

LAND PLANNING & DESIGN

CUNNANE STRATTON REYNOLDS

Redevelopment of Dalymount Park
Dublin City
Co. Dublin

Landscape and Visual Impact Assessment

Prepared for
Dublin City Council

by
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1 INTRODUCTION

This document has been prepared by Cunnane Stratton Reynolds Ltd (CSR), landscape architects and planners on behalf of Dublin City Council.

The Landscape and Visual Impact Assessment(LVIA) was informed by a desktop study and a survey of the site and its receiving environment in November 2021. The report identifies and discusses the landscape and visual constraints and opportunities concerning the proposed redevelopment of Dalymount Park, Dublin.

2 METHODOLOGY

2.1 Definition of Landscape

Ireland is a signatory to the European Landscape Convention (ELC). The ELC defines landscape as ‘an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors’. This definition is important in that it expands beyond the idea that landscape is only a matter of aesthetics and visual amenity. It encourages a focus on landscape as a resource in its own right - a shared resource providing a complex range of cultural, environmental and economic benefits to individuals and society.

As a cultural resource, the landscape functions as the setting for our day-to-day lives, also providing opportunities for recreation and aesthetic enjoyment and inspiration. It contributes to the sense of place experienced by individuals and communities and provides a link to the past as a record of historic socio-economic and environmental conditions.

As an environmental resource, the landscape provides habitat for fauna and flora. It receives, stores, conveys and cleans water, and vegetation in the landscape stores carbon and produces oxygen. As an economic resource, the landscape provides the raw materials and space for the production of food, materials (e.g. timber, aggregates) and energy (e.g. carbon-based fuels, wind, solar), living space and for recreation and tourism activities.

2.2 Forces of Landscape Change

Landscape is not unchanging. Many different pressures have progressively altered familiar landscapes over time and will continue to do so in the future, creating new landscapes. For example, within the receiving environment, the environs of the proposed development have altered over the last thousand years, from wilderness to agriculture and settlement or townscape.

Many of the drivers for change arise from the requirement for development to meet the needs of a growing population and economy. The concept of sustainable development recognises that change must and will occur to meet the needs of the present, but that it should not compromise the ability of future generations to meet their needs. This involves finding an appropriate balance between economic, social and environmental forces and values.

The reversibility of change is an important consideration. If change must occur to meet a current need, can it be reversed to return the resource (in this case, the landscape) to its previous state to allow for development or management for future needs.

Climate change is one of the major factors likely to bring about future change in the landscape, and it is accepted to be the most serious long-term threat to the natural environment, as well as economic activity (particularly primary production) and society. The need for climate change mitigation and adaptation, which includes the management of water and more extreme weather and rainfall patterns, is part of this.

2.3 Guidance

Landscape and Visual Appraisal and Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity. As this report is not part of an Environmental Impact Assessment Report (EIAR), and is instead a standalone Landscape and Visual Appraisal, the report does not include a statement of the significance of effects. However the process by which the landscape and visual effects are identified is similar to that of a Landscape and Visual Assessment carried out as part of an EIAR .

The methodology for assessment of the landscape and visual effects is informed by the following key guidance documents, namely:

- Guidelines for Landscape and Visual Impact Assessment, 3rd Edition 2013, published by the UK Landscape Institute and the Institute of Environmental Management and Assessment (hereafter referred to as the GLVIA).
- Guidelines (Draft) on the Information to be Contained in Environmental Impact Statements, 2017, published by the Environmental Protection Agency.
- Dublin City Development Plan 2022-2028.

Key Principles of the GLVIA

Use of the Term 'Effect' vs 'Impact'

The GLVIA advises that the terms 'impact' and 'effect' should be clearly distinguished and consistently used in the preparation of an LVIA.

'Impact' is defined as the action being taken. In the case of the proposed development, the impact would include the construction of the buildings and associated boundaries and external areas.

'Effect' is defined as the change or changes resulting from those actions, e.g. a change in landscape character, or changes to the composition, character and quality of views in the receiving environment. This report focusses on these effects.

Assessment of Both 'Landscape' and 'Visual' Effects

Another key distinction to make in a LVIA is that between landscape effects and the visual effects of development.

'Landscape' results from the interplay between the physical, natural and cultural components of our surroundings. Different combinations of these elements and their spatial distribution create distinctive character of landscape in different places. 'Landscape character assessment' is the method used in LVIA to describe landscape, and by which to understand the potential effects of a development on the landscape as 'a resource'. Character is not just about the physical elements and features that make up a landscape, but also embraces the aesthetic, perceptual and experiential aspects of landscape that make a place distinctive.

Views and 'visual amenity' refer to the interrelationship between people and the landscape. The GLVIA prescribes that effects on views and visual amenity should be assessed separately from landscape, although the two topics are inherently linked. Visual assessment is concerned with changes that arise in the composition of available views, the response of people to these changes and the overall effects on the area's visual amenity.

2.4 Methodology for Landscape Assessment

In Section 6 of this report the landscape effects of the development are assessed. The nature and scale of changes to the landscape elements and characteristics are identified, and the consequential effect on landscape character and value are discussed. Trends of change in the landscape are considered.

The assessment of significance of the effects takes account of the sensitivity of the landscape resource and the magnitude of change to the landscape which resulted from the development.

Sensitivity of the Landscape Resource

Landscape sensitivity is a function of its land use, landscape patterns and scale, visual enclosure and distribution of visual receptors, scope for mitigation, and the value placed on the landscape. It also relates to the nature and scale of development proposed. It includes consideration of landscape values as well as the susceptibility of the landscape to change.

Landscape values can be identified by the presence of landscape designations or policies which indicate particular values, either on a national or local level. In addition, a number of criteria are used to assess the value of a landscape. These are described further in below.

Landscape susceptibility is defined in the GLVIA as *the ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline scenario and/or the achievement of landscape planning policies and strategies*. Susceptibility also relates to the type of development – a landscape may be highly susceptible to certain types of development but have a low susceptibility to other types of development.

For the purpose of assessment, three categories are used to classify the landscape sensitivity of the receiving environment.

Sensitivity is therefore a combination of Landscape value and Susceptibility.

Table 1: Categories of Landscape Sensitivity

Sensitivity	Description
High	Areas where the landscape exhibits strong, positive character with valued elements, features and characteristics. The character of the landscape is such that it has limited/low capacity for accommodating change in the form of development. These attributes are recognised in landscape policy or designations as being of national, regional or county value and the principal management objective for the area is conservation of the existing character.
Medium	Areas where the landscape has certain valued elements, features or characteristics but where the character is mixed or not particularly strong. The character of the landscape is such that there is some capacity for change in the form of development. These areas may be recognised in landscape policy at local or county level and the principal management objective may be to consolidate landscape character or facilitate appropriate, necessary change.
Low	Areas where the landscape has few valued elements, features or characteristics and the character is weak. The character of the landscape is such that it has capacity for change; where development would result in a minor change or would make a positive change. Such landscapes are generally unrecognised in policy and where the principal management objective is to facilitate change through development, repair, restoration or enhancement.

Magnitude of Landscape Change

The magnitude of change is a factor of the scale, extent and degree of change imposed on the landscape with reference to its key elements, features and characteristics (also known as 'landscape receptors'). Four categories are used to classify magnitude of landscape change.

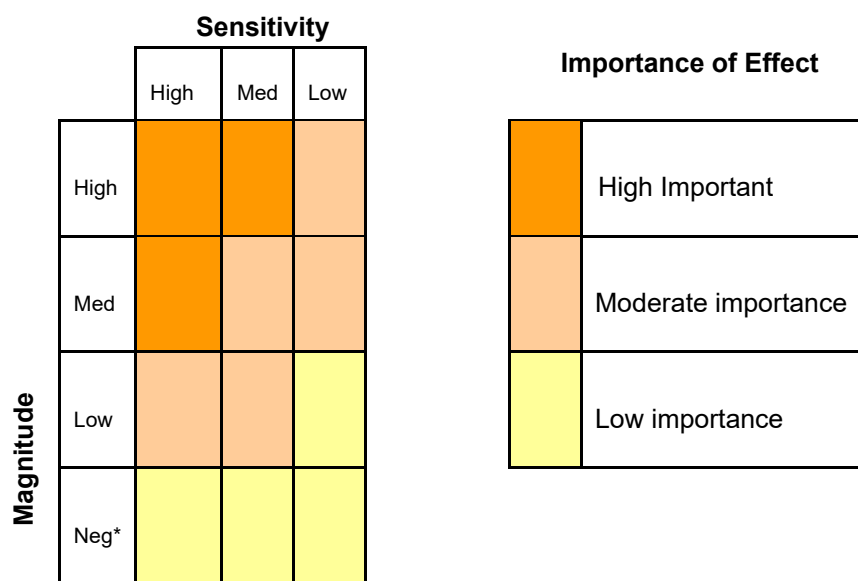
Table 2: Categories of Landscape Change

Magnitude of Change	Description
High	Change that is moderate to large in extent, resulting in major alteration or compromise of important landscape receptors, and/or introduction of large elements considered uncharacteristic in the context. Such development results in change to the character of the landscape
Medium	Change that is moderate in extent, resulting in partial loss or alteration to key elements features or characteristics of the landscape, and/or introduction of elements that may be prominent but not necessarily substantially uncharacteristic in the context. Such development results in change to the character of the landscape.
Low	Change that is moderate or limited in scale, resulting in minor alteration to key elements features or characteristics of the landscape, and/or introduction of elements that are not uncharacteristic in the context. Such development results in minor change to the character of the landscape.
Negligible	Change that is limited in scale, resulting in no alteration to key elements features or characteristics of the landscape key elements features or characteristics of the landscape, and/or introduction of elements that are characteristic of the context. Such development results in no change to the landscape character.

Landscape Effects

A conclusion on the relative importance of landscape effects (either on physical landscape elements or on the landscape character) can be arrived at by combining the landscape sensitivity and the magnitude of change. This is illustrated in Figure 1. below.

As this report is not part of an Environmental Impact Assessment Report (EIAR), and is instead a standalone Landscape and Visual Appraisal, the report does not include a statement of the significance of effects.



* Negligible

Figure 1. Guide to the classification of the level of effects

The matrix above is used as a guide only. The assessor also uses professional judgement informed by their expertise, experience and common sense, to arrive at a classification of significance that is reasonable and justifiable.

Landscape effects are also classified as positive, neutral or negative/adverse (See definitions in Section 2.6). Development has the potential to improve the environment as well as damage it. In certain situations, there might be policy encouraging a type of change in the landscape, and if a development achieves the objective of the policy the resulting effect might be positive, even if the landscape character is profoundly changed.

2.5 Methodology for Visual Assessment

Visual appraisal considers the changes to the composition of views, the character of the views, and the visual amenity experienced by visual receptors. Visual receptor sensitivity is a function of two main considerations:

- *Susceptibility of the visual receptor to change.* This depends on the occupation or activity of the people experiencing the view, and the extent to which their attention or interest is focussed on the views or visual amenity they experience at that location.

