Landscape & Visual Impact Assessment

Proposed Development at Prussia Street,
Dublin 7
For Randalswood Construction Ltd.

RMDA
LANDSCAPE ARCHITECTS + CONSULTANTS

1.0 THE LANDSCAPE and VISUAL IMPACT ASSESSMENT

1.1.0 Introduction

This Landscape and Visual Impact Assessment (LVIA), prepared by Ronan MacDiarmada & Associates Ltd. (RMDA), assesses the landscape, townscape and visual effects arising from the proposed amendments to the previously permitted residential development at Nos. 23–28 Prussia Street, Dublin 7. The assessment has been prepared in accordance with the methodology prescribed in the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, 2013 (GLVIA), published by the Landscape Institute and the Institute of Environmental Management and Assessment.

The previously permitted Large-scale Residential Development was granted under Reg. Ref. LRD6057/24-S3A and subsequently amended under Reg. Ref. WEBLRD6103/26-S3. The current amendment application relates principally to the provision of two additional upper storeys to Block C and associated works.

The established site layout, principal building footprints, communal courtyards and overall landscape strategy remain substantially unchanged. The principal landscape and visual consideration therefore relates to the increased height and revised upper-level massing of Block C.

This assessment should be read in conjunction with the updated Verified Photomontages prepared by Digital Dimensions. These illustrate the existing, permitted, proposed and cumulative views of the development from the selected visual receptor locations.

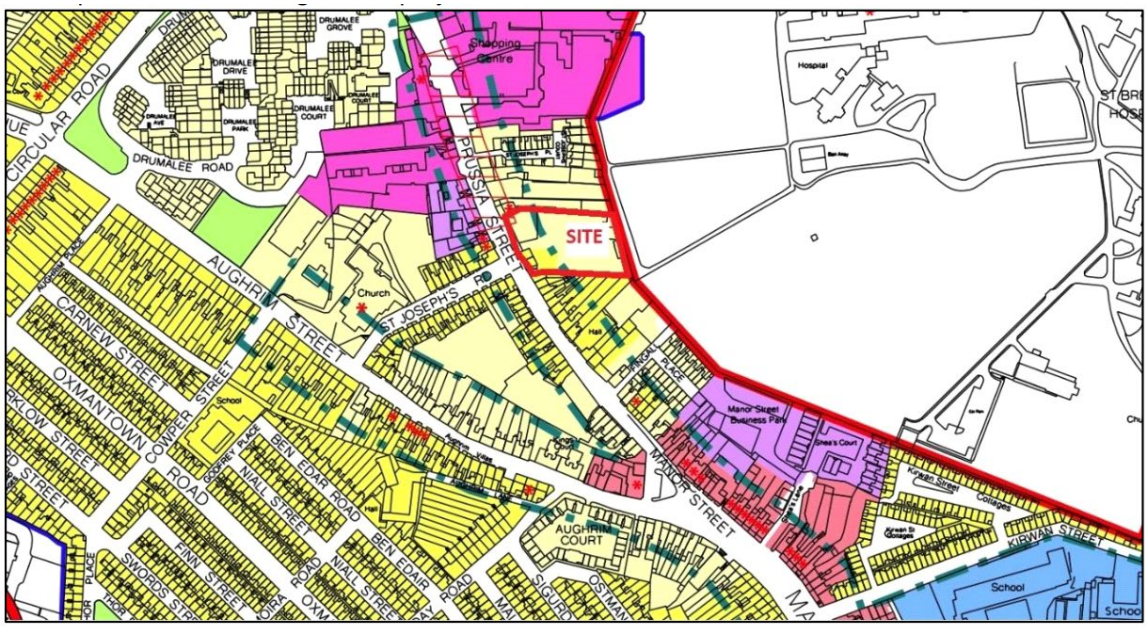


Fig. 01 Site Location - Extract from Map E – DCC Development Plan 2022 - 2028

Prussia Street is a long-established urban street located within the historic inner suburb of Stoneybatter. The area has a distinctive townscape character and strong sense of place, shaped by its traditional street pattern, artisan housing, built heritage and relationship with the adjoining Grangegorman Campus.
The surrounding area includes Architectural Conservation Areas and a number of protected structures and buildings of architectural interest. It also benefits from its proximity to Dublin city centre, the TU Dublin Grangegorman Campus and established public transport and active travel networks. New development must therefore respond sensitively to the historic character and built heritage of Prussia Street while contributing positively to the continued consolidation and regeneration of this part of the city.
The wider Stoneybatter area is also notable for street names reflecting Dublin's Viking heritage, including Viking Road, Olaf Road, Thor Place, Sitric Road, Norseman Place, Ard Rí Road, Malachi Road, Ostman Place, Ivar Street, Sigurd Road

and Harold Road.

1.1.1 Description of the Development

Randalswood Construction Ltd., intend to apply for permission for development on lands at 23-28 Prussia Street, Dublin 7 (D07 X9X6, D07 FW30 & D07 PAF1), (located at the junction of Prussia Street and St. Joseph's Road, and bounded by No. 29 Prussia Street (Protected Structure) to the north, No. 22 Prussia Street to the south, and TU Dublin, Grangegorman Campus and boundary wall (Protected Structure) to the east).

The development will consist of proposed modifications to the previously permitted Large-scale Residential Development (LRD) (permitted under planning permissions Reg. Ref. LRD6057/24-S3A and amended under Reg. Ref. WEBLRD6103/26-S3), including the provision of 10 no. additional apartment units (110 no. permitted units to now provide a total of 120 no. apartment units i.e. a total of 74 no. 1 beds, 43 no. 2 beds, 2 no. 3 beds, and 1 no. 4 bed) as follows: Modifications to Block C from a total of 53 no. permitted apartments comprising of 34 no. 1 beds and 19 no. 2 beds, in a permitted building ranging from 7-8 storeys in height, to now provide two additional storeys to this block, to provide for a total of 63 no. apartments comprising of 40 no. 1-beds and 23 no. 2-beds, with modifications to the unit mix of the permitted seventh floor, in a building now ranging from 7-10 storeys in height, and all apartments provided with private balconies/terraces to south, east and west elevations; 16 no. additional cycle parking spaces to now provide a total of 240 no. cycle parking spaces on site including spaces at undercroft, surface and on Prussia Street, and all associated site works necessary to facilitate the development

For the purposes of this assessment, the previously permitted development forms the baseline against which the landscape, townscape and visual effects of the proposed amendments are considered. The assessment focuses principally on the two additional upper storeys and revised upper-level massing of Block C, as the established site layout, building footprints, public realm, communal courtyards and overall landscape strategy remain substantially unchanged.



Fig 2 - Landscape Plan – Proposed Scheme

1.1.2 Statement of Authority

RMDA provides specialist landscape and visual services for projects from inception, through site/route selection, environmental impact assessment (EIA) and the planning process, to detailed design and construction. The company

specialises in landscape character assessment (LCA) and landscape and visual impact assessment (LVIA) – for a wide variety of projects.

Ronan MacDiarmada is the chapter's main author, and Mark Morris provided oversight and review. Ronan MacDiarmada, B. Agr. Sc. (Land. Hort.) Is the director of Ronan MacDiarmada & Associates Ltd and is graduate of University College Dublin. He is a qualified Landscape Architect and a Corporate Member of the Irish Landscape Institute. He has specialised in Landscape and Visual Assessment (LVIA) and has over twenty years' experience in a range of projects, from large scale strategic design, master planning and detailed design to LVIA and landscape planning, including Strategic Housing Developments and Large-scale Residential Developments (LRD) throughout Ireland.

1.2.0 Methodology Used

Landscape and Visual Assessment Methodology: -

This assessment is based on the following guidelines:

- "Advice Notes on Current Practice in the preparation of Environmental Impact Statements," Environmental Protection Agency (2015)
- "Guidelines on the Information to the Contained in Environmental Impact Statements," Environmental Protection Agency (2002).
- "*Draft 2017 EPA Guidelines on Environmental Impact Assessment",* Environmental Protection Agency.
- "Advice Notes for Preparing Environmental Impact Statements" Draft (September 2015)
- *"Guidelines for Landscape and Visual Assessment,"* 3rd Ed., Landscape Institute and Institute of Environmental Management and Assessment, 2013.

