

## View 15 – Winter Baseline

### 7.15.1 Viewpoint 15 – Old Blessington Road at Tallaght Central

#### Baseline View:

This viewpoint is from the Old Blessington Road looking east towards the development site. The viewpoint is located approximately 410m west of the proposed development site.

Tallaght Luas stop and line and Old Blessington Road occupy much of the foreground with the subject site located right of centre of the view in the image background behind the Tuansgate Building. Talbot Central and Glashaus Hotel (8 storeys) are visible to the left of the viewpoint. A partial view of red brick façade associated with The Square Shopping Centre is visible to the right of the viewpoint.

#### Viewpoint sensitivity:

Low



## View 15 – Winter Proposed

### 7.15.2 Viewpoint 15 – Old Blessington Road at Tallaght Central

**Proposed View:**

The proposed development is slightly visible from this view. The view is interrupted by street infrastructure including lighting poles, CCTV poles and vegetation.

Located behind the Tuansgate Building, the upper floors associated with the western elevations of Blocks A and B are the only visible elements of the proposed development from this viewpoint.

**Magnitude of change:**

Negligible

**Significance and Quality of Visual Effects:**

Imperceptible



## View 15 – Winter Cumulative

### 7.15.3 Viewpoint 15 – Old Blessington Road at Tallaght Central

#### 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).

Both permitted developments are not visible from this viewpoint, no cumulative visual effects arise.

#### Magnitude of Change

None.

#### Significance and Quality of Visual Effects

None.



Outline of SDA 20A-0289

Outline of SDA 238-004

## View 15 – Summer Baseline

### 7.15.4 Viewpoint 15 – Old Blessington Road at Tallaght Central

#### Baseline View:

This viewpoint is from the Old Blessington Road looking east towards the development site. The viewpoint is located approximately 410m west of the proposed development site.

Tallaght Luas stop and line and Old Blessington Road occupy much of the foreground with the subject site located right of centre of the view in the image background behind the Tuansgate Building. Talbot Central and Glashaus Hotel (8 storeys) are visible to the left of the viewpoint. A partial view of red brick façade associated with The Square Shopping Centre is visible to the right of the viewpoint.

#### Viewpoint sensitivity:

Low



## View 15 – Summer Proposed

### 7.15.5 Viewpoint 15 – Old Blessington Road at Tallaght Central

**Proposed View:**

The proposed development is partially visible from this view. The view is interrupted by street infrastructure including lighting poles, CCTV poles and vegetation.

Located behind the Tuansgate Building, the upper floors associated with the western elevations of Blocks A and B are the only visible elements of the proposed development from this viewpoint. They are glimpsed just above the top of the treeline.

**Magnitude of change:**

Negligible

**Significance and Quality of Visual Effects:**

Imperceptible



## View 15 – Summer Cumulative

### 7.15.6 Viewpoint 15 – Old Blessington Road at Tallaght Central

#### 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).

Both permitted developments are not visible from this viewpoint, no cumulative visual effects arise.

#### Magnitude of Change

None.

#### Significance and Quality of Visual Effects

None.



Outline of SDA 20A-0289

Outline of SDA 238-004

## View 16 – Winter Baseline

### 7.16.1 Viewpoint 16 – Belgard Square East

#### Baseline View:

This viewpoint is from Belgard Square East looking south towards the development site. The viewpoint is located approximately 144m north of the proposed development site.

The street occupies much of the foreground with the subject site located in the distance in the centre of the view. Clarity House Office Building is located on the left of the viewpoint and the vehicular entrance to An Post Collection Centre is located on the right of the viewpoint.

#### Viewpoint sensitivity:

Medium



## View 16 – Winter Proposed

### 7.16.2 Viewpoint 16 – Belgard Square East

#### Proposed View:

The proposed development is visible from this view with part of the north and western elevations of Block B visible at this location. The height of the proposed development is proportionate to the surrounding built context and urban setting.

The palette of cream and brown colours complements Clarity House on the left and the red brick boundary treatments on the right of the viewpoint.

View of the Dublin Mountains is obscured by the proposed development but is considered appropriate given the urban context of the site. No protected views or vistas exist at this location.

#### Magnitude of change:

Medium

#### Significance and Quality of Visual Effects:

Moderate and positive



## View 16 – Summer Baseline

### 7.16.3 Viewpoint 16 – Belgard Square East

#### Baseline View:

This viewpoint is from Belgard Square East looking south towards the development site. The viewpoint is located approximately 144m north of the proposed development site.