Visual receptors most susceptible to change include residents at home, people engaged in outdoor recreation focused on the landscape (e.g. trail users), and visitors to heritage or other attractions and places of community congregation where the setting contributes to the experience.

Visual receptors less susceptible to change include travellers on road, rail and other transport routes (unless on recognised scenic routes which would be more susceptible), people engaged in outdoor recreation or sports where the surrounding landscape does not influence the experience, and people in their place of work or shopping where the setting does not influence their experience.

- *Value attached to the view.* This depends to a large extent on the subjective opinion of the visual receptor but also on factors such as policy and designations (e.g. scenic routes, protected views), or the view or setting being associated with a heritage asset, visitor attraction or having some other cultural status (e.g. by appearing in arts).

Three categories are used to classify a viewpoint's sensitivity:

Table 3: Categories of Viewpoint Sensitivity

Sensitivity	Description
High	Viewers at viewpoints that are recognised in policy or otherwise designated as being of value, or viewpoints that are highly valued by people that experience them regularly (such as views from houses or outdoor recreation features) and views which are highly valued by the local community. This may also include tourist attractions, and heritage features of regional or county value, and viewers travelling on scenic routes. The composition, character and quality of the view may be such that its capacity for accommodating compositional change in the form of development may or may not be low. The principle management objective for the view is its protection from change that reduces visual amenity.
Medium	Viewers considered of medium susceptibility, such as locations where viewers are travelling at slow or moderate speeds through or past the affected landscape in cars or on public transport, where they are partly but not entirely focused on the landscape, or where the landscape has some valued views. The views are generally not designated, but which include panoramic views or views judged to be of some scenic quality, which demonstrate some sense of naturalness, tranquillity or some rare element in the view.

Low	Viewers at viewpoints reflecting people involved in activities not focused on the landscape e.g. people at their place of work or engaged in similar activities such as shopping, etc. The view may present an attractive backdrop to these activities but there is no evidence that the view is valued, and not regarded as an important element of these activities. Viewers travelling at high speeds (e.g. motorways) may also be generally considered of low susceptibility.
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Magnitude of Change to the View

Classification of the magnitude of change takes into account the size or scale of the intrusion of development into the view (relative to the other elements and features in the composition, i.e. its relative visual dominance), the degree to which it contrasts or integrates with the other elements and the general character of the view, and the way in which the change will be experienced (e.g. in full view, partial or peripheral, or glimpses). It also takes into account the geographical extent of the change, the duration and the reversibility of the visual effects.

Four categories are used to classify magnitude of change to a view:

Table 4: Categories of Visual Change

Magnitude of Change	Description
High	Extensive intrusion of the development in the view, or partial intrusion that obstructs valued features, or introduction of elements that may be considered uncharacteristic in the context, to the extent that the development becomes co-dominant with other elements in the composition and affects the character of the view and the visual amenity.
Medium	Partial intrusion of the development in the view, or introduction of elements that may be prominent but not necessarily uncharacteristic in the context, resulting in change to the composition but not necessarily the character of the view or the visual amenity.
Low	Minor intrusion of the development into the view, or introduction of elements that are not uncharacteristic in the context, resulting in minor alteration to the composition and character of the view but no change to visual amenity.
Negligible	Barely discernible intrusion of the development into the view, or introduction of elements that are characteristic in the context, resulting in slight change to the composition of the view and no change in visual amenity.

Visual Effects

A conclusion on the relative importance of visual effects can be arrived at by combining the visual receptor sensitivity and the magnitude of change. This is included in Figure 1.1 above as for Landscape Effects.

As this report is not part of an Environmental Impact Assessment Report, and is instead a standalone Landscape and Visual Appraisal, the report does not include a statement of the significance of effects.

Quality and Timescale

Qualitative Impacts

The predicted impacts are also classified as beneficial, neutral or adverse. This is not an absolute exercise; in particular, visual receptors' attitudes to development, and thus their response to the impact

of a development, will vary. However, the methodology applied is designed to provide robust justification for the conclusions drawn. These qualitative impacts/effects are defined as:

- Adverse – Scheme at variance with landform, scale, pattern. Would degrade, diminish or destroy the integrity of valued features, elements or their setting or cause the quality of the landscape(townscape)/view to be diminished.
- Neutral - Scheme complements the scale, landform and pattern of the landscape(townscape)/view and maintains landscape quality.
- Beneficial – improves landscape(townscape)/view quality and character, fits with the scale, landform and pattern, and enables the restoration of valued characteristic features or repairs / removes damage caused by existing land uses.

Timescale of the Impacts

Impacts/effects are also categorised according to their longevity or timescale:

- Temporary – Lasting for one year or less;
- Short Term – Lasting one to seven years;
- Medium Term – Lasting seven to fifteen years;
- Long Term – Lasting fifteen years to sixty years;
- Permanent – Lasting over sixty years.

A statement is made as to the appropriateness of the proposed development based on the combined assessment of the predicted landscape and visual effects. This methodology, in accordance with the various guidelines for LVIA, results in a conclusion as to the appropriateness of the proposed development based on objective assessment of its likely landscape and visual impacts.

3 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

The Proposed Development

The proposed development will consist of:

- i. The demolition of the existing stadium and structures located on the site;
- ii. The development of a new c.8,066 capacity stadium with provision for c. 6,272 seats and c.1,794 standing and new modern floodlighting;
- iii. Reorientation of the pitch to a North/South Axis (105m x 68m) and installation of a new sand based grass pitch;
- iv. A basement area (640 sq.m) to facilitate competition area changing rooms and facilities;
- v. The provision of modern match-day facilities for teams and officials;
- vi. Club offices & a merchandise shop for the anchor tenants Bohemian FC;
- vii. The provision of a stadium bar/function room;
- viii. The provision of 12 car parking spaces and 25 bicycle spaces within the site;
- ix. A community facility with an area of 673sq.m over two floors to include a multi-functional community room and a community gym;
- x. The provision of a public plaza and public thoroughfare along the eastern boundary to include various eateries only; and
- xi. All associated plant, substation, waste storage, landscaping, boundary treatment, lighting and all ancillary site works to facilitate the proposed development.

4 EXISTING RECEIVING ENVIRONMENT

The following statutory plans are referenced in this section, owing to their relevance to the site location and its proposed development.

Location and Context

Dalymount Park is located in Phibsborough, inner Dublin City. The site is currently the home of Bohemian Football Club. The park's main entrance is through St. Peter's Road and service entry through Connaught Street.

The park is bounded by residential use to the north and south; by Phibsborough Centre to the east; and by St Peter's National School and some residential use to the west. The urban block is bound by Connaught Street to the north, Phibsborough Road to the east, North Circular Road / Cabra Road to the south and St. Peter's Road to the west.

Doyle's Corner marks the centre of Phibsborough, situated at the crossroads of two important streets in Dublin, that is North Circular Road and Phibsborough Road.

St. Peter's Gothic Revival Church is a landmark in Phibsborough. The Church lies to the south-west of the park. The Spire of the Church is visible from the park and surrounding areas.

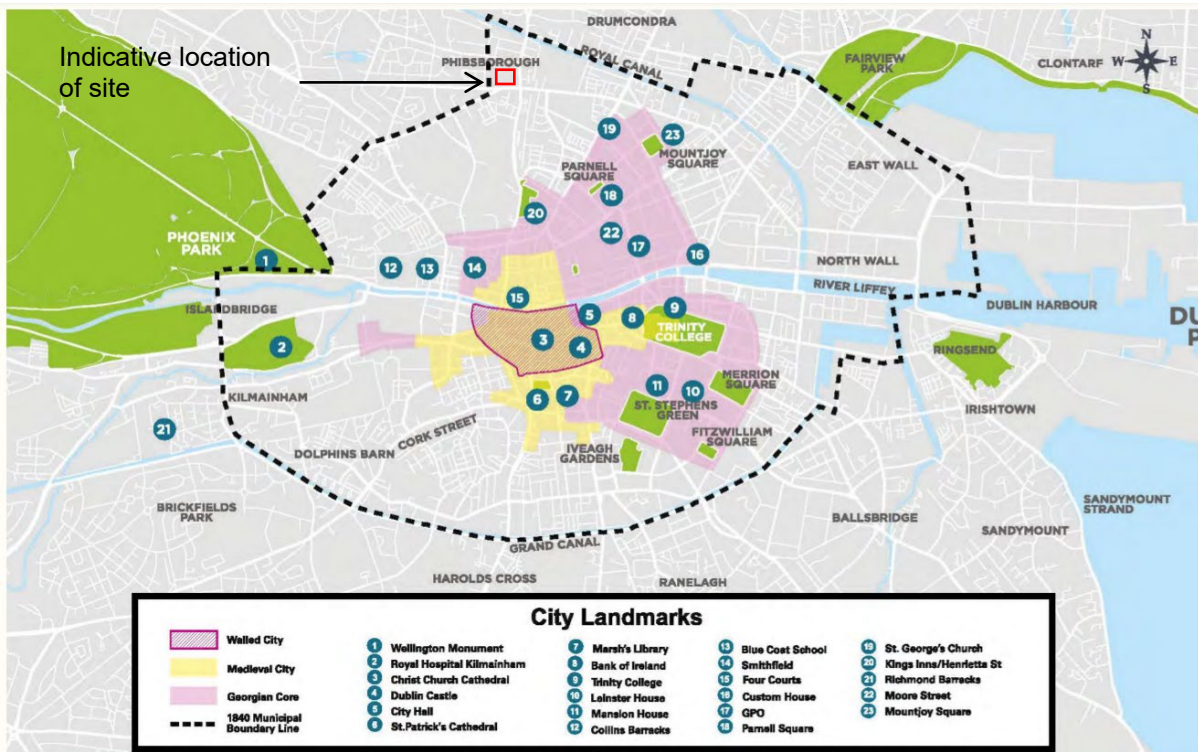
4.1 Dublin City Development Plan 2022-2028

The Dublin City Development Plan 2022-2028 (hereafter referred to as the Development Plan) is reviewed in this section, in terms of relevance to the site location and the proposed development. The development plan came into effect on the 14th of December 2022.

Dublin's Historic Core

The Historic Core Map shows that the subject site was historically part of the 1840 Municipal Boundary Line. However, does not lie within the Georgian Core of the city (which is hatched in pink).