The following Methodology was used in this assessment:

- A desk top study of the proposed site and its environs, including reviewing aerial photography and ordinance survey documents.
- A site survey was undertaken to determine the character of the landscape and the surrounding area, including site visits during the month of July 2024.
- An assessment of the proposed development was conducted by examining the layout plans, elevations, and sections to determine the impacts of the development.
- An evaluation of these impacts was carried out in accordance with the criteria set out in the EPA guidelines.
- A review of statutory planning and other documentation to ascertain the local and wider significance; and visiting the site and surrounding area during July 2024 and preparing a photographic record of views and landscape features.

1.2.1 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, as it defines that the landscape is not only a physical and visual amenity but provides for a range of functions: As a cultural resource, the interaction of man and landscape has formed the basis of much of our cultural heritage and values. The rhythms of the land as it was settled has informed what Prussia Street is today, the undulating landform has created hills and lakes which are a feature of the hinterland. The landscape/townscape provides opportunities for passive and active recreation. It contributes to the sense of place, as over time and place various histories and interactions have formed a sense of place for the local populations. The landscape provides a historic record, it also is a resource for food production, sources of energy and in the natural cycle, oxygen, water as the source for materials for living. In particular the landscape has the ability to renew itself.

The existing site and its environs are overwhelmingly that of a city setting and townscape or and this is defined in GLVIA-2013 in the following manner (Section 2.7):

"Townscape' refers to areas where the built environment is dominant. Villages, towns, and cities often make important contributions as elements in wider-open landscapes, but townscape means the landscape within the built-up area, including the buildings, the relationships between them, the different types of urban spaces, including green spaces, and the relationship between buildings and open spaces. There are important relationships with historic dimensions of landscape and townscape, since evidence of the way the villages, towns and cities change and develop over time contributes to their current form and character."

1.2.2 Forces for Landscape/Townscape Change

The original submission has recognised that the landscape in Prussia Street is not unchanging, the new proposal recognised the requirement of aligning the buildings into their current form. Prussia Street has changed with the settlement pattern over the last several hundred years. It has progressed as a settlement and roadway to Dublin to a village within the city to being part of Dublin City. The patterns of settlement have been driven primarily by economic need and the requirement to provide shelter and a food resource. In this frame, it must be accepted that change shall occur, and it requires finding an appropriate balance between economic, social, and environmental forces and values.

In this, the proposed development shall take advantage of the landscape proposals associated with the grant of permission along Prussia Street and the Grangegorman campus and recognise the emerging pattern of development within the locality. The landscape proposals have focused on the urban realm so that the residents and visitors to Prussia Street may have a sense of value and place in the location in which they reside. This shall encourage the growth of community in Prussia Street. Although the building may be new, it shall provide a positive impact to the current landscape, by providing a street frontage and streetscape and a vital connection by way of an urban plaza to the Grangegorman campus to the rear.

1.2.3 Nature of Impacts

Impact on landscape arising from the development has two distinct but closely related aspects. The first is impact in the form of change to character of the landscape/townscape that arises from the insertion of the proposed development into the existing context. The second aspect is the visual impact, which depends on the degree and nature of change in the visual environment. It is recognised that the combined impact on character and views will draw responses, the significance of which will be partly informed by an individual's subjective perception of how much the changes matter.

The assessment of landscape/townscape and visual impacts include:

- Direct impacts upon specific landscape elements and buildings within and adjacent to the site.
- Effects on the overall pattern of the landscape elements that give rise to the character of the site and its surroundings.
- Impacts upon any special features or interests in or around the site.
- Direct impacts of the scheme upon views in the landscape / townscape.
- Overall impact on townscape character and visual amenity

In determining the Visual Impacts, the following definitions were used to assess the significance of the impacts:

1.2.4 Impact Significance Criteria – Table 1

No Impact:	There are no changes to views in the visual landscape.
Imperceptible Impact:	An impact capable of measurement but without noticeable consequences.

Slight Impact:	An impact which causes noticeable changes in the character of the environment without affecting its sensitivities.
Moderate Impact:	An impact that alters the character of the environment in a manner that is consistent with existing and emerging trends.
Significant Impact:	An impact which, by its character, magnitude, duration, or intensity alters a sensitive aspect of the environment.
Profound Impact:	An impact which obliterates sensitive characteristics.

Terms used to describe Quality of visual impact: -

- Neutral Impact: A change which does not affect the quality of the landscape.
- Positive Impact: A change which improves the quality of the environment or landscape.
- Negative Impact: A change which reduces the quality of the environment or landscape.

1.2.5 Terms used to describe the Duration of visual impact: -Table 2

Momentary	Effects	Seconds to Minutes
Brief	Effects	Less than a day
Temporary	Effects	Less than a year
Short-Term	Effects	Lasting 1 to 7 years
Medium-Term	Effects	Lasting 7 to 15 years
Long-Term	Effects	Lasting 15 to 60 years
Permanent	Effects	Lasting over 60 years
Reversible	Effects	Effects that can be undone
Frequency of	Effects	Describe how often the effect will occur

1.3.0 Receiving Environment

1.3.1 Description of the Receiving Environment

The site of the proposed development is located in Stoney batter, at the junction of St Joseph's Road. It presents directly onto Prussia Street; it is proposed to develop a new layout of apartments upon a site which was previously refused development.

The proposed units sit in a prominent location on Prussia Street adjacent to the Grangegorman development. The site is located close to the junction of roads with the original Cattle Market located some hundred yards up the road at Hanlon's Corner. Located alongside this proposed development is another apartment development which shall replace an existing shopping centre. These buildings are 6 stories in height and shares many of the attributes of this proposal. Stoney batter is an old part of Dublin city, with a name both in Irish and in English, Batter meaning bother, the Irish for a road and stoney referring to the type of road. It stems from a time when many of the population of

Dublin spoke Irish.

To give an idea of the nature of Prussia Street, we quote P.W. Joyce (Patrick Weston), 1827-1914 in his 19th century book:
'Long before the city had extended so far, and while Stonybatter was nothing more than a country road, it was — as it still continues to be — the great thoroughfare to Dublin from the districts lying west and north-west of the city; and it was^ known by the name of Bothar-na-gcloch [Bohernaglogh], i.e. the road of the stones, which was changed to the modern equivalent, Stonybatter or Stonyroad'



Fig. 3. – Existing Streetscape – Digital Dimensions

Currently a yard with ancillary sheds is in existence, some of which has been removed and a new apartment building to be constructed. The area is predominantly that of a yard with a number of businesses located in the space.

During the Twentieth Century, more of the large rear gardens around Prussia Street were developed to house motor repair shops, motor dealers and general light industrial uses. Eventually, except for No. 23, all of the houses within the proposed development site were demolished to provide additional space for commercial activities.

1.3.2 Policy Context of Receiving Environment

Prussia Street is an important area, in terms of built environment – the reinvigoration of the Grangegorman campus has placed impetus on this part of the city to improve and retain the character of the area of Prussia Street. The special quality of the area aims to preserve and enhance the character and special features of Prussia Street. The Grangegorman campus covers approximately 73 acres and has over 29,000 students.

It is essential that the area is managed properly, and environmentally sustainable development occurs.

The adjoining development has been granted permission for student accommodation and is similar in form, mass and architectural style.

In assessing the proposed development, we have referred to the An Bord Pleanála decision and the associated policies from Dublin City Council.

Zoning: The subject site is zoned 'RS' Residential with the objective to provide for residential development and protect

and improve residential amenity. The vision for this zoning is to ensure that any new development in existing areas would have a minimal impact on and enhance existing residential amenity. Residential development is permitted in principle.