The street occupies much of the foreground with the subject site located in the distance in the centre of the view. Clarity House Office Building is located on the left of the viewpoint, which is largely screened by the existing street trees and the vehicular entrance to An Post Collection Centre is located on the right of the viewpoint.

The street trees lining Belgard Square East introduce a strong horizontal element to the view.

#### Viewpoint sensitivity:

Medium



## View 16 – Summer Proposed

### 7.16.4 Viewpoint 16 – Belgard Square East

#### Proposed View:

The proposed development is visible from this view with part of the north and western elevations of Block B visible at this location. The height of the proposed development is proportionate to the surrounding built context and urban setting. Part of the western elevation is obscured by existing street trees in full foliage.

The palette of cream and brown colours complements Clarity House on the left and the red brick boundary treatments on the right of the viewpoint.

View of the Dublin Mountains is obscured by the proposed development but is considered appropriate given the urban context of the site. No protected views or vistas exist at this location.

#### Magnitude of change:

Medium

#### Significance and Quality of Visual Effects:

Moderate and positive



## View 17 – Winter Baseline

### 7.17.1 Viewpoint 17 – Old Blessington Road/Belgard Road Junction (west of the subject site)

#### Baseline View:

This viewpoint is from the Old Blessington Road looking southeast towards the development site. The viewpoint is located approximately 43m northwest of the proposed development site.

Old Blessington Road occupies much of the foreground with the subject site located in the centre of the view behind some street trees. The modern front façade of the Tuansgate Building is visible in the centre right of the viewpoint. The Dublin Mountains are partially visible in the background. There are no protected views or vistas of the Mountains from this viewpoint.

#### Viewpoint sensitivity:

Low



## View 17 – Winter Proposed

### 7.17.2 Viewpoint 17 – Old Blessington Road/Belgard Road Junction (west of the subject site)

#### Proposed View:

The proposed northern and western elevation of Block B is clearly visible from this viewpoint. The block form and height correspond to the adjoining Tuansgate Building and create a vibrant streetscape with active frontages formed by proposed ground floor retail units. The articulated façade with stacked protruding balconies and recessed areas provide visual interest and distinct architectural character to the surrounding streets.

#### Magnitude of change:

High

#### Significance and Quality of Visual Effects:

Moderate -Slight and Positive



## View 17 – Summer Baseline

### 7.17.3 Viewpoint 17 – Old Blessington Road/Belgard Road Junction (west of the subject site)

#### Baseline View:

This viewpoint is from the Old Blessington Road looking southeast towards the development site. The viewpoint is located approximately 43m northwest of the proposed development site.

Old Blessington Road occupies much of the foreground with the subject site located in the centre of the view behind some street trees. The modern front façade of the Tuansgate Building is visible in the centre right of the viewpoint. The Dublin Mountains are partially visible in the background. There are no protected views or vistas of the Mountains from this viewpoint.

Existing trees and vegetation can be seen within the site and along the edge of the site boundary.

#### Viewpoint sensitivity:

Low



## View 17 – Summer Proposed

### 7.17.4 Viewpoint 17 – Old Blessington Road/Belgard Road Junction (west of the subject site)

#### Proposed View:

The proposed northern and western elevation of Block B is clearly visible from this viewpoint. The block form and height correspond to the adjoining Tuansgate Building and create a vibrant streetscape with active frontages formed by proposed ground floor retail units. The articulated façade with stacked protruding balconies and recessed areas provide visual interest and distinct architectural character to the surrounding streets.

#### Magnitude of change:

High

#### Significance and Quality of Visual Effects:

Moderate -Slight and Positive



## View 18 – Summer Baseline

### 7.18.1 Viewpoint 18 – St Maelruain’s Graveyard (east of the subject site)

#### Baseline View:

This viewpoint is located within the graveyard associated with St. Maelruain’s Church of Ireland church. The viewpoint is located approximately 223m east of the proposed development site.

The existing graveyard, headstones and internal pathways occupies much of the foreground. The upper floors of a modern three storey apartment block are visible in the right of the view beyond an existing concrete brick boundary wall. The left of the view is occupied by mature trees and planting.

The Dublin Mountains are not visible in the background. There are no protected views or vistas of the Mountains from this viewpoint. The upper floors of an existing office block known as the Tuansgate building and a two storey commercial building are visible in the centre of the view.

The subject site is not visible from this viewpoint.

#### Viewpoint sensitivity:

Medium



## View 18 – Summer Proposed

### 7.18.2 Viewpoint 18 – St Maelruain’s Graveyard (east of the subject site)

#### Proposed View:

The proposed eastern elevation of the proposed development is visible from this viewpoint.