Figure 1: Historic Core Map, extract of Development Plan



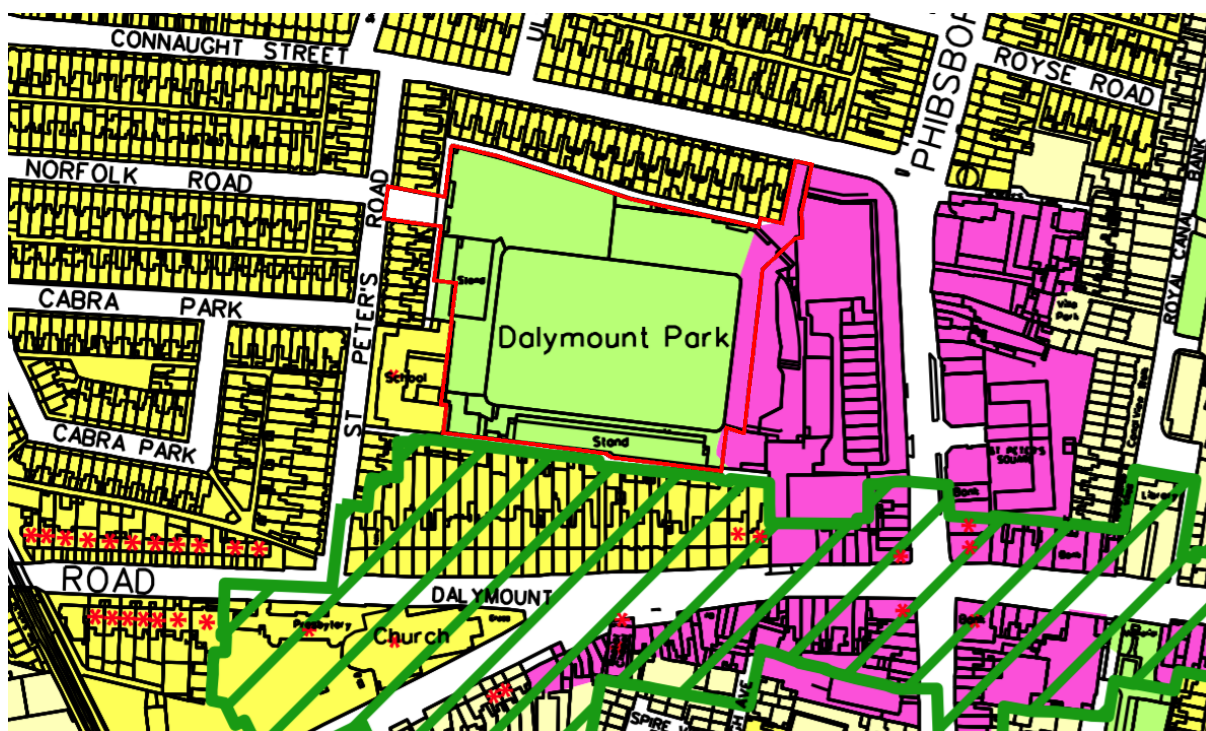
Zoning







The application lands is mostly zoned 'Zone Z9 – Amenity/Open Space Lands/Green Network', with the objective; "To preserve, provide and improve recreational amenity, open space and ecosystem services." and partly zoned as 'Zone Z4 – Key Urban Villages / Urban Villages' with the objective "To provide for and improve mixed-services facilities."

The site is nestled in between residential zoned lands (Zone Z2 – "to protect and / or improve the amenities of residential conservation areas") to the north, south and west and to the east by lands zoned Zone Z4 – "to provide and improve mixed-services facilities".

A green hatched area in the map is identified as an Architectural Conservation Area.

Figure 2: Extract of Development Plan Zoning Map



Zone Z1	Sustainable Residential Neighbourhoods		
Zone Z2	Residential Neighbourhoods (Conservation Areas)		
Zone Z3	Neighbourhood Centres		Architectural Conservation Areas 
Zone Z4	Key Urban Villages / Urban Villages		Protected Structures. [RPS takes precedence] 

Heritage and Architectural Heritage

As from the figure above, the area to the immediate south of the site is designated as Phibsborough Centre 'Architectural Conservation Area'. There are 3 nos. of Protected Structures abutting the site.

Relevant policies;

BHA2 - Development of Protected Structures

That development will conserve and enhance protected structures and their curtilage and will:

- (a) Ensure that any development proposals to protected structures, their curtilage and setting shall have regard to the Architectural Heritage Protection Guidelines for Planning Authorities (2011) published by the Department of Culture, Heritage and the Gaeltacht.*

- (b) Protect structures included on the RPS from any works that would negatively impact their special character and appearance.*
- (c) Ensure that works are carried out in line with best conservation practice as advised by a suitably qualified person with expertise in architectural conservation.*
- (d) Ensure that any development, modification, alteration, or extension affecting a protected structure and/or its setting is sensitively sited and designed, and is appropriate in terms of the proposed scale, mass, height, density, layout and materials.*
- (e) Ensure that the form and structural integrity of the protected structure is retained in any redevelopment and ensure that new development does not adversely impact the curtilage or the special character of the protected structure.*
- (f) Respect the historic fabric and the special interest of the interior, including its plan form, hierarchy of spaces, structure and architectural detail, fixtures and fittings and materials.*
- (g) Ensure that new and adapted uses are compatible with the architectural character and special interest(s) of the protected structure.*
- (h) Protect and retain important elements of built heritage including historic gardens, stone walls, entrance gates and piers and any other associated curtilage features.*
- (i) Ensure historic landscapes, gardens and trees (in good condition) associated with protected structures are protected from inappropriate development.*
- (j) Have regard to ecological considerations for example, protection of species such as bats.*

BHA7 - Architectural Conservation Areas

- (a) To protect the special interest and character of all areas which have been designated as an Architectural Conservation Area (ACA). Development within or affecting an ACA 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. Development shall not harm buildings, spaces, original street patterns, archaeological sites, historic boundaries or features, which contribute positively to the ACA. Please refer to Appendix 6 for a full list of ACAs in Dublin City.*
- (b) Ensure that all development proposals within an ACA contribute positively to the character and distinctiveness of the area and have full regard to the guidance set out in the Character Appraisals and Framework for each ACA.*
- (c) Ensure that any new development or alteration of a building within an ACA, or immediately adjoining an ACA, is complementary and/or sympathetic to their context, sensitively designed and appropriate in terms of scale, height, mass, density, building lines and materials, and that it protects and enhances the ACA. Contemporary design which is in harmony with the area will be encouraged.*
- (d) Seek the retention of all features that contribute to the character of an ACA including boundary walls, railings, soft landscaping, traditional paving and street furniture.*
- (e) Promote sensitive hard and soft landscaping works that contribute to the character and quality of the ACA.*
- (f) Promote best conservation practice and encourage the use of appropriately qualified professional advisors, tradesmen and craftsmen, with recognised conservation expertise, for works to buildings of historic significance within ACAs.*

All trees which contribute to the character and appearance of an Architectural Conservation Area, in the public realm, will be safeguarded, except where the tree is a threat to public safety, prevents universal access, or requires removal to protect other specimens from disease.

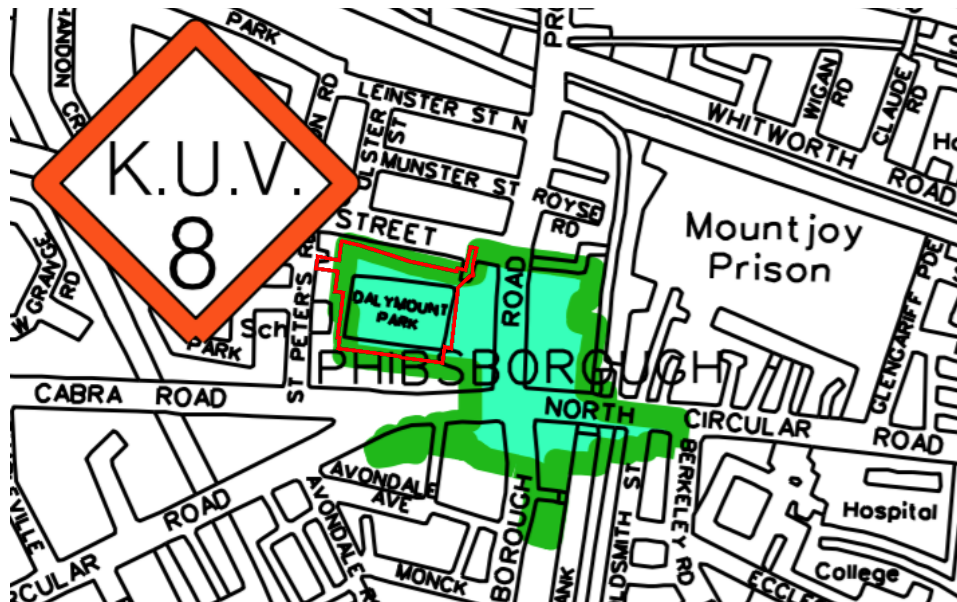
Key Urban Villages

The city's Key Urban Villages, urban villages and neighbourhood centres have their own identity and sense of place. Phibsborough is identified as a Key Urban Village – KUV 8. The subject site is within the Key Urban Village area boundary. Relevant Objectives:

SC9 Key Urban Villages, Urban Villages and Neighbourhood Centres - To develop and support the hierarchy of the suburban centres, including Key Urban Villages, Urban Villages and Neighbourhood Centres, in order to:

- support the sustainable consolidation of the city and align with the principles of the 15 minute city;*
- provide for the essential economic and community support for local neighbourhoods;*
- and • promote and enhance the distinctive character and sense of place of these areas by ensuring an appropriate mix of retail and retail services.*

Figure 3: Extract of Map K Strategic Development and Regeneration Areas and Key Urban Villages



Other Local Area Plans (LAPs) and Village Improvement Plans (VIPs)

In addition to the Local Area Plans, the Dublin City Council plans to prepare a number of other Local Area plans and/or Village Improvement Plans (VIPs). Phibsborough Key Urban Village area is one of the other fifteen areas identified for such a plan. Relevant Objective:

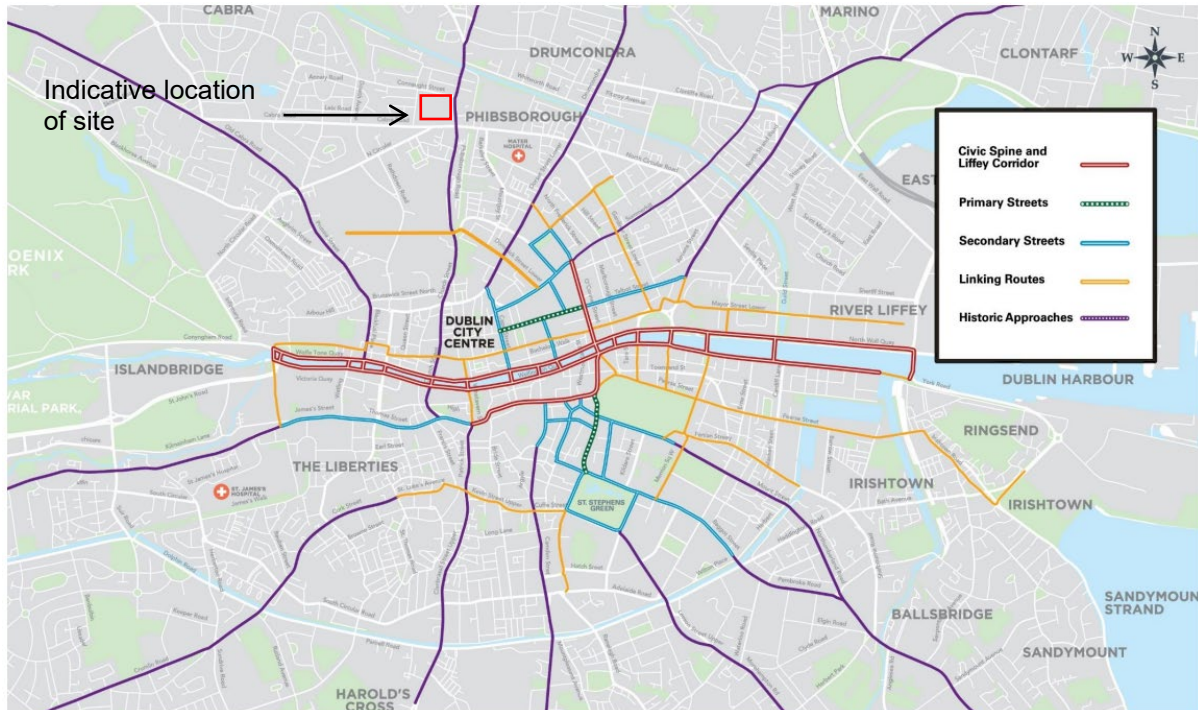
CSO4 Programme for the Preparation of Local Area Plans/ Village Improvement Plans - To implement a programme for the preparation of Local Area Plans/Village Improvement Plans and to prioritise areas in accordance with the strategic objectives of the Core Strategy including those areas which are experiencing or likely to experience large scale development and regeneration.

Key Spaces and Connections

The Dublin City Public Realm Strategy and the proposed cycle network are aimed at making the city more connected and coherent. The Plan refers to large tracts of brownfield areas in the inner city which detract from its character and coherence. The Plan aims to connect these areas and Figure 2 below highlights the Strategic Pedestrian Routes, linking routes and historic approaches. The Phibsborough Steet is identified as an Historic Approach to Dublin City. Relevant Policy;

SMT9 Public Realm in New Developments To encourage and facilitate the co-ordinated delivery of high quality public realm in tandem with new developments throughout the city in collaboration with private developers and all service/utility providers, through the Development Management process.

Figure 4: Extract of Development Plan Figure 8-2 showing Strategic Pedestrian and Related Connections



Landscape Character

There is no Landscape Character Assessment for Dublin City Lands. The landscape character is defined by each individual local areas, neighbourhood and characters within the city.

Views and Prospects

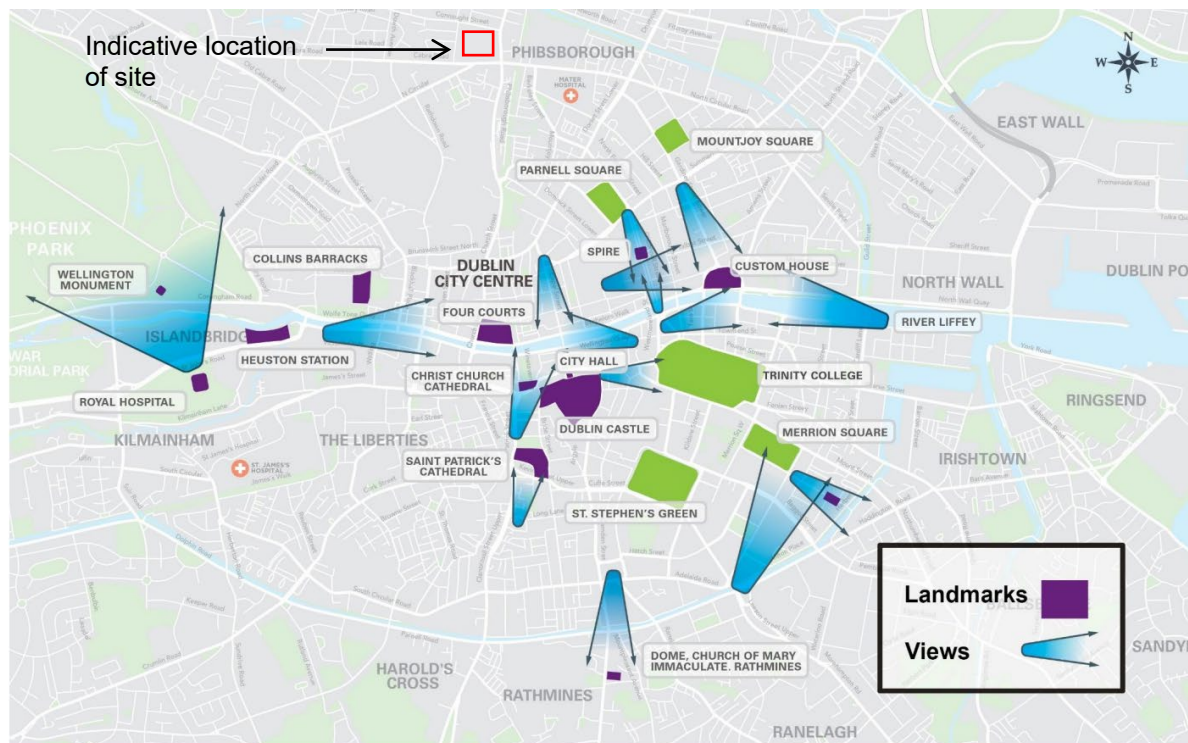
Figure 4-1 of the Plan shows a number of key views and prospects. Though these are not described in detail, it is evident that the site is not within the viewshed of any protected views. Most of the identified views are oriented towards the core of the city and none towards the site. The site is indicated in red.

Relevant policies;

GI19 Protect and Enhance Landscapes - To continue to protect and enhance the city's landscape and seascape, the amenities of places and features of natural beauty and interest, through sustainable planning and design for both the existing community and for future generations in accordance with the National Landscape Strategy 2015 – 2025 and any updated strategy.

GI20 Views and Prospects - To protect and enhance views and prospects which contribute to the appreciation of landscape and natural heritage.

Figure 5: Views and Prospects identified in the Plan



Sport, Recreation and Play

It is local objective of the council to improve Dalymount Park to a state of the art soccer stadium with enhanced sporting, recreational and community amenities. Relevant Objective;

GIO51 Dalymount Park To redevelop Dalymount Park soccer stadium providing enhanced sporting, recreational and community amenities and as part of this development to celebrate the rich sporting history of this site.

Green Infrastructure, Open Space and SuDs

SC13 Green Infrastructure: To recognise and promote Green Infrastructure and landscape as a key mechanism to address climate change and as an integral part of the form and structure of the city, including streets and public spaces.

Trees

GI40 Tree Planting – General: To require appropriate and long-term tree and native hedgerow planting in the planning of new development, urban spaces, streets, roads and infrastructure projects. New development should seek to provide for additional tree planting using a diversity of species including native species as appropriate to the location of the development in the interests of natural heritage, amenity, environmental quality and climate resilience.

Development Management Standards: Infill Development:

Chapter 15 outlines development management standards, and includes standards relating to infill development and building height and landscaping:

Dublin City Council will seek:

- *To respect and complement the prevailing scale, mass and architectural design in the surrounding townscape.*

- *To demonstrate a positive response to the existing context, including characteristic building plot widths, architectural form and the materials and detailing of existing buildings, where these contribute positively to the character and appearance of the area.*
- *Within terraces or groups of buildings of unified design and significant quality, infill development will positively interpret the existing design and architectural features where these make a positive contribution to the area.*
- *In areas of low quality, varied townscape, infill development will have sufficient independence of form and design to create new compositions and points of interest.*
- *Ensure waste management facilities, servicing and parking are sited and designed sensitively to minimise their visual impact and avoid any adverse impacts in the surrounding neighbourhood.*

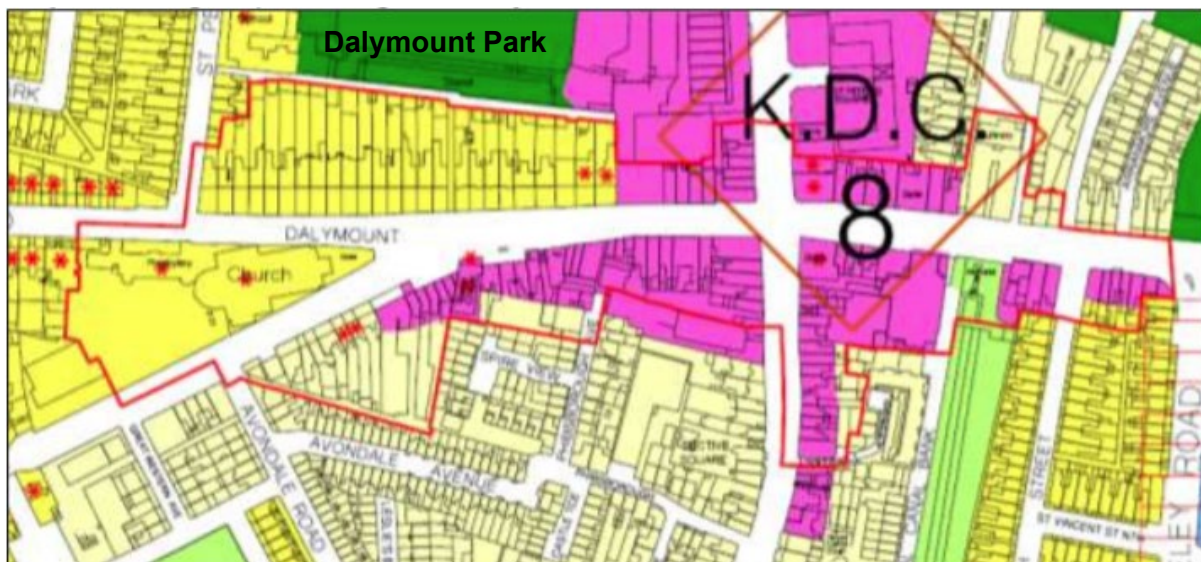
Development Management Standards: Landscaping

Standards relating to hard and soft landscaping are also referred to. In terms of hard landscaping, the Plan notes the importance of the definition of public and private spaces, contributing to character of areas, and defining visual links and enclosure. The plan includes advice on materials, surface water management, boundary treatment and street furniture, with the preference for soft landscaping where possible.

4.1.2 Phibsborough Centre Architectural Conservation Area Report

The Architectural Conservation Area (ACA) report for Phibsborough Centre was published on 05 October 2015 as part of the Dublin City Development Plan 2011-2017. The goal of the reports is to provide a framework that permits a degree of flexibility in terms of design consistency with the maintenance and improvement of the essential character of the ACA.