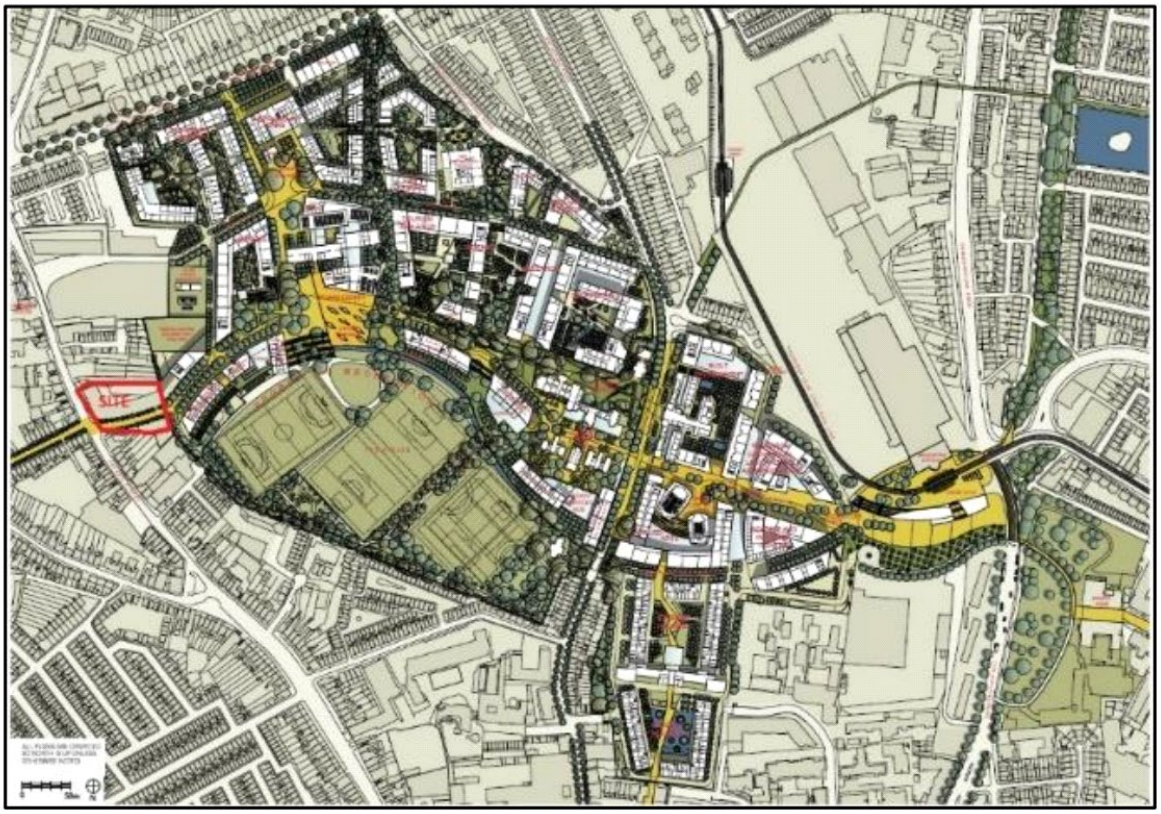


Fig. 3. –Map of Prussia Street in relation to the Grangegorman redevelopment – Technical University Dublin. (TU Dublin)

Landscape Character:

The following objectives are found in the Dublin City Council 2022 – 2028 Development Plan, the corresponding objectives/policies that were in the Dublin City Council Development Plan 2016 – 2022 are noted.

The site is primarily zoned Z1, 'To protect, provide and improve residential amenities. A section of the site is also in a Zone 2 designation 'To protect and improve the amenities of residential conservation areas' The extract from the Zoning map shows that part of the site located within the Zone of Archaeological Interest and a conservation area. The SDRA 8 Area of St. Brendan's Hospital lies to the east of the site and SDRA 11 O'Devaney Gardens lies to the southwest.

DCC LANDSCAPE RELATED OBJECTIVES RELEVANT TO THIS DEVELOPMENT

GI6 New Development / New Growth Areas to integrate Green Infrastructure and an ecosystem services approach into new developments / new growth areas in the city that contributes to the city's green infrastructure network by its extension and enhancement and that provides for the environmental resilience of new development.

GIO1 Green Roof Guidance Document (2021) the use of green / blue roofs in developments will be in accordance with the requirements of the Dublin City Council Green Roof Guidance Document (2021), see Appendix 11.

GIO2 Preparation of a Green Infrastructure Strategy for Dublin City to prepare a Green Infrastructure Strategy for Dublin City that will include a newly developed set of green micro areas.

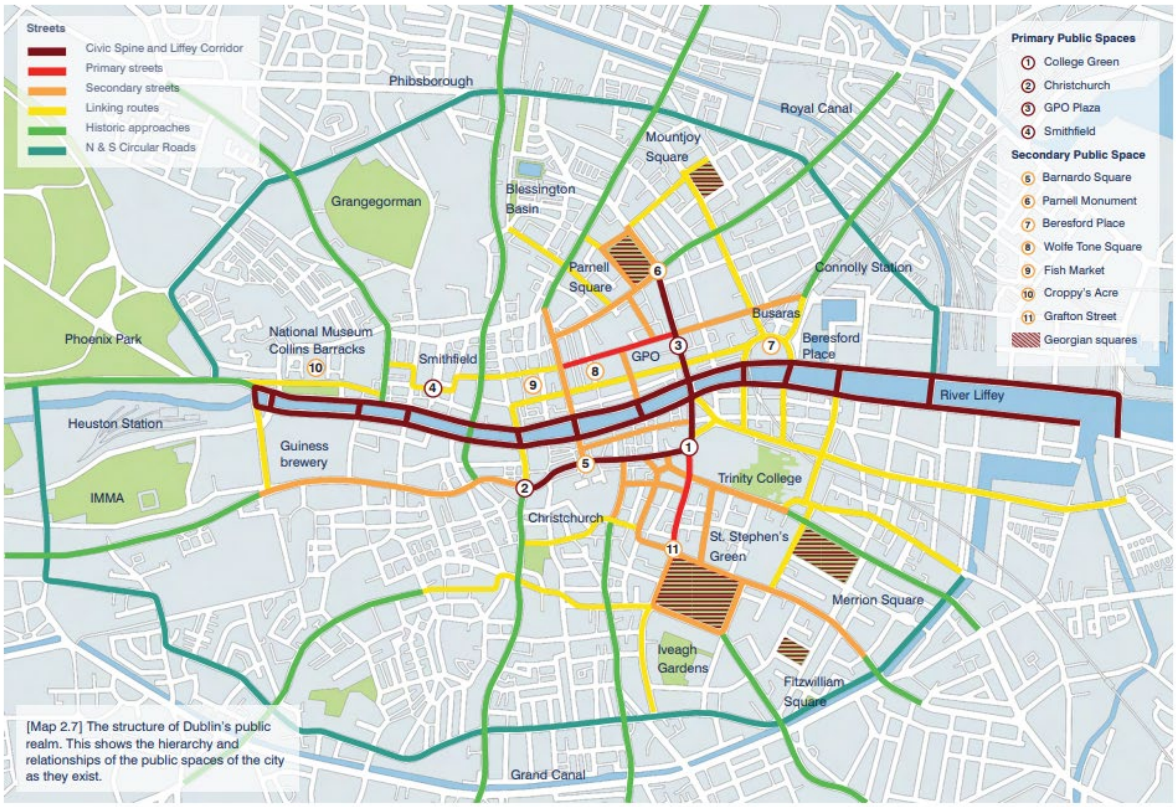
GI16 Habitat Creation and New Development: That new development should provide opportunities to incorporate biodiversity improvements through urban greening and the use of nature based infrastructural solutions that are of

particular relevance and benefit in an urban context. Opportunities should be taken as part of new development to provide a net gain in biodiversity.

GI24 Multi-Functionality To incorporate new open space into the green infrastructure network for the city, and providing a multi-functional role including outdoor recreation, biodiversity, urban drainage, flood management, connection and carbon absorption without compromising public access to and the amenity function of open space (see Section 15.6: Green Infrastructure and Landscaping).

SC5 Urban Design and Architectural Principles to promote the urban design and architectural principles set out in Chapter 15, and in the Dublin City Public Realm Strategy 2012, in order to achieve a climate resilient, quality, compact, well-connected city and to ensure Dublin is a healthy and attractive city to live, work, visit and study in.

