viewpoint sensitivity:

Low



View 9 – Summer Proposed

7.9.4 Viewpoint 9 – N81 north of Sean Walsh Memorial Park

Proposed View:

The proposed development is visible from this view. The upper floors of the southern elevation of Block A and 7th storey of Block B are visible in the viewpoint background above the existing treeline. Given the distance of the development from this view, the overall height is commensurate with the surrounding built environment.

The mature trees and established vegetation in full foliage contribute to screening the development within the view.

Magnitude of change:

Low

Significance and Quality of Visual Effects:

Not Significant and neutral



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View 10 – Winter Baseline

7.10.1 Viewpoint 10 – Whitestown Blue Footbridge

Baseline View:

This viewpoint is from the elevated location at Whitestown Blue Footbridge looking northeast towards the development site. The viewpoint is located approximately 380m southwest of the proposed development site.

The bridge and N81 roadway occupy much of the foreground with the subject site located beyond the trees in the centre of the view. The roof profile of several buildings including the Plaza Hotel and the Abberley development are visible right of the middle/background.

Viewpoint sensitivity:

Low



PURSER

View 10 – Winter Proposed

7.10.2 Viewpoint 10 – Whitestown Blue Footbridge

Proposed View:

A small part of the three upper floors of Blocks A and B of the proposed development are visible from this view, adding some but limited visual interest to the skyline .

Magnitude of change:

Low

Significance and Quality of Visual Effects:

Not Significant and neutral



View 10 – Summer Baseline

7.10.3 Viewpoint 10 – Whitestown Blue Footbridge

Baseline View:

This viewpoint is from the elevated location at Whitestown Blue Footbridge looking northeast towards the development site. The viewpoint is located approximately 380m southwest of the proposed development site.

The bridge and N81 roadway occupy much of the foreground with the subject site located beyond the trees in the centre of the view. Due to the existing mature trees the subject site is not visible within the view. The roof profile of several buildings including the Plaza Hotel and the Abberley development are visible right of the middle/background. The Plaza Hotel is visible above the existing treeline, while the Abberley development is glimpsed within a break in the treeline.

Viewpoint sensitivity:

Low



View 10 – Summer Proposed

7.10.4 Viewpoint 10 – Whitestown Blue Footbridge

Proposed View:

A small part of the three upper floors of Blocks A and B of the proposed development are visible from this view above the treeline, adding some but limited visual interest to the skyline .

Magnitude of change:

Low

Significance and Quality of Visual Effects:

Not Significant and neutral



View 11 – Winter Baseline

7.11.1 Viewpoint 11 – N81 adjoining Tallaght Stadium Football Grounds

Baseline View:

This viewpoint is from the pavement outside Tallaght Stadium Football Grounds looking northeast across the N81 towards the development site. The viewpoint is located approximately 460m southwest of the proposed development site.

The N81 and planted central verge occupies much of the foreground with the subject site located out of view obscured by tree vegetation lining the other side of the N81.

Viewpoint sensitivity:

Low



View 11 – Winter Proposed

7.11.2 Viewpoint 11 – N81 adjoining Tallaght Stadium Football Grounds

Proposed View:

The proposed development will not be visible from this viewpoint due to intervening built form and landscape.

Magnitude of change:

None.

Significance and Quality of Visual Effects:

No change.



Outline of Proposed Development

View 11 – Summer Baseline

7.11.3 Viewpoint 11 – N81 adjoining Tallaght Stadium Football Grounds

Baseline View:

This viewpoint is from the pavement outside Tallaght Stadium Football Grounds looking northeast across the N81 towards the development site. The viewpoint is located approximately 460m southwest of the proposed development site.

The N81 and planted central verge occupies much of the foreground with the subject site located out of view obscured by tree vegetation lining the other side of the N81.

Viewpoint sensitivity:

Low



View 11 – Summer Proposed

7.11.4 Viewpoint 11 – N81 adjoining Tallaght Stadium Football Grounds

Proposed View:

The proposed development will not be visible from this viewpoint due to intervening built form and landscape.

Magnitude of change:

None.

Significance and Quality of Visual Effects:

No change.