Figure 6: Extract of ACA Map and boundary (site to the north of the ACA)



It should be noted that the site does not lie within the ACA but abuts the ACA of Phibsborough Centre.

Character Area Appraisal relevant to the site;

The special architectural and historic interest that justifies the designation of Phibsborough Centre as an Architectural Conservation Area is derived from the following features:

- *It forms part of the surviving Victorian/Edwardian suburbs dating from the 1840s to the 1920s that characterize the development of the city inside the canal ring after the arrival of efficient public transport.*

- *The attractive scale, proportions and detailing is typical of Victorian and Edwardian retail and commercial architecture. The village centre has a wide range of building types from an early twentieth century library and former cinema to varying scale and age retail units to places of worship and public houses.*
- *The strong visual quality of the varying groupings of terraced brick buildings and the rhythmic architectural pattern provide an attractive built environment with eclectic detailing. The building pattern is diverse and has evolved with quite a dense grain. Apart from the crossroads formation, the other notable street pattern is the dramatic forked junction at St Peter's Church.*
- *The ACA contains a number of significant buildings retained on the RPS due to their more unique architectural characteristics and earlier date of construction.*
- *The quality usage of historic building materials in the elevations shopfronts and boundary treatments of the historic buildings, historic paving.*

Relevant ACA Policy;

To seek to preserve, protect and enhance the architectural quality, character and setting of the eighteenth, nineteenth and early twentieth century building characteristics within the Architectural Conservation Area (ACA) and to ensure that any changes complement and add to its character.

The general character of the area is defined by;

- The architectural character of this part of Phibsborough Road is determined by simple Victorian red-brick buildings with decorative features such as curved gables, timber bargeboards and brick detailing.
- The main road junction of North Circular Road and Phibsborough Road, known as Doyle's corner forms the hub of the village of Phibsborough and is an identifiable landmark of Phibsborough.
- The North Circular Road was laid out in the 1780's, St. Peter's Gothic Revival Church at the western end of the Architectural Conservation which is a dominant landmark.
- Fine two-storey residential Victorian terraces border the northern side of the North Circular Road at Dalymount (abuts south boundary line).

Summary of Planning Policy Section:

- The site lies within the jurisdiction of Dublin City Council and is located in Phibsborough, which is identified to lie within Dublin Inner City.
- The site is zoned as 'Zone Z9' that is 'to improve recreational amenity and open space'.
- The site does not fall within an Architectural Area, however abuts the Phibsborough ACA and 3 no. protected structures.
- The general guidance for proposals within an ACA is that developments should not detract from the character of the area and affect the settings of Protected Structures.
- The landscape character is defined by the local character of the area – as there is no landscape character assessment carried out to Dublin City lands.
- There are no other protected views and scenic routes within the vicinity. The general setting of the ACA and protected structures should be taken into account.

The Plan's policies state that infill development and development in this area of the city should be in keeping with the scale, architectural quality and the degree of uniformity and provide a positive architectural response to the context. The setting of the Architectural Conservation Area is not to be harmed, and contemporary architecture, of exceptional design quality, which is in harmony with the ACA may be considered appropriate.

4.2 Relevant Planning History

The following planning applications mainly relate to the Phibsboro Centre, to the east of the Dalymount Stadium.

- DCC Reg Ref. 2628/17 (ABP-300241-17) refers to a 2018 grant of permission and retention for development at a site of 0.969 ha development consisting of the part demolition of existing structures on the site and the construction of an extension to the existing Phibsborough Shopping Centre onto Phibsborough Road and North Circular Road ranging in height from 3 to 7 storeys to contain new retail / restaurant and office units, student accommodation, a new civic plaza and an upgrade of the existing Shopping Centre and commercial office tower facade with a total new build gross floor area of 15,775m² (including basement). The application did not include Units 7 and 13-15 & 17 of the existing Shopping Centre.
- DCC Reg.Ref.2709/17 refers to a 2017 grant of permission for part demolition of existing structures, site clearance and associated boundary hoarding, including the existing Tramway End/ East Terrace of Dalymount Stadium (excluding the area of the existing floodlights), the existing warehouses in Kelly's Yard off the North Circular Road and other ancillary site clearance.
- An Bord Pleanála ref: ABP-308875-20 refers to alterations to the permitted development under DCC Reg. Ref: 2628/17 and ABP Ref: ABP-300241-17 to provide 321 no. Build to Rent shared accommodation bed spaces and associated site works. The permission was granted on 12/04/2021 and this permission is expiring soon.

None of the above planning permissions were carried out.

4.3 Landscape Baseline: Description of the Site and Environs

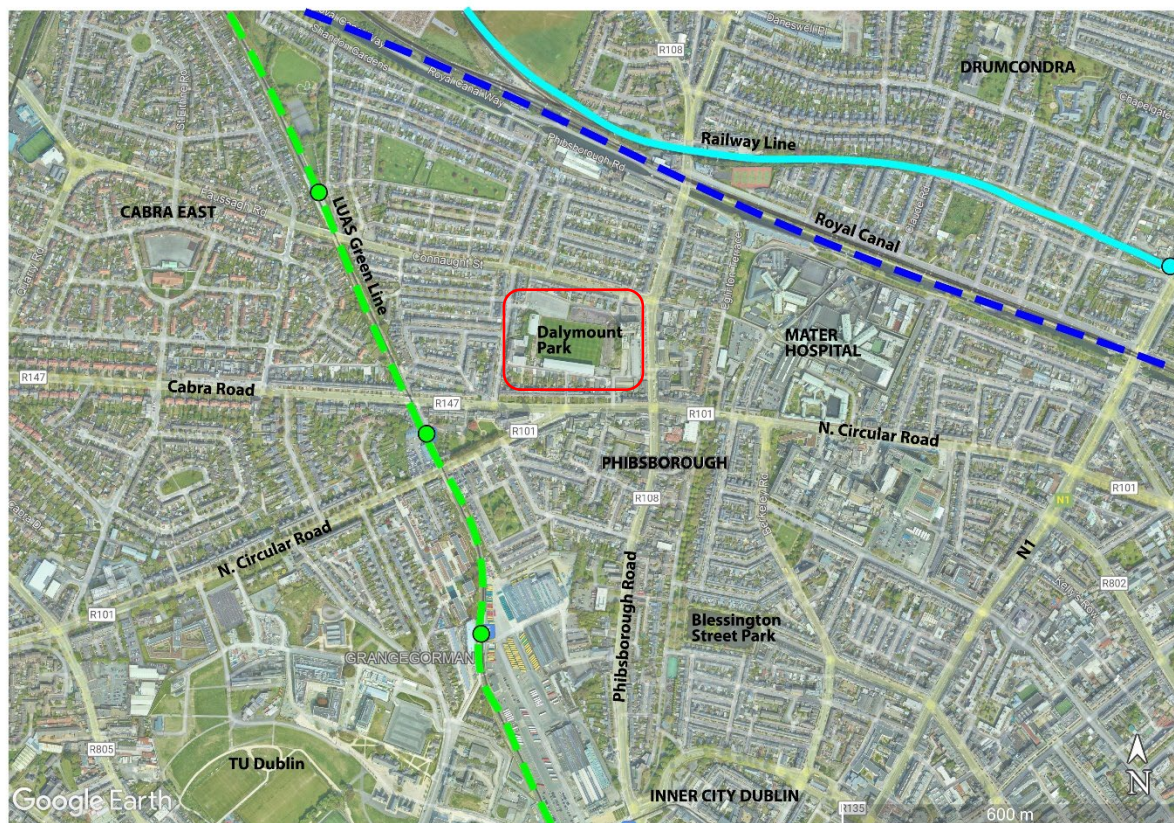
The existing site and its environs are described below in terms of:

- Location and Overview
- Dalymount Park Existing Conditions
- Built Heritage
- Townscape Character
- Residential Areas of Phibsborough
- Visual Connection and Amenity

Location and Overview

Dalymount Park is located in Phibsborough, inner Dublin City. The site is currently the home of Bohemian Football Club. The park's main entrance is through St. Peter's Road and service entry through Connaught Street.

Figure 7: Wider Context (indicative location / site boundary)



The park is bounded by residential use to the north and south; by Phibsboro Shopping Centre to the north-east and east; and by St Peter's National School and some residential dwellings to the west. The urban block is bound by Connaught Street to the north, Phibsborough Road to the east, North Circular Road / Cabra Road to the south and St. Peter's Road to the west.

Doyle's Corner marks the centre of Phibsborough, situated at the crossroads of two important streets in Dublin, that is North Circular Road and Phibsborough Road.

St. Peter's Gothic Revival Church is a landmark in Phibsborough. The Church is about 100m away from to the south. The Spire of the Church is visible from the park and surrounding areas.

Figure 8: Site Context



Dalymount Existing Conditions

The Dalymount Stadium is still used by the Bohemian Football Club. The stadium is a football ground and has historically been the case, and dates back to 1890, almost 132 years ago. The existing ground and pitch is well maintained for training and sporting events but the stadium stands are in ruins and undermaintained. An extensive car parking area covers the stadium grounds. The car parking is a public carpark and managed by APCOA Services.

The pitch or ground is oriented east-west. There is one covered functional stand – The Jodj Stand along the southern end and one uncovered functional stand – The Des Kelly Carpets Stand along the western end. The northern stand and eastern stand are poorly maintained is not functional. There are 4 no. approx.. 30m tall flood lights lighting the stadium.

The surroundings where the stadium interacts with the public are poorly presented. The back alleys and public realm surrounding the stadium is in poor condition and lacks passive surveillance.

The spire of the St. Peter's Church is also a landmark building and an important focal point in view. The 4 no. floodlights are also visible from certain and limited location within the wider landscape.

The stadium itself is nestled in the townscape and is not visible from most streets and public spaces. However, the flood lights that light up the stadium during nights, are clearly visible in the townscape alongside the spire of the church. The use of a stadium flood lights at the Dalymount Park is well-established over decades and has been part of the townscape.