SC 13 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



Draft Dublin City Public Realm Strategy

Fig. 4. - Your City Your Space Dublin City Public Realm Strategy - Dublin City Council Public Realm Team

The proposed development is located along an Historic approach as indicated on the document from Dublin City Council Public Realm Team: Your City Your Space Dublin City Public Realm Strategy.

Historic Approach Routes and North and South Circular Roads: These major routes are high quality routes for moving around and navigating the inner suburbs. Building proposals to enclosures must protect historic character and achieve high quality, emphasising the importance of these streets in the neighbourhoods they pass through.

Table 4.1: Public Realm Strategy Projects 2012-2013
Grangegorman – Connections with the City (Engineering) A project to define the strategic connections necessary to integrate the Grangegorman redevelopment into the surrounding districts and the city centre. It includes key public realm connections at Broadstone, Smithfield and Prussia Street as well as within the site.

1.3.2 Protected Views

There are no Scenic and/or protected views that are impacted upon or within the vicinity of the buildings. However, in assessing this proposal, it must be noted that the impacts upon Prussia Street and its unique landscape, the street and surrounding cityscape, the site is not designated for any nature conservation purposes, nor protected views. Notwithstanding this, the distinctive qualities of Prussia Street, in particular the protected buildings contained within the NIAH in the surrounding townscape is recognised.

1.3.3 Built Heritage.

The proposed development of apartments are proposed to be built on top of commercial and derelict buildings on Prussia Street – as an old part of Dublin there are a number of Protected Buildings (listed), and monuments as listed in NIAH. There are several National Inventory of Architectural Heritage (NIAH) listed buildings in the area, but no National Monuments close to the site. The listed buildings are all located on Prussia St., Manor Street and St. Joseph's Road. On both sides of the street. There are also a range of listed buildings in the former Grangegorman grounds which lie to the rear of the site. Existing views westwards from TU Grangegorman Campus towards the site are of relatively low level residential and commercial buildings. However, granted and proposed developments in the Prussia St area, will be visible from the Campus but the developments would be consistent with the trends in the area including the Campus itself which has a number of large contemporary buildings, and more are proposed according to the Grangegorman Masterplan proposals.

There is one National Monument Listing – House 18th century DU018-020251 -shown on the site of the Park Shopping Centre approx. 100M to the north of the site but there is no information available as to the details of this feature.

The house numbers 56 to 58 Prussia St. lie approx. 60M to the northwest of the site. Intervening buildings screen views of these listed properties from the site.

The NIAH listed house at No. 29 Prussia St. (50070061) adjoins the site and will be impacted by the proposed development. The house as it stands has a roughly rendered gable and adjoins a semi derelict wall which forms part of the front boundary of the site. The proposed completed development will result in the listed building having a contemporary building to its side which will provide a contrast between old and new.

The NIAH listed house (Ref. 50070056) is opposite the site and will be visually impacted by the proposals. The development however will improve the frontage of the site and enhance the streetscape which will be visually beneficial to this listed building.

The houses at 14, 15 and 17 Prussia St. (50070064-67) are separated by other buildings south of the site, but they back out onto the site. The development will be clearly visible from the rear of these buildings.

The NIAH listed buildings associated with the Church of the Holy Family (50070046-48) are located on St. Joseph's Road approx. 100M southwest of the site. These buildings are screened from the site by the housing on St. Joseph's Road.
The grounds of the former St Brendan’s Hospital Grangegorman now known as the TU Dublin campus adjoins the site to the east and contains several listed buildings. Most of these buildings are on the eastern boundary of Grangegorman Upper approx. 400M distant from Prussia Street. The former male asylum building (NIAH Ref. 50070362) is 200M to the northeast of the site and would have clear views of the proposed development. A number of new buildings have been built close to this listed building which has been repurposed to facilitate teaching. A recently constructed single storey temporary energy building with 14M high chimney stacks has been constructed close to the rear of the proposed development site in the TU Dublin Campus (Reg. Ref. GSDZ3154/20). The proposed development would be clearly visible from the TU Campus but would be seen with a backdrop of an area developing in line with demand for built infrastructure. Several photomontage views are included demonstrating the visual impacts of the proposed

development on views from the campus

There shall be no impact upon the built heritage.

1.3.4 Implications of Development Plan Policy

The Plan policy identifies several documents and policies which should be considered as part of this Assessment. These include:

- Urban Development and Building Heights (Dept. of Housing Planning & Local Government
  - 2018 Grangegorman Masterplan
  - NIAH list of Protected Structures and Monuments.
  - An Bord Pleanála refusal.

In reviewing the impact of the apartment buildings, these documents were consulted.

1.3.5 Landscape Character

The Urban Character Type is categorised as having a landscape value. It is an historic part of Dublin city adjacent to Stoneybatter and in very close proximity to the Phoenix Park, Collins Barracks, national museum and, the location within the close proximity of these locations creates a landscape of high amenity and landscape value. A number of important monuments and protected structures are also located within this area, including a number of NIAH listed buildings.

The proposed scheme also includes works to the historic Grangegorman boundary wall (Protected Structure), including the removal of the existing concrete coping on top of the existing stone wall and the removal of a section of the wall to facilitate the provision of the primary pedestrian and cycle access route from TU Grangegorman Campus to Prussia Street via the Prussia Street gateway.

The only remaining house on the development site is at No. 23 Prussia Street, this house dates from around 1850-1860, and was built as a small terrace with Nos. 21 and 22.

Over the course of the Twentieth Century, many of the large rear gardens behind the single-family house along Prussia Street were gradually converted to commercial and light industrial use. The deep gardens behind Nos. 24-28 Prussia Street were gradually combined and redeveloped with several single and two storey commercial structures. The open spaces were paved to provide hard standing, and the site was used for many decades for a combination of repair shops, motor car sales and repair, and other general types of light industrial uses.

The proposed development site is bounded on the east by the new Grangegorman campus for TU Dublin. The overall area that will become the Grangegorman campus was the site of several large Victorian institutions, including a fever hospital, workhouse and prison. These institutions were gradually closed through the course of the Twentieth Century, leaving a massive empty site close into the heart of Dublin.

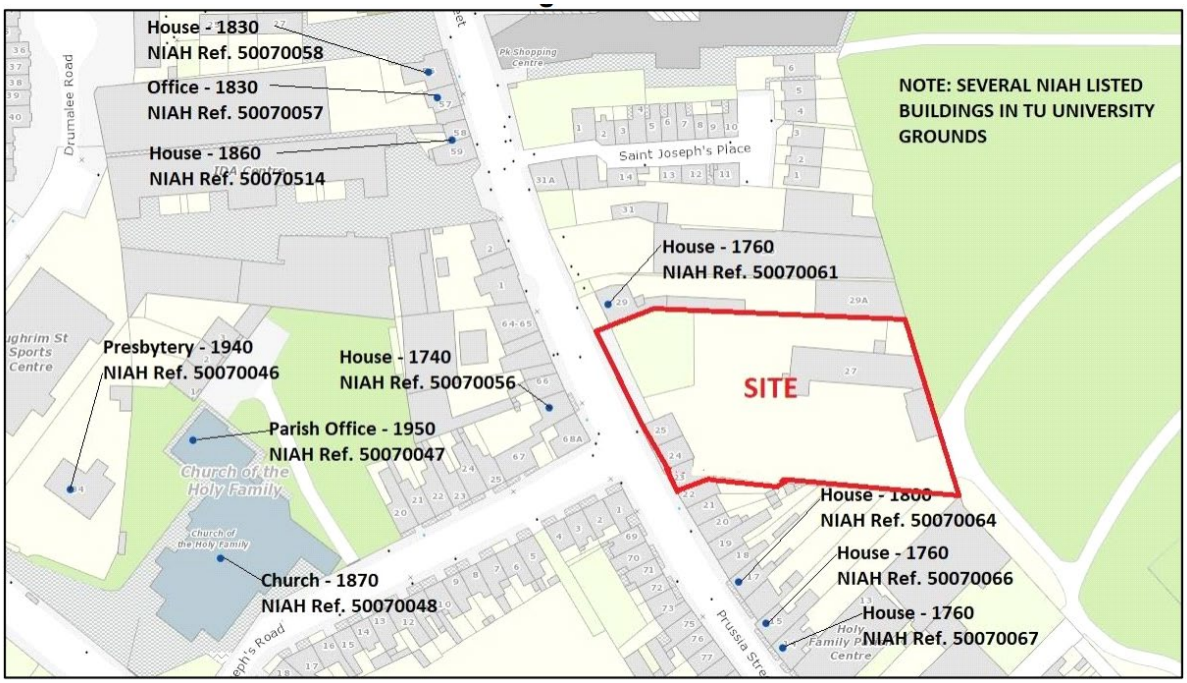


Fig. 4. – Prussia Street Nationale Monuments in Close proximity to Proposed Development - National Inventory of Architectural Heritage (Blue dots indicating Listed Status -Source Map – MyPlan.ie)

1.4.0 Summary of Landscape Characteristics and Values

1.4.1 Landscape/Townscape Values

The GLVIA Guidelines sets out the methodology for assigning landscape sensitivity. This is based on combining judgements on landscape value, and landscape susceptibility.