The upper floors of the proposed development are visible within the centre of the view. The block form and height correspond to the adjoining Tuansgate, which is obscured by the proposed development. The height of the proposed development is proportionate to the surrounding built context and urban setting. Part of the eastern elevation is obscured by existing trees in full foliage and existing built form. .

#### Magnitude of change:

Low

#### Significance and Quality of Visual Effects:

Slight and positive



## View 19 – Summer Baseline

### 7.19.1 Viewpoint 19 – St Maelruain’s Graveyard (east of the subject site)

#### Baseline View:

This viewpoint is located within the graveyard associated with St. Maelruain’s Church of Ireland church. The viewpoint is located approximately 150m east of the proposed development site.

The existing graveyard, headstones and internal pathways occupies much of the foreground. The upper floors of a modern three storey apartment block are visible in the right of the view beyond an existing concrete brick boundary wall. The left of the view is occupied by mature trees and planting and the upper section of the DID Electrical building.

The Dublin Mountains are not visible in the background. There are no protected views or vistas of the Mountains from this viewpoint. The upper floors of an existing office block known as the Tuansgate building are visible in the centre of the view, partially obscured by existing trees in full foliage.

The subject site is not visible from this viewpoint.

#### Viewpoint sensitivity:

Medium



## View 19 – Summer Proposed

### 7.19.2 Viewpoint 19 – St Maelruain’s Graveyard (east of the subject site)

#### Proposed View:

The proposed eastern elevation is clearly visible from this viewpoint.

The upper floors of the proposed development are visible within the centre of the view. The block form and height correspond to the adjoining Tuansgate, which is obscured by the proposed development. The height of the proposed development is proportionate to the surrounding built context and urban setting. The lower levels of the development are obscured by existing trees in full foliage and the existing boundary wall of the graveyard.

The articulated façade with stacked protruding balconies and recessed areas provide visual interest and distinct architectural character to the view.

#### Magnitude of change:

Medium

#### Significance and Quality of Visual Effects:

Moderate and neutral



## View 20 – Summer Baseline

### 7.20.1 Viewpoint 20 – St Maelruain’s church grounds (east of the subject site)

#### Baseline View:

This viewpoint is located within the church grounds associated with St. Maelruain’s Church of Ireland church. The viewpoint is located approximately 250m east of the proposed development site.

Existing headstones and associated green space occupies much of the foreground. A gravel driveway and the church tower are visible in the right of the view. The centre and left of the view are occupied by mature trees in full foliage.

The subject site is not visible from this viewpoint.

#### Viewpoint sensitivity:

High



## View 20 – Summer Proposed

### 7.20.2 Viewpoint 20 – St Maelruain’s church grounds (east of the subject site)

**Proposed View:**

The proposed development is not visible from this view.

**Magnitude of change:**

No change

**Significance and Quality of Visual Effects:**

No change



Outline of Proposed Development

## 8.0 Conclusion

The proposed development seeks to deliver a high-quality mixed-use scheme on Town Centre zoned lands at Belgard Square East, Belgard Road and Old Blessington Road, Tallaght, Dublin 24.

Occupying a prominent position between the historic village of Tallaght to the east and the modern town centre to the west, the site functions as a natural gateway connecting both areas along Old Blessington Road. The proposal represents a significant opportunity to transform a vacant brownfield site into a vibrant urban landmark at the convergence of three key streets — Old Blessington Road, Belgard Road and Belgard Square East. The inclusion of active ground floor uses will create lively frontages that animate the public realm, enhance legibility, and contribute to the vitality of the wider area.

While the development will alter the existing townscape and views, such change is both anticipated and encouraged for a site of this zoning and strategic importance. The scheme has been carefully designed to respond to its context, using articulated façades, recessed elements and balconies to create an elegant and well-proportioned built form. This approach ensures that permissible building heights are achieved without compromising the quality or amenity of neighbouring properties.

The proposed development integrates sensitively with the surrounding townscape and responds positively within local views. The assessment confirms that its high architectural quality and thoughtful design will ensure no significant adverse visual effects arise. On the contrary, the development will enhance the character and legibility of the area, reinforcing its role as a key urban node within Tallaght.

The verified views submitted with the application demonstrate that the proposal will have minimal negative impact on townscape and visual amenity. Where visible, it will create a strong and positive addition to the urban landscape.

In conclusion, the proposed development will make a positive contribution to the townscape and visual character of the area, with no significant negative effects predicted.

Signed:

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