Plates 1 & 2 (left to right): Views of Dalymount Park – existing conditions

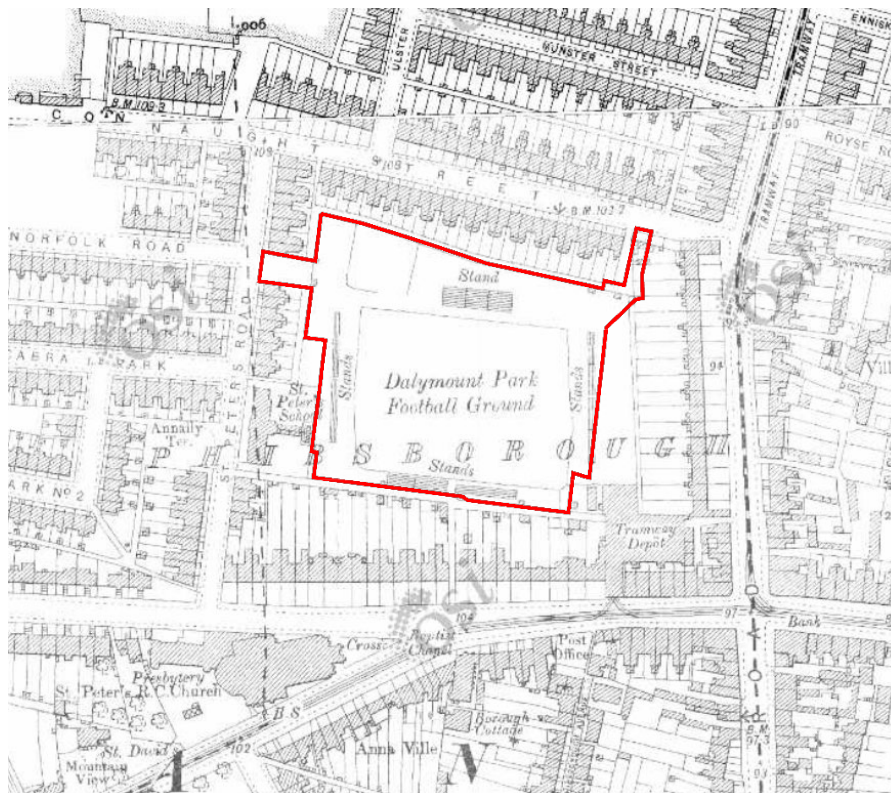
Built Heritage

There are a number of protected structures in the townscape. A number of Victorian era houses are among them, including the structures in the junction of Phibsborough Road and North Circular Road. These historic buildings add to the character of the area.

History

The Dalymount Park was opened in 1901 and was recently renovated in 1999. The Dalymount Park can be seen in the 25 Inch 1897-1913.

Figure 9: Historic 25 inch Map



Townscape Character

- The architectural character of this part of Phibsborough Road is determined by simple Victorian red-brick buildings with decorative features such as curved gables, timber bargeboards and brick detailing.
- The main road junction of North Circular Road and Phibsborough Road, known as Doyle's corner forms the hub of the village of Phibsborough and is an identifiable landmark of Phibsborough. The structures are predominantly 3-storeys in height.
- The North Circular Road was laid out in the 1780's, St. Peter's Gothic Revival Church at the western end of the Architectural Conservation which is a dominant landmark.
- Fine two-storey residential Victorian terraces border the northern side of the North Circular Road at Dalymount (abuts south boundary line).
- Phibsborough Road has a mixed-character, because it has mix of historic and recently built structures. The modern buildings lack detailing and life in the design.
- The Phibsborough Shopping centre is an anomaly in the historic town centre. The fine grain was replaced by a large shopping centre. The shopping centre is 8-storeys in height and concrete structure. Such inharmonious developments in the recent past have diluted the rich character of the area.



Plates 3 & 4 (left to right): St. Peter's Roman Catholic Church and Junction of Phibsborough Road and North Circular Road

Residential Areas of Phibsborough

The character of some of the historic streets of Phibsborough are distinctive and reflect the 19th CE Victorian era character of this part of Dublin. The structures are typically 2storeys in height in the residential areas of Phibsborough. The architectural detailing and terracing adds to the character of the area. Red bricks are common with complementary coloured bricks for doors and windows sills and lintels. Arched doorways and decorated lintels add to the details. Overall, the historic character of the area is evident in the detailing and layout of the streets. With an attractive human scale. This is particularly evident on Norfolk Road. See plates 5 and 6.



Plates 5 & 6 (left to right): Norfolk Road – an historic residential street of Phibsborough



Plates 7 & 8 (left to right): Residential areas of Phibsborough – red bricks and architectural detailing brings life to the buildings and to the streets

Open Space and Recreation

The notable recreational and open spaces are the Royal Canal Way and the Blessington Street Basin.

The Royal Canal Way is a recreational and walking way. The trail offers an easy cycling and walking route. The way also offers splendid views towards the outskirts of the city and at locations towards the city also. At locations such Royal Canal Lock 6, the Dalymount Park flood lights and the St. Peter's Roman Catholic Church Spire are also clearly visible.

Blessington Street Basin is a small attractive park in the surrounding part of Dublin city's Northside. The Basin was an historic drinking water reservoir in Dublin which operated from 1810 until the 1970;s, serving the north city. The basin is currently a public park with limited access times and well-maintained by the council. The park is home to a Tudor gate lodge, built in 1811. It also has a community garden, a duck pond, an outdoor gym, floral displays and a multi-use games area and is home to Phibsboro Amateur Boxing Club.

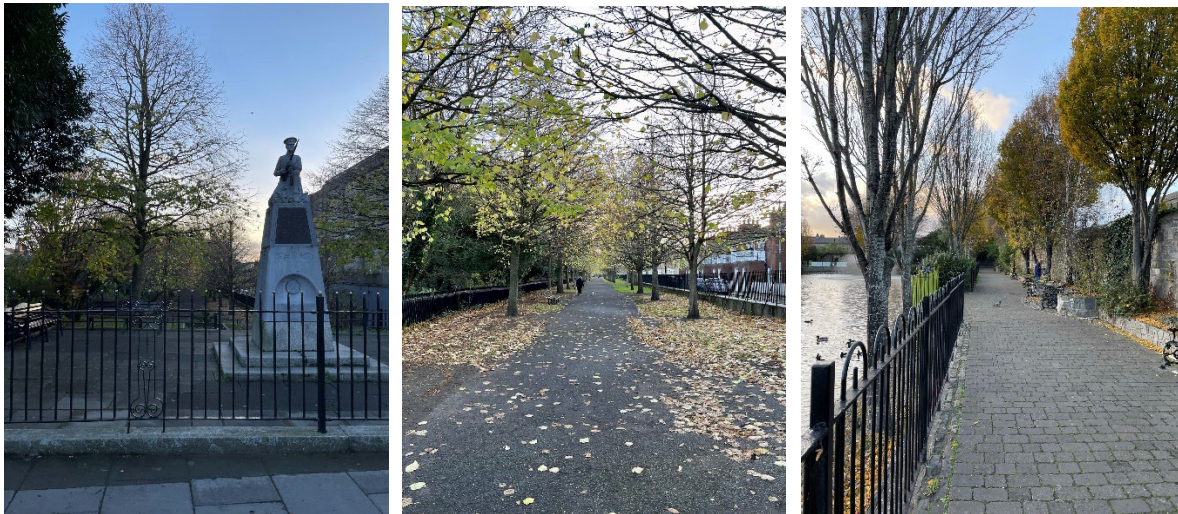


Plate 9: Blaquiery Bridge, and Plates 10 & 11 (left to right): Blessington Street Basin



Plates 12 and 13 (left to right): The spire and the stadium flood lights visible from the Grand Canal Lock 6 and the Blessington Street Basin.

4.4 Summary of Landscape Characteristics and Values

The values and characteristics of the site are listed below and can be categorised in two ways – values which should be conserved, and those that provide opportunity for enhancement. These values are summarised below:

The character of the area is not protected but any development should consider the setting of the area and where possible be sympathetic to it.

4.4.1 Conservation Values

The values to be conserved indicate those aspects of the receiving environment which are valued and sensitive and could be negatively impacted on by the proposed development.

- Strong historic character of the area and some streets particularly; North Circular Road and Cabra Road.
- The setting of the junction of Phibsborough Road and North Circular Road, and St. Peter's Church.
- Recognition of this area's cultural and architectural significance.
- Retention or enhancement of architectural character area of Phibsborough ACA.

4.4.2 Enhancement Values

The values to be enhanced represents the site's capacity to accommodate change and therefore reflects landscape susceptibility. These include:

- Varied streetscape in the immediate vicinity of the site on Phibsborough Road provides an opportunity to enhance the streetscape with a contemporary infill development.
- Poor state and condition of the northern and eastern stands.

5 POTENTIAL IMPACTS OF THE DEVELOPMENT

The proposed development is described in Section 3. From a landscape and visual impact perspective the key issue is the integration of the proposed development (the demolition of existing structures and the playing pitch is rotated to north-south, with new structures with stands to the east and west and stands to north and south, the new 4 no. of flood lights and public realm improvements); its visibility / interaction with surrounding areas both at construction stage and on completion – operational stage.

5.1 Construction Stage

Potential Landscape Impacts

The potential construction impacts on the landscape include the:

- Demolition of existing building and erection of hoarding and construction equipment (cranes) change of the local landscape to a construction site and the resultant change in landscape character.
- Entry and exit of construction plant, vehicles and materials.
- Movement of soil and storage of materials.

Potential Impacts on Views

The potential construction impacts on views include the:

- Erection of new structures and all engineering, building and landscape works required with associated site infrastructure, fencing and plant.
- Visibility of site plant and machinery, which will be both still and moving. Cranes will be visible over the roofs of existing buildings.
- Removal of surfaces which may result in the visibility of bare earth, excavated areas and the stockpiling of materials

The construction stage will be approximately 18-24 months.

5.2 Operational Stage

Potential Landscape Impacts

The potential operational impacts on the landscape include the:

- There is little or no impact on the landscape character.
- No loss of any valuable landscape elements on site.
- The presence of new structures and stands of high quality.

Potential Impact on Views

- Slight change in the skyline from localised viewpoints.
- Introduction of elements into the view, as viewed from residential areas due to change of orientation.
- Potential impact on the Architectural Conservation Area and some Protected Structures.

6 PREDICTED LANDSCAPE IMPACTS

6.1 Landscape Sensitivity

The receiving environment consists of 'Subject lands and Environs'.

The site is located within a historic part of the city in Phibsborough. While there are areas in the immediate vicinity which can be described a mixed, with the a varied streetscape, scale and architecture, and recognition of the area as an Architectural Conservation Area renders the area to be of 'High Sensitivity'.

The landscape sensitivity of the immediate townscape is classified as 'High Sensitivity' - *Areas where the landscape exhibits strong, positive character with valued elements, features and characteristics. These attributes are recognised in landscape policy or designations as being of national, regional or county value and the principal management objective for the area is conservation of the existing character.*

6.2 Construction Impacts and Effects on the Landscape

The effects during construction would be localised. The change would introduce change in the form of demolition and reconstruction. But these are not unexpected and are present in local policy and planning. The presence of large machinery such as cranes and site plant would detract from the area. The effects are temporary and only lasting the duration of the construction stage.

The Magnitude of Change is classified as Low - *Change that is moderate or limited in scale, resulting in minor alteration to key elements features or characteristics of the landscape, and/or introduction of elements that are not uncharacteristic in the context. Such development results in minor change to the character of the landscape.*

The importance of this effect would be Medium.