Landscape values are derived from both indications of value as seen in national and local policy, as well as other indications that a landscape or landscape element, is valued. The site is zoned Industrial Enterprise Employment.

In addition to formal designations at international, national and local level, the GLVIA refers to criteria which can help to describe landscape values in landscapes that are not covered by designations. These include the following:

- **Landscape Quality/Condition:** The location of the development is in the scenic village of Stoneybatter, which has been consumed by the City of Dublin and forms part of the rich building heritage of the area.
- **Cultural Heritage/Conservation value:** The proposed development is located in Prussia Street, which has been settled since prehistoric times. An old part of Dublin City.
- **Aesthetic/Scenic Quality**: The site is located in a historic part of Dublin City Stoneybatter.
- **Perceptual aspects**: A landscape may be valued for its perceptual qualities, such as wildness or tranquillity. Although the proposal is in the city, located on Prussia Street it possesses the renewal of an old part of the city despite being in a state of dereliction.
- **Public Accessibility and Recreation Value**: The site is in private ownership and not publicly accessible. However, it may be easily viewed from the road. The recreation value of the site is high as the scenic views and proximity to the new TU Dublin Campus provides valuable amenity for the residents.

1.4.2 Conservation Values

The conservation values indicate those aspects of the receiving environment which are sensitive and could be negatively impacted on by the proposed development. These values form the potential landscape/townscape and visual constraints to the proposed development.

These include existing protected buildings and monuments.

The buildings on the proposed site, are not on the Record of Protected Structures.

The proposed building does not impact upon the conservation areas or any other protected structures, buildings in the proximity. A grant of permission exists for a block of apartments, of which this proposal forms the final piece.

The Prussia Street proposal recognises the inherent landscape and environmental qualities of the surrounding townscape.

The proposed development shall not affect the conservation values of the site or the houses in close proximity.

1.4.3 Enhancement Values

The enhancement values reflect change that is occurring in the landscape and its inherent robustness.

These include:

- The apartment building shall provide continuity of the built line and fill in a site in a derelict condition.
- The apartment development shall link with other recently granted developments and form an important gateway to the Grangegorman TU Campus.
- The generation of 2 courtyards that shall be heavily landscaped with pollinator plants. The use of large trees that shall integrate the buildings into the townscape.

1.5.0 Characteristics of the Proposed Development

The proposed development comprises three apartment blocks arranged around two landscaped communal courtyards, together with a new public gateway connecting Prussia Street with the TU Dublin Grangegorman Campus.

The development reinstates a coherent built frontage along Prussia Street while providing a range of high-quality public, communal and private open spaces. The landscape proposals include new tree and shrub planting, pollinator-friendly planting, rain gardens, seating areas, natural play opportunities and high-quality paving and boundary treatments.

The buildings vary in height across the site, with the tallest element located towards the eastern portion of the development, adjoining the larger-scale Grangegorman Campus and set back from the principal Prussia Street frontage.

The principal landscape and townscape objectives are:

- To provide a coherent and attractive landscape setting for the proposed buildings.
- To establish a clear open space hierarchy comprising public, communal and private amenity areas.
- To create an important landscaped gateway between Prussia Street and the Grangegorman Campus.
- To enhance biodiversity through new trees, shrubs, rain gardens and pollinator-friendly planting.
- To integrate the development into the surrounding townscape through high-quality public realm and landscape works.

1.6.0 Analysis

1.6.1 Likely Significant Impacts and Associated Mitigation Measures

The proposed apartment development incorporates a coordinated landscape strategy intended to mitigate its landscape and visual effects and provide an appropriate interface with Prussia Street and the surrounding townscape. Prior to the commencement of redevelopment works, the site was described in the Conservation Architect's Report as follows:

"In its condition prior to redevelopment, the site consisted of a large parcel of land, mostly covered with concrete paving and including a number of poor-quality commercial and light industrial buildings dating from the second half of the twentieth century."

(Mesh Conservation Architects Report)

The proposed buildings respond to the scale and character of existing, permitted and emerging development within the surrounding area.

The existing natural stone walls adjoining the TU Dublin Grangegorman Campus will be retained. The landscape proposals introduce new trees, shrubs, pollinator-friendly planting and rain gardens, increasing biodiversity and greening within this predominantly hard-surfaced urban site.

The proposed gateway to the Grangegorman Campus, together with the associated public realm works, will make a positive contribution to Prussia Street by establishing an important pedestrian connection to the campus. This connection will support the activation and improvement of the public realm adjoining the development and strengthen links between Prussia Street, Stoneybatter and the wider Grangegorman area.

The redevelopment of the site will create a coherent arrangement of buildings, public realm and landscaped open space. The two large communal courtyards will incorporate high-quality paving, planting, seating and play opportunities, replacing the former hardstanding with usable green amenity space. This will result in a positive, long-term landscape and visual effect.

The current amendment application retains the established landscape and public realm strategy associated with the permitted development.



Fig 05 – View of Gateway Plaza to Grangegorman Prussia Street – Digital Dimensions

1.6.2 Potential Visual Impact

The proposed development comprises buildings of varying height and form. The setbacks and variation in height will assist in integrating the buildings into the surrounding townscape while creating a coherent built frontage along Prussia Street.

The scale of the development is consistent with the surrounding urban context, including the permitted development to the north of the site.

The landscape proposals have been coordinated with the building design to provide an appropriate setting for the development. The existing site will be redeveloped and enhanced through the introduction of landscaped courtyards, tree and shrub planting, rain gardens, seating areas and high-quality public realm. These elements will assist in integrating the development into the urban fabric while improving the visual quality of the site and streetscape.

The location, height and form of the proposed apartment buildings have been carefully considered in response to the surrounding area. Variations in building height, façade treatment and materials will provide visual articulation and reduce the perceived mass of the development. The development will create a defined urban frontage and a focal building at the junction of St Joseph's Road and Prussia Street.

The proposed development will be most readily visible from Prussia Street, St Joseph's Road and the TU Dublin Grangegorman Campus. From more distant locations, views will generally be limited or partially screened by intervening buildings, vegetation and the existing urban form.

The overall visual effect will be most noticeable during the construction and early operational stages. As the proposed planting establishes and the development becomes integrated into the surrounding townscape, its visual effect will reduce over time.

1.6.3 Visual Impacts due to introduction of new structures & Buildings

The introduction of the proposed apartment development will increase the overall building height within the area. However, the scale and form of the development are consistent with emerging patterns in the surrounding townscape. The development will provide a strong and coherent street frontage, supported by associated landscape and public realm works.

Prior to redevelopment, the site comprised an amalgamation of sheds, former houses, commercial structures,

hardstanding and an underutilised yard. The proposed development will replace these elements with a purpose-designed apartment development and coordinated landscape setting.

The proposed development will serve as a focal point within the area and will make a positive contribution to the visual character of the streetscape.

The development is located within an established urban area, and its scale and form respond to existing, permitted and emerging buildings within the surrounding townscape.