Outline of Proposed Development

View 12 – Winter Baseline

7.12.1 Viewpoint 12 – Belgard Square South/Belgard Walk Roundabout

Baseline View:

This viewpoint is from the Belgard Square South/Belgard Walk roundabout looking northeast towards the development site. The viewpoint is located approximately 175m southwest of the proposed development site.

The roundabout and grass verge occupies much of the foreground with the subject site located out of view. Tallaght Garda Station and telecommunications mast are visible to the right of the viewpoint. Intreo Tallaght is partially visible to the left of the viewpoint.

Viewpoint sensitivity:

Low



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View 12 – Winter Proposed

7.12.2 Viewpoint 12 – Belgard Square South/Belgard Walk Roundabout

Proposed View:

The proposed development is partially visible in the centre of this view but only a glimpse of an upper floor window and brick façade can be seen above the tree line.

Magnitude of change:

Negligible

Significance and Quality of Visual Effects:

Imperceptible and Neutral



View 12 – Summer Baseline

7.12.3 Viewpoint 12 – Belgard Square South/Belgard Walk Roundabout

Baseline View:

This viewpoint is from the Belgard Square South/Belgard Walk roundabout looking northeast towards the development site. The viewpoint is located approximately 175m southwest of the proposed development site.

The roundabout and grass verge occupies much of the foreground with the subject site located out of view. Tallaght Garda Station and telecommunications mast are visible to the right of the viewpoint. Intreo Tallaght is partially visible to the left of the viewpoint.

Existing street trees in full foliage line Belgard Square E and Belgard Walk, which are visible in the middle and left of the view.

Viewpoint sensitivity:

Low



View 12 – Summer Proposed

7.12.4 Viewpoint 12 – Belgard Square South/Belgard Walk Roundabout

Proposed View:

The proposed development is not visible due to the existing street trees in full foliage which line Belgard Square E.

Magnitude of change:

No change.

Significance and Quality of Visual Effects:

No change.



Outline of Proposed Development

View 13 – Winter Baseline

7.13.1 Viewpoint 13 – Belgard Square East/Pedestrian Crossing leading to High Street

Baseline View:

This viewpoint is from the pedestrian crossing at Belgard Square East looking northeast towards the development site. The viewpoint is located approximately 70m east of the proposed development site.

Belgard Square East road, road infrastructure and the pedestrian crossing occupy much of the foreground. This viewpoint provides a clear view of the subject site. McDonalds Restaurant and Abberley Development are partially visible to the right of the middle ground and background. The side (south elevation) of the Tuansgate Building is visible in the left background.

Viewpoint sensitivity:

Low



View 13 – Winter Proposed

7.13.2 Viewpoint 13 – Belgard Square East/Pedestrian Crossing leading to High Street

Proposed View:

The proposed development is visible from this viewpoint. The southern elevation of Block A is clearly visible with the side/west elevation of Blocks A and B visible to Belgard Square East. The height of the blocks from this view is commensurate with the Tuansgate Building. The southern elevation presents an attractive facade to the McDonalds site with protruding balconies punctuating the elevation.

Magnitude of change:

Medium

Significance and Quality of Visual Effects:

Not significant and positive



View 13 – Summer Baseline

7.13.3 Viewpoint 13 – Belgard Square East/Pedestrian Crossing leading to High Street

Baseline View:

This viewpoint is from the pedestrian crossing at Belgard Square East looking northeast towards the development site. The viewpoint is located approximately 70m east of the proposed development site.

Belgard Square East road, road infrastructure and the pedestrian crossing occupy much of the foreground. The subject site is visible from this viewpoint, however is partially screened by street streets and vegetation in full foliage. McDonalds Restaurant and Abberley Development are partially visible to the right of the middle ground and background behind existing vegetation. The side (south elevation) of the Tuansgate Building is visible in the left background.

Viewpoint sensitivity:

Low



View 13 – Summer Proposed

7.13.4 Viewpoint 13 – Belgard Square East/Pedestrian Crossing leading to High Street

Proposed View:

The proposed development is visible from this viewpoint. The southern elevation of Block A is clearly visible with the side/west elevation of Blocks A and B visible to Belgard Square East. The height of the blocks from this view is commensurate with the Tuansgate Building. The southern elevation presents an attractive facade to the McDonalds site with protruding balconies punctuating the elevation.