Qualitatively the effects are Adverse and Temporary.

6.3 Operational Impacts and Effects

The Magnitude of Change is classified as Low - *Change that is moderate or limited in scale, resulting in minor alteration to key elements features or characteristics of the landscape, and/or introduction of elements that are not uncharacteristic in the context. Such development results in minor change to the character of the landscape.*

The demolition of lower rise buildings and the construction of contemporary buildings of similar scale is considered 'Low' Magnitude of Change. The change however will introduce an element of contemporary architecture which is already a feature of the streetscape, and the height is similar of the existing scale.

The importance of the proposed development is considered to be Medium.

The overall quality of the effect is considered neutral to beneficial, where the scale and size of the proposal is as of existing. The material used complements the character and scale of the existing surroundings.

Qualitatively, the development would be Beneficial – *complements/improves landscape (townscape) / view quality and character.....*

6.4 Mitigation Proposals

Mitigation is integral to the architectural design and associated landscape to ensure the scheme is complementary to the local area character. Key elements include simple and effective elevational design, simple elegant roof profile and a palette of colours and materials to match surroundings.

7 PREDICTED VISUAL IMPACTS

7.1 Zone of Visual Resource

Based on the assessment of the landscape characteristics, values and sensitivities, 10 representative viewpoints were selected to assess visual impact and effects.

Both the landscape architect's site survey and verified views were captured in February 2022. Existing photographs and proposed photomontages are provided by Digital Dimensions.

The assessed viewpoints are shown on Figure 10 overleaf and are listed in Table 5 below. A rationale for the sensitivity rating is provided under the description of each existing view below.

Table 5: Selected Viewpoints for Visual Assessment

VP	Location	Rationale for Selection
1	Prospect Road – looking south from the canal bridge	<ul style="list-style-type: none"> View from Royal Canal Greenway, a local amenity and attraction View from high vantage point
2	Connaught Street – looking south from in front of Property 2, Connaught Street	<ul style="list-style-type: none"> Views of the site from Public realm Views experienced by residential receptors
3	Looking west from Phibsborough Road – in front of Eurogaint	<ul style="list-style-type: none"> Views of the site from Public realm
4	Looking north-west from the junction of Phibsborough Road and North Circular Road	<ul style="list-style-type: none"> Views from Architectural Conservation Area
5	Looking south from the junction of North Circular Road and Cabra Road	<ul style="list-style-type: none"> Views from Architectural Conservation Area Views of the site from Public realm
6	Looking north / north-east from Cabra Road (at the junction of Cabra Road & St. Peter's Road)	<ul style="list-style-type: none"> Views from Architectural Conservation Area
7	Norfolk Park	<ul style="list-style-type: none"> Views of the site from Public realm Views experienced by residential receptors
8	Junction of St Peter's Road and Connaught Street	<ul style="list-style-type: none"> Views of the site from Public realm Views experienced by residential receptors
9	Ulster Street	<ul style="list-style-type: none"> Views of the site from Public realm Views experienced by residential receptors
10	Royal Canal Way	<ul style="list-style-type: none"> View from Royal Canal Greenway, a local amenity and attraction View from high vantage point

Figure 10: Location of Viewpoints



Photography and presentation of viewpoints

Each Viewpoint is illustrated by a photograph showing the existing view and the photomontage showing the proposed development.

Photomontages have been produced by Digital Dimensions and are presented in a separate booklet with a map of their locations. Verified photographs and photomontages have been taken with a wide angle focal length (FL) and prime lens to allow representation of the development within its context. In all visualisations, the extent of the 50mm FL view has been indicated for reference, which is broadly equivalent to the c.40 degree Horizontal Field of View (HFOV) and is representative of what the human eye perceives and reflects the requirements of the Landscape Institute Technical Guidance Note on Visual Representation 2019.

To correctly view the photomontage at the correct scale the extents of the 50mm lens or 40 degree angle of view should be extended to A3 in size and viewed at arms length. This can be done by printing a hard copy or, more easily, digitally on screen, allowing reference back to the wider angle to understand the context.

Each viewpoint is described below in its existing condition and the effects of the proposed development. The descriptions, including of the change / effects, focus primarily on the extent of the 50mm image, and the winter (worst case scenario) view, but refer to the context, as appropriate, to inform analysis.

7.2 Visual Impacts and Effects

Viewpoint 1: Prospect Road – looking south from the canal bridge		
Description	<p>The existing view is from Prospect Road. The viewpoint is located along the eastern side footpath of the road and looking south/south-west towards the site. The viewpoint is representative of views experienced by vehicular and pedestrian receptors.</p> <p>The view is looking at the road and footpath in the foreground and at the road, residential dwellings and trees in the middleground. In the background of the view; the Phibsboro Tower and the church spire of St. Peter’s Roman Catholic Church and one of the four flood lights are partly visible. The subject site or elements of the existing development are not visible from this location.</p> <p>The view is from a busy road side and people are involved in activities or travelling in medium to low speed. The view is of the central commercial area of Phibsborough with the distant church spire, a local landmark, visible.</p>	
Sensitivity	Medium	
Visual Impacts and Effects		
Construction Phase	There may be large machinery such as cranes visible from this location. Along with movement of large machinery and equipment. The views would be generally adverse during construction phase.	
	Magnitude of Change	Negligible
	Importance of Effect	Low
	Quality	Neutral
	Duration	Temporary to Short term
Operational Phase	Most of the proposed development would not be visible from this location. The only element visible would be a new flood light. The flood light is visible in the background of the view over the dwellings and would not impact on the visual amenity.	
	Magnitude of Change	Negligible
	Importance of Effect	Low
	Quality	Neutral
	Duration	Permanent

Viewpoint 2: Connaught Street – looking south from in front of Property 2	
Description	<p>The existing view is from Connaught Street. The viewpoint is situated along the northern footpath of the road and in front of Property 2. The viewpoint is looking south towards the site. The viewpoint is representative of views experienced by vehicles and pedestrians, and also residential receptors who experience them regularly.</p>

	<p>In the foreground the road is visible; in the middleground, the Phisboro Tower building to the left, an access road to the subject site is visible in the middle, and the brick-clad two storey residential buildings to the right. In the background of the view, the existing disused Dalymount Stand is visible including one of its distinctive floodlight columns.</p> <p>The view is mixed with a variety of elements typical of this part of Phibsborough.</p>		
Sensitivity	High		
Visual Impacts and Effects			
Construction Phase	<p>There may be construction boarding and safety measures visible in the view during the construction period. Along with movement of large machinery and equipment. The views would be generally adverse.</p>		
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Duration	Temporary to Short term		
Operational Phase	<p>The new east stand is partially visible in the middle of the background of the view and behind the existing residential dwellings. One of the new flood light is also visible from here. The</p> <p>The old and disused Connaught Street Stand will be demolished and the introduction of the new elements is expected to improve the outlook and therefore the view.</p>		
	<table border="1"> <tr> <td>Magnitude of Change</td> <td>Low</td> </tr> </table>	Magnitude of Change	Low
	Magnitude of Change	Low	
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Quality	Beneficial		
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Duration	Permanent		

Viewpoint 3: Looking west from Phibsborough Road – in front of EuroGaint	
Description	<p>The existing view is from Phibsborough Road. The viewpoint is situated along the eastern footpath of the road and is looking west towards the development site. The viewpoint is representative of views experienced by vehicular and pedestrian receptors.</p> <p>In the view, the road is visible in the foreground; the footpath, bus stop, parking area and shops are visible in the middleground; some vegetation along the eastern boundary of the site is visible in the background. The St. Peter's Roman Church's spire is visible to the left, all existing flood lights are visible in the middle and the Phibsboro Tower is to the right of the background of the view. Both are local landmarks in the area.</p> <p>The view is from a busy road side and people are involved in activities or travelling in medium to low speed. The valuable element is the visual connection to the church spire, a local landmark.</p>

Sensitivity	Medium	
Visual Impacts and Effects		
Construction Phase	There may be construction boarding and safety measures visible in the view during the construction period. Along with movement of large machinery and equipment. The views would be generally adverse.	
	Magnitude of Change	Low
	Importance of Effect	Medium
	Quality	Adverse
	Duration	Temporary to Short term
Operational Phase	The proposed development is partly visible in the background. The roof structure of the proposed grandstands are visible. The 3 of 4 no. proposed flood lights are visible from this location. The visual connection to the Church Spire remains.	
	Magnitude of Change	Medium
	Importance of Effect	Medium
	Quality	Neutral
	Duration	Permanent

Viewpoint 4: Looking north-west from the junction of Phibsborough Road and North Circular Road		
Description	<p>The existing view is situated on the south-eastern corner of the junction of Phibsborough Road and North Circular Road and is looking north-east towards the subject site. The viewpoint is representative of views experienced by vehicular and pedestrian receptors within the Architectural Conservation Area. The view is from a busy cross-road and most of the viewers would be busy in activities and not focused on the townscape.</p> <p>In the view, the crossroads are in visible in the foreground; the North Circular Road is to the left (running east-west) and the Phibsborough Road to the right (running north-south) and the No. 66 Mc Geoughs building is a landmark corner / arriving building visible in the middle of the view. In the background, one of the four existing flood light and also the Phisboro Tower are visible to the right of the background.</p>	
Sensitivity	Medium (although view from Architectural Conservation Area)	
Visual Impacts and Effects		
Construction Phase	The proposed development is not visible from this location.	
	Magnitude of Change	No change
	Importance of Effect	-
	Quality	-

	Duration	-
Operational Phase	The proposed development is not visible from this location.	
	Magnitude of Change	No change
	Importance of Effect	-
	Quality	-
	Duration	-

Viewpoint 5: Looking north from North Circular Road		
Description	<p>The existing view is from North Circular Road. The viewpoint is situated along the southern footpath along the road in front of the Red Church and is looking north at the development site. The viewpoint is representative of views experienced by vehicular and pedestrian receptors and also from an Architectural Conservation Area.</p> <p>In the view, the road is visible in the foreground; the two storey red brick-cladded townhouses and a laneway leading to the existing stadium are visible; the existing southern stand is visible in the middle of the background and one of the four existing flood light is visible to the right of the background.</p>	
Sensitivity	High..... view from Architectural Conservation Area	
Visual Impacts and Effects		
Construction Phase	There may be construction boarding and safety measures visible in the view during the construction period. Along with movement of large machinery and equipment. The views would be generally adverse.	
	Magnitude of Change	Low
	Importance of Effect	Medium
	Quality	Adverse
	Duration	Temporary to Short Term
Operational Phase	<p>Most of the proposed development is not visible from this location. The existing Jodi Stand (south main stand) will be demolished and is replaced by a single-storey terrace, which has a capacity of c. 700 standing. The new south terrace stand is visible in the middle of the background and behind the residential dwellings. The 2 no. flood lights are partially visible over the dwellings.</p> <p>The proposed development does not detract from the setting of the ACA. Therefore, the character of the ACA is maintained.</p>	
	Magnitude of Change	Low
	Importance of Effect	Medium
	Quality	Neutral
	Duration	Permanent