The redevelopment of this underutilised site provides an opportunity to reinstate the built frontage along Prussia Street through appropriately scaled apartment buildings and associated public realm works.

The development will therefore make a positive contribution to the area by creating a coherent built edge and an improved streetscape. This will result in a positive, long-term townscape and visual effect.

As outlined in the accompanying architectural design documentation, the proposed materials have been selected to respond sensitively to the surrounding built fabric. The coordinated landscape works, including extensive tree and shrub planting, new boundary treatments, stone walls and high-quality paving, will further contribute to a positive landscape and visual effect.

1.6.4 Visual Impacts due to access and circulation

Vehicular servicing access to the development will be provided directly from Prussia Street through a controlled gated entrance. The entrance will be integrated into the streetscape through coordinated boundary treatments, paving and associated landscape works.

A new landscaped pedestrian and cycle gateway will provide an important connection between Prussia Street and the TU Dublin Grangegorman Campus. The gateway will incorporate high-quality paving, seating and planting, contributing positively to the public realm and improving permeability through the site.

The access and circulation arrangements form part of the wider landscape and public realm strategy and are not anticipated to result in significant adverse visual effects.

1.6.5 Visual impacts due to telecommunications/power lines

On this site, the development shall be served from existing services, telecommunications, and power lines. The services on site shall be underground. The opportunity to organise and reduce the telecommunication and services shall be utilised to reduce the visual impact, if any of the development.

1.6.6 Visual Impact of lighting

The lighting of the new development shall be limited and shall be typical of a similar apartment development type.

The communal spaces shall be lit by individual columns, which shall not alter materially the visual character of the landscape. The lighting shall benefit the resident, providing feature lighting in tandem with the amenity spaces. Therefore, the impact of lighting on the existing landscape shall be positive in the long term.

1.6.7 Visual Impact of Landscaping Proposals

The proposed landscape strategy will transform the predominantly hard-surfaced and underutilised site through the introduction of two landscaped communal courtyards, a public gateway plaza, new trees, shrubs, pollinator-friendly planting, rain gardens, high-quality paving and associated seating areas.

The landscape proposals include paved amenity spaces, retained and proposed stone walls, public realm improvements and extensive soft landscape works. These elements will provide a coordinated landscape setting for the development

and make a positive contribution to the visual character of the site and surrounding townscape.

The planting strategy incorporates a diverse range of trees, shrubs and pollinator-friendly species, providing seasonal interest, colour and texture throughout the landscape. The planted areas will create usable external amenity spaces for residents and visitors while enhancing biodiversity within a site where vegetation and green space were previously limited.
Native and wildlife-supporting tree and shrub planting will assist in integrating the proposed buildings into the surrounding townscape and provide additional habitat, shelter and potential foraging opportunities for local fauna.

A meeting was held with representatives of Dublin City Council Parks on 10 September 2026 to discuss the landscape proposals and the provision of public and communal open space associated with the proposed amendments. The established open space hierarchy and overall landscape strategy remain substantially unchanged.

Overall, the proposed landscape works will result in a positive, long-term landscape and visual effect.

1.6.8 Arborist Report

An Arboricultural Assessment was prepared as part of the permitted development. The recommendations and tree protection measures contained within the specialist report should be read in conjunction with this LVIA and the relevant landscape drawings.

As the current amendment application does not materially alter the established site layout or principal landscape strategy, the previously identified arboricultural mitigation and tree protection measures remain applicable.

1.7.0 Avoidance Remedial and Mitigation Measures

1.7.1 Construction Phase

The construction of the apartments, all remedial and mitigation measures as part of the grant of permission shall be adhered to. For example:

The remedial measures proposed shall include the implementation of appropriate site management procedures – such as the control of site lighting, storage of materials, placement of compounds, delivery of materials, etc. Visual impact during the construction phase will be mitigated somewhat through appropriate site management measures and work practices to ensure the site is kept tidy, dust is kept to a minimum, and that public areas are kept free from building material and site rubbish.

Site hoarding will be appropriately scaled, finished, and maintained for the period of construction of each section of the works as appropriate. To reduce the potential negative impacts during the construction phase, good site management and housekeeping practices will be adhered to. The visual impact of the site compound and scaffolding visible during the construction phase are of a temporary to short term nature only and therefore it is expected that this will require no remedial action other than as already stated.

As the site is derelict any development shall reduce the internal views, equally development would improve the existing landscape. In this the proposed public realm, tree planting and entrance road shall frame views to the building and planted areas. Shall be positive visual and landscape impacts.

1.7.2 Operational Phase - mitigation.

The mitigation measures, are as per the original grant of permission, include measures that were taken during the design stage, which have evolved throughout the design process, that have been adopted in the proposed scheme and are detailed in the Landscape Plan, are as follows:

- The Planting of Trees and pollinator plants.
- The introduction of the roof garden with trees and planting

- The architectural layout aims to address visual impacts by proposing variety in scale, massing, and elevational treatment of buildings and by creating positive frontage onto the Prussia Street
- Finishes and materials have been carefully chosen, thereby reducing the massing of the building.
- Development of high-quality Public Realm.
- The proposed building height is in keeping with existing and proposed buildings
- Native and pollinator species (as per The All-Ireland Pollinator Plan 2015 – 2020/ 2021 - 2025) planting for biodiversity has been incorporated into the scheme into the garden.
- Most importantly the development unit has stepped in from the building line, reducing the mass of the overall building and visually aiding the siting of the building in the town/landscape.

1.7.3 Waste handling areas

The bin storage shall be accommodated within communal bin storage areas in the designated areas which shall be screened from view and are as per the original grant of permission.

1.7.4 Do Nothing Impact

Should the proposal not proceed, the apartment buildings in close proximity and in Grangegorman shall be constructed. The proposed buildings shall fill a gap in the built environment. The street line shall be rebuilt and provide continuity and reference for all existing buildings and street frontage along Prussia Street. The opportunity to provide a finish to the streetscape would be lost if not refused.

1.8.0 Landscape/townscape Impact Assessment Criteria

The following criteria are considered, when assessing the potential impacts on the townscape resulting from a proposed development,

- Landscape/townscape character, value, and sensitivity.
- Magnitude of likely impacts.
- Significance of landscape effects.

The sensitivity of the townscape to change is the degree to which a particular setting can accommodate changes or new elements without unacceptable detrimental effects to its essential characteristics. Landscape/townscape Value and Sensitivity is classified using the following criteria set out in Table 3 below.