One of the blocks is partially screened by existing street trees located of Belgard Square E.

Magnitude of change:

Medium

Significance and Quality of Visual Effects:

Not significant and positive



View 14 – Winter Baseline

7.14.1 Viewpoint 14 – Vehicular Access to The Square Shopping Centre

Baseline View:

This viewpoint is from the Old Blessington Road looking east towards the development site. The viewpoint is located approximately 332m west of the proposed development site.

The vehicular access road leading to The Square Shopping Centre Car Park occupies much of the foreground with the subject site located behind the Tuansgate Building in the centre background of the view.

The northern elevation of the Square Shopping Centre is partially visible to the right with Rua Red South Dublin Arts Centre partially visible to the left of the viewpoint behind some tree planting.

The image middle ground is occupied by parking associated with the shopping centre.

Viewpoint sensitivity:

Low



View 14 – Winter Proposed

7.14.2 Viewpoint 14 – Vehicular Access to The Square Shopping Centre

Proposed View:

The proposed development is visible from this view, located behind the Tuansgate Building in the centre background of the image.

Similar to View 15, the upper floors of Blocks A and B are partially visible and obscured by some vegetation and tree planting. The visibility of the development will be further reduced in Summer, when trees are in full foliage.

Magnitude of change:

Negligible

Significance and Quality of Visual Effects:

Imperceptible and neutral.



View 14 – Winter Cumulative

7.14.3 Viewpoint 14 – Vehicular Access to The Square Shopping Centre

Proposed View:

The cumulative photomontage illustrates the proposed development, the outline of the permitted Heritage centre located east of the existing Civic Theatre outlined in blue (Application Reg. Ref. SDA23/8004) and the outline of the permitted Service Yard alterations north of The Square outlined in green (Application Reg. Ref. SD20A/0289).

The permitted Heritage Centre will sit forward of the existing Civic Theatre, therefore it will be visible within the proposed view, however due to existing tree cover it is considered that this will only be a partial intrusion into the viewpoint.

The permitted service yard alterations will not be visible from this viewpoint.

It is considered that no cumulative visual effects arise.

Magnitude of change:

Negligible

Significance and Quality of Visual Effects:

Imperceptible and neutral.



View 14 – Summer Baseline

7.14.4 Viewpoint 14 – Vehicular Access to The Square Shopping Centre

Baseline View:

This viewpoint is from the Old Blessington Road looking east towards the development site. The viewpoint is located approximately 332m west of the proposed development site.

The vehicular access road leading to The Square Shopping Centre Car Park occupies much of the foreground with the subject site located behind the Tuansgate Building in the centre background of the view.

The northern elevation of the Square Shopping Centre is partially visible to the right with Rua Red South Dublin Arts Centre partially visible to the left of the viewpoint behind some tree planting.

The image middle ground is occupied by parking associated with the shopping centre.

A row of trees are visible along the horizon.

Viewpoint sensitivity:

Low



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View 14 – Summer Proposed

7.14.5 Viewpoint 14 – Vehicular Access to The Square Shopping Centre

Proposed View:

The proposed development is partially visible from this view, located behind the Tuansgate Building in the centre background of the image.

Similar to View 15, the upper floors of Blocks A and B are partially visible and obscured by some vegetation and tree planting.

Magnitude of change:

Negligible

Significance and Quality of Visual Effects:

Imperceptible and neutral.



View 14 – Summer Cumulative

7.14.6 Viewpoint 14 – Vehicular Access to The Square Shopping Centre

Baseline View:

The cumulative photomontage illustrates the proposed development, the outline of the permitted Heritage centre located east of the existing Civic Theatre outlined in blue (Application Reg. Ref. SDA23/8004) and the outline of the permitted Service Yard alterations north of The Square outlined in green (Application Reg. Ref. SD20A/0289).

The permitted Heritage Centre will sit forward of the existing Civic Theatre, therefore it will be visible within the proposed view, however due to existing tree cover it is considered that this will only be a partial intrusion into the viewpoint.

The permitted service yard alterations will not be visible from this viewpoint.

It is considered that no cumulative visual effects arise.

Magnitude of change:

Negligible

Significance and Quality of Visual Effects:

Imperceptible and neutral.