Viewpoint 6: Looking north / north-east from Cabra Road (at the junction of Cabra Road & St. Peter's Road)		
Description	<p>The existing view is from Cabra Road. The viewpoint is situated along the southern footpath of Cabra Road at the junction of Cabra Road and St. Peter's Road and in front of the Church. The view is looking north. The viewpoint is representative of views experienced by vehicular and pedestrian receptors and also from an Architectural Conservation Area.</p> <p>In the view, the viewer is looking at the junction in the foreground and the red brick-cladded townhouses and St. Peter's Road in the middle ground. The St. Peter's National School and spire is visible to the left in the background and two of four existing floodlights are partially visible in the view.</p>	
Sensitivity	High..... view from Architectural Conservation Area	
Visual Impacts and Effects		
Construction Phase	There may be large machinery such as cranes visible from this location. Along with movement of large machinery and equipment. The views would be generally adverse during construction phase.	
	Magnitude of Change	Negligible
	Importance of Effect	Low
	Quality	Adverse
	Duration	Temporary to Short Term
Operational Phase	Most of the proposed development would not be visible from this location except for the two out of four floodlights which are partially visible over the roofs of the townhouses located on Cabra Road.	
	Magnitude of Change	Negligible
	Importance of Effect	Low
	Quality	Neutral
	Duration	Permanent

Viewpoint 7: Looking east from Norfolk Park	
Description	<p>The existing view is from Norfolk Park, a road in a residential neighbourhood. The view is situated in the middle of the road and is looking east at the development site from a distance. The viewpoint is representative of views enjoyed from vehicular and pedestrians, and locals who experience them regularly.</p> <p>In the view, the road is visible in the foreground; the red block-cladded townhouses, the road and a tree are visible in the middle ground; a building along the St. Peter's Road and the access road and entrance gate to the Dalymount Stadium are visible in the background. The existing northern stand which is unkept and not functional</p>

	<p>is also partially visible. Two of four existing flood lights are also partially visible in the view. Further behind the Phibsboro Tower is visible.</p> <p>The urban residential setting with red brick-cladded townhouses and the tree lined avenue creates an attractive urban character . The existing condition of the stadium, although not prominently visible from this location is a slight distraction to the setting.</p>	
Sensitivity	High	
Visual Impacts and Effects		
Construction Phase	<p>There may be construction boarding and safety measures visible in the view during the construction period. Along with movement of large machinery and equipment. The views would be generally adverse.</p>	
	Magnitude of Change	Low
	Importance of Effect	Medium
	Quality	Adverse
	Duration	Temporary to Short Term
Operational Phase	<p>The proposed development is partially visible. The existing road is still visible and the proposed western stand is partially but clearly visible in the middle of the background. The Phibsboro Tower is mostly screened by the proposed development. Two of the four flood lights are visible in the view.</p> <p>The new structure is more prominent than the existing with the introduction of a new high-quality contemporary and 12 m high structure – amalgamated building and stand with steel columns and steel roof.</p>	
	Magnitude of Change	Medium
	Importance of Effect	High
	Quality	Beneficial
	Duration	Permanent

Viewpoint 8: Junction of St Peter's Road and Connaught Street	
Description	<p>The existing view is looking south-east from Connaught Street. The viewpoint is situated along the northern footpath along Connaught Street and at the junction of St. Peter's Road and Connaught Street. The viewpoint is representative of views enjoyed from vehicular and pedestrians. The views are also enjoyed by residential receptors and locals who experience them regularly.</p> <p>The view is looking at the junction in the foreground; the red brick-cladded townhouses in the middleground. Two of the four existing flood lights are visible over the roofs of existing buildings in the background of the view. The spires of St. Peter's Church and St. Peter's National School are visible to the right of the background of the view.</p>

	The view is of a residential area rich in character and with local landmarks in the view.	
Sensitivity	High	
Visual Impacts and Effects		
Construction Phase	There may be large machinery such as cranes visible from this location. Along with movement of large machinery and equipment. The views would be generally adverse during construction phase.	
	Magnitude of Change	Low
	Importance of Effect	Medium
	Quality	Adverse
	Duration	Temporary to Short Term
Operational Phase	Most of the proposed development is not visible from this location. Two of four proposed flood lights are partially visible in the view. However, not prominent and would not detract from the character of the area.	
	Magnitude of Change	Negligible
	Importance of Effect	Low
	Quality	Neutral
	Duration	Permanent

Viewpoint 9: Ulster Street		
Description	<p>The existing view is looking south from Ulster Street. The viewpoint is situated along the northern side of Ulster Street and opposite the junction of Ulster Street and Leinster Street North. The viewpoint is representative of views enjoyed from vehicular and pedestrians. The views are also enjoyed by residential receptors and locals who experience them regularly.</p> <p>The view is looking at the road and junction in the foreground. The road and the red brick-clad residential dwellings can be seen to the right and left of the middle ground. St. Peter's Church spire, local landmark is visible in the background.</p>	
Sensitivity	High	
Visual Impacts and Effects		
Construction Phase	There may be large machinery such as cranes visible from this location. The views would be generally adverse during construction phase.	
	Magnitude of Change	Negligible
	Importance of Effect	Low
	Quality	Adverse
	Duration	Temporary to Short Term

Operational Phase	Most of the proposed development would not be visible from this location. The roof of the western grandstand is partially visible over the residential dwellings. A flood light is partially visible in the view. The proposed flood light is slightly blocking the view of the church spire and seems to be taller than the spire. The column looks taller because of the closer proximity to the viewpoint. It is expected that existing and proposed flood lights would slightly or partially block the views of the church spire at certain limited locations.	
	Magnitude of Change	Low
	Importance of Effect	Medium
	Quality	Neutral
	Duration	Permanent

Viewpoint 10: Royal Canal Way		
Description	<p>The existing view is looking south-east from Royal Canal Way. The view is situated along the northern side of the canal and nationally recognised Royal Canal Walking Way. The viewpoint is representative of views experienced by residents and pedestrians. The viewpoint is situated at higher elevation compared to the surroundings.</p> <p>The view is looking at the path and the canal in the foreground. A row of houses and a stone clad residential apartment is visible in the middle ground. In the gaps in the buildings, there is limited long-distance views. In the middle of the background of the view, at a distance the St. Peter's Church spire, a local landmark in Phibsborough is visible. Two of the four existing flood lights are also partially visible from this location.</p>	
Sensitivity	Medium	
Visual Impacts and Effects		
Construction Phase	There may be large machinery such as cranes visible from this location. The views would be generally adverse during construction phase.	
	Magnitude of Change	Low
	Importance of Effect	Medium
	Quality	Adverse
	Duration	Temporary to Short Term
Operational Phase	Most of the proposed development is hidden behind existing developments. Two of four proposed flood lights are partially visible in the middle of the background. The proposed development would not detract from the visual amenity.	
	Magnitude of Change	Low
	Importance of Effect	Medium
	Quality	Neutral
	Duration	Permanent

8 SUMMARY

Landscape Impacts and Effects

The proposed development is located in an urban location. The effects on completion would relate to a small geographical area.

The existing stadium is currently mixed in character. The Jodi Stand and the southern stands are the only currently used stands which are maintained. The northern stand and Connaught Street Stand (eastern stand) are unkept and disused and is detracting the setting of the stadium and the area.

The proposed development involves the demolition of existing stands and pitch and replaces with; a new north-south oriented pitch and new contemporary steel stands to the east and west, and new terraces to north and south, public realm and access improvements, introduction of new contemporary flood lights and other improvements.

The proposed development introduces new built elements which are of high quality and architecture. The height and scale of the proposed development is similar to what is existing except that the main stands are now eastern and western stands. Due to change in the orientation of the pitch, the new main stands which are of 12 m in height are located on the eastern and western side of the stadium. The Jodi stand and the northern stand is replaced with 4.9m high terrace stand for standing fans. The proposed development does differ from the existing development, however is not a major change to what is existing and would be a valuable improvement to the stadium and improves outlook of the area.

The proposed redevelopment would be a beneficial change in the townscape and is in keeping with local policy.

Table 6: Summary of Landscape Impacts and Effects

Sensitivity of Townscape Resource	High	
Construction Effects		
Magnitude of change	Importance of Effects	Quality and Timescale
Low	Medium	Beneficial and Permanent
Operational Effects		
Magnitude of change	Importance of Effects	Quality and Timescale
Low	Medium	Beneficial and Permanent

Visual Impacts and Effects

Construction Stage

Construction is expected to be phased over 18-24 months. However individual areas will experience construction phases as a Temporary Impact within this 18-24 months programme.

The construction stage impacts generally consist of demolishing existing stands and other structures, substantial site clearance, removal of limited trees and vegetation, and building processes required to construct the proposed development. These effects are predominantly adverse in nature, varying in magnitude and significance depending on visibility.

Construction effects are Temporary to Short-Term in nature and visually Adverse, and limited construction stage.

Operational Stage

The viewpoint sensitivity ranges from Low-High.

None of the viewpoints experience 'High' Magnitude of Change. Only one view. Viewpoint 7 experiences a 'High' importance of effect, however, this is a beneficial and positive change.

Qualitatively, most of the viewpoints are experiencing 'Neutral - Beneficial' change. The proposed development would be a Permanent change in the landscape.

The following table summarises the results of the assessment of the effects of the proposed development on the visual resource during operational stage.

Table 7: Summary of Visual Effects during Operational Stage

VP No.	Viewpoint	Sensitivity	Magnitude of Change	Importance of Effects	Quality and Duration
1	Prospect Road – looking south from the canal bridge	Medium	Negligible	Low	Neutral and Permanent
2	Connaught Street – looking south from in front of Property 2, Connaught Street	High	Low	Medium	Beneficial and Permanent
3	Looking west from Phibsborough Road – in front of Eurogaint	Medium	Medium	Medium	Neutral and Permanent
4	Looking north-west from the junction of Phibsborough Road and North Circular Road	High	No change	-	-
5	Looking south from the junction of North Circular Road and Cabra Road	High	Low	Medium	Beneficial and Permanent
6	Looking north / north-east from Cabra Road (at the junction of Cabra Road & St. Peter's Road)	High	Negligible	Low	Neutral and Permanent
7	Norfolk Park	High	Medium	High	Beneficial and Permanent
8	Junction of St Peter's Road and Connaught Street	High	Negligible	Low	Neutral and Permanent
9	Ulster Street	High	Low	Medium	Neutral and Permanent
10	Royal Canal Way	Medium	Low	Medium	Neutral and Permanent

Summary

The proposed development is regarded as a complementary and beneficial change to the townscape and visual amenity of the area and in keeping with local policy. The proposed development complements and improves townscape view and character.