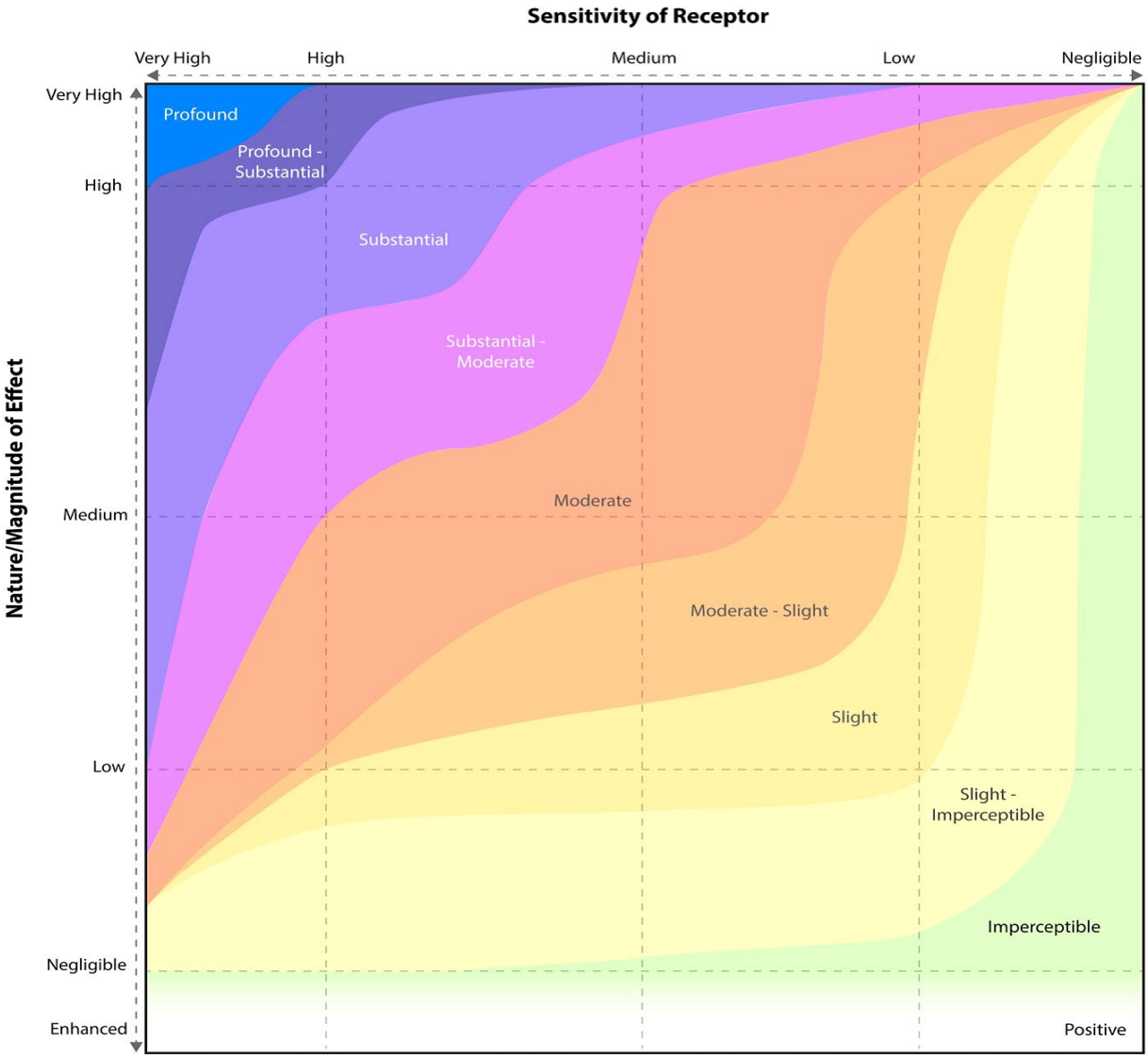
The proposed development on the current site location would be determined as a medium to High sensitivity value. The proposed buildings are the final finish to a well-designed and thought-out building on an existing streetscape. The replacement of the derelict buildings, sheds and waste ground – yard with apartment buildings represents an improvement to the streetscape.

Table 3: Landscape/Townscape Value and Sensitivity

Sensitivity	Description
Very High	Areas where the townscape character exhibits a very low capacity for change in the form of development. Examples of which are high value townscapes, protected at an international or national level (e.g., World Heritage Site), where the principal management objectives are likely to be protection of the existing character.

High	Areas where the townscape character exhibits a low capacity for change in the form of development. Examples of which are high value townscapes, protected at a national or regional level, where the principal management objectives are likely to be considered conservation of the existing character.
Medium	Areas where the townscape character exhibits some capacity and scope for development. Examples of which are townscapes, which have a designation of protection at a county level or at non-designated local level where there is evidence of local value and use.
Low	Areas where the townscape character exhibits a higher capacity for change from development. Typically, this would include lower value, non-designated townscapes that may also have some elements or features of recognisable quality, where management objectives include, enhancement, repair, and restoration.
Negligible	Areas of townscape character that include derelict sites and degradation where there would be a reasonable capacity to embrace change or the capacity to include the development proposals. Management objectives in such areas could be focused on change, creation of townscape improvements and/or restoration.

Impact Significance Matrix – Table 4.



Impact Significance Matrix – Table 4.1

Magnitude	Typical Criteria for Landscape Receptors
High	Major removal or addition of landscape features or removal of localised but unusual or distinctive landscape features and/or addition of new conspicuous features and elements which may alter the character of the landscape (with uncharacteristic features being negative and characteristic features being positive). Physical loss of landscape features that are not replaceable or are replaceable only in the long term.
Medium	Moderate removal or addition of landscape features and/or addition of new noticeable features and elements which would be clearly visible but would not alter the overall character of the landscape (with uncharacteristic features being negative and characteristic features being positive). Physical loss of landscape features that are replaceable in the medium term.
Low	Minor removal or addition of landscape features and/or addition of new discrete features and elements which would be perceptible within but would not alter the overall character of the landscape (with uncharacteristic features being negative and characteristic features being positive). Physical loss of landscape features that are readily replaceable in the short term.
Negligible	Barely perceptible removal or addition of landscape features would occur, and the development would be barely perceptible in visual/ character terms.

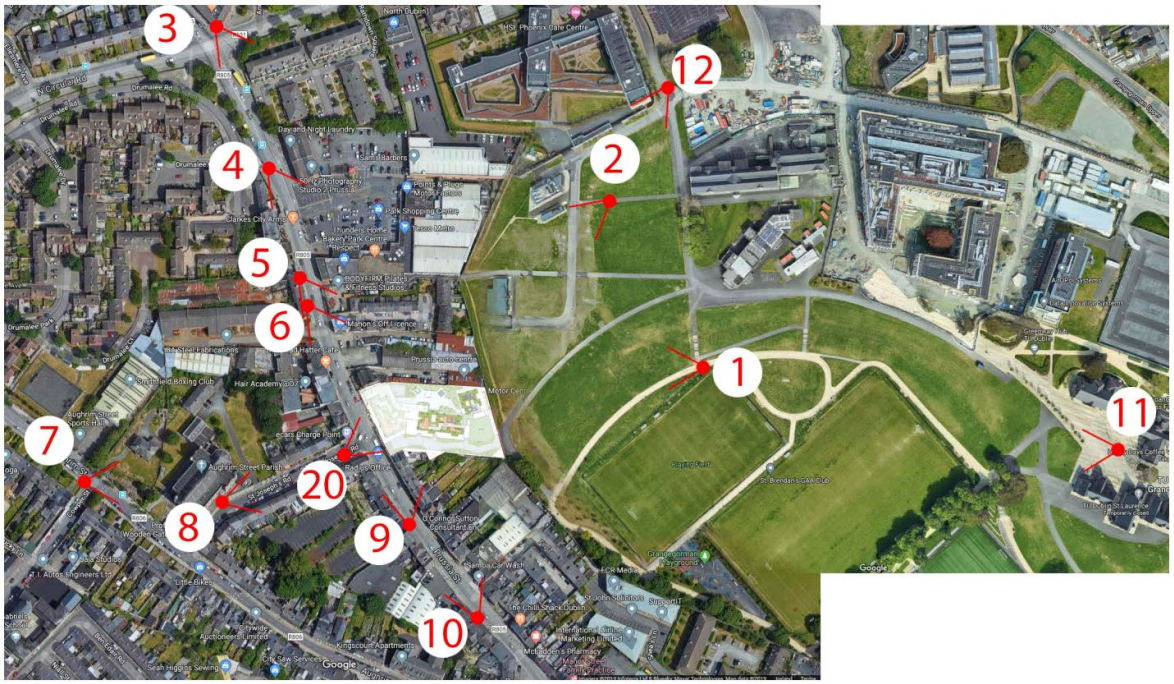


Fig. 6. – Visual Receptors – Development Visual receptors 1 – 12 and 20

Total 13. These were used for the Receptor points. Digital Dimensions.

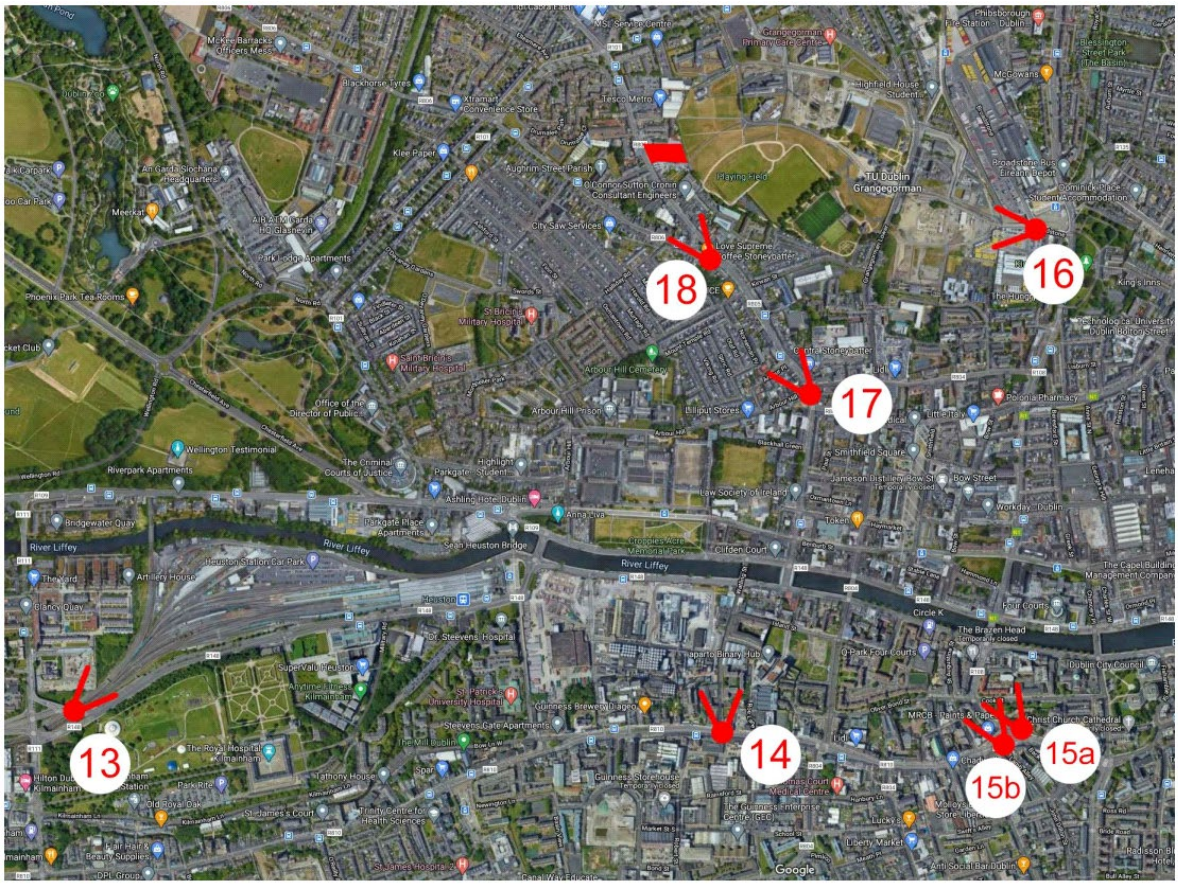


Fig. 6.1 – Visual Receptors – (13 – 18) – 7 no. receptor views – Digital Dimensions.

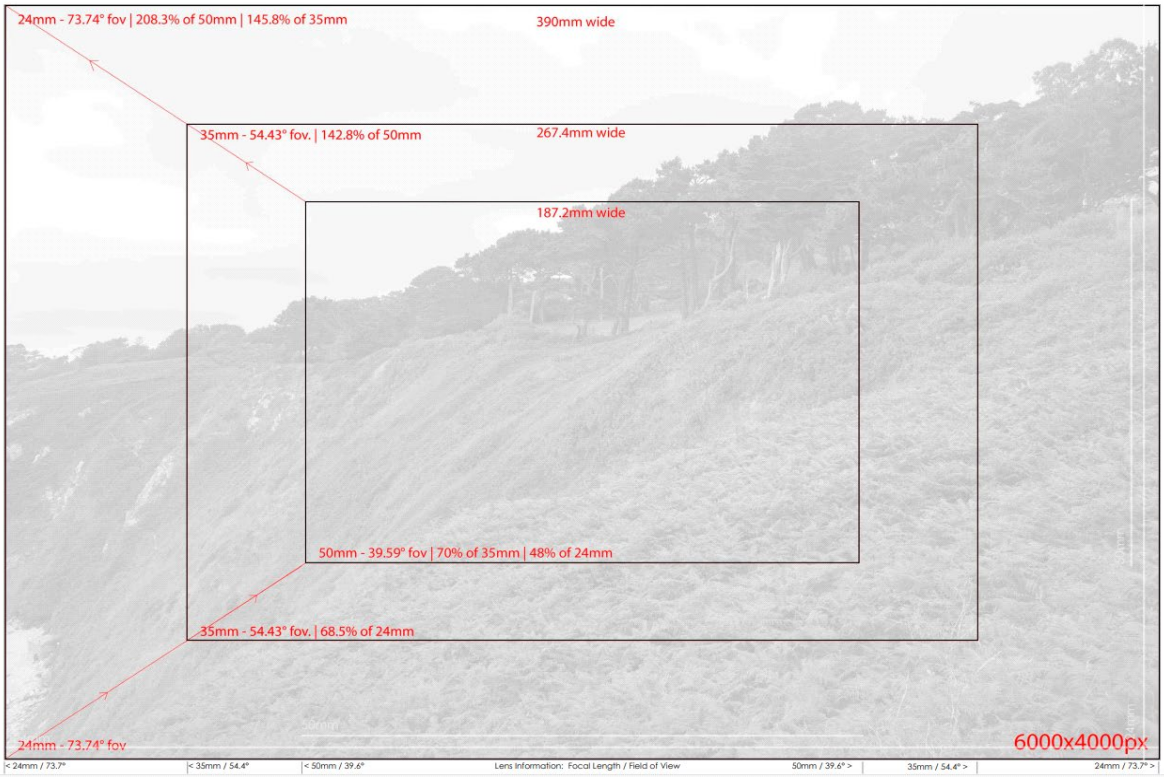


Fig. 6.2. – Visual Receptors – Focal Range of Camera that informed the final receptor views. Digital Dimensions

1.9.0 Visual Selector Interaction

There was a total of 20 no. visual receptors have been assessed and presented to the team through a process of dialogue. They represent the most significant and sensitive location points. RMDA in conjunction with Eva Bridgeman of Downey Planning Consultants, and the CGI consultants Digital Dimensions provided locations for the visual receptors. They were based upon the sensitivity of the locations and typical criteria is listed on Table 1.

There are 13 original receptors taken in close proximity to the proposed development which were redeveloped with the new layout and re assessed. A further 7 views were taken from prominent locations in Dublin with the proposed building may be potentially. These views were taken to assess the impact, however slight from prominent positions within the City of Dublin, historic landmarks and from sensitive landscape receptor points.

1.9.1 Sensitivity – susceptibility of Receptors.

A visual receptor is a human user of the landscape. The practice has adopted the principle that the sensitivity for each type of visual receptor is inherent to the nature of the activity they are undertaking rather than the view itself.

In accordance with the Institute of Environmental Management and Assessment ("IEMA") Guidelines for Landscape and Visual Assessment (3rd edition 2013) visual receptors most susceptible to changes in views and visual amenity are:

- *"Residents at home.*
- *People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focussed on the landscape and on views.*
- *Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience.*
- *Communities where views contribute to the landscape setting enjoyed by residents in the area.*
- *Travellers on road rail or other transport routes where such travel involves recognised scenic routes and awareness of views is likely to be heightened."*

Visual receptors that are less susceptible to changes in views and visual amenity include.

- *"People engaged in outdoor sport or recreation, which does not involve or depend upon appreciation of views of the landscape.*
- *People at their place of work whose attention may be focussed on their work or activity, not their surroundings and where the setting is not important to the quality of working life."*

1.9.2 Photomontages

A collection of 20 no. photomontages have been prepared surrounding the site to fully illustrate the physical and visual nature of the proposed development. Please note the proposed photomontage photo location points were prepared by Digital Dimensions from publicly accessible viewpoints around the location of the subject site.

Table 5: Visual Receptor Sensitivity

Sensitivity	Typical Criteria for Visual Receptors
High	Users of residential properties, public rights of way, named viewpoints and scenic roads or railways. Users of cultural heritage features including World Heritage Sites, Registered Parks and Gardens, Scheduled Monuments, Listed Buildings and Conservation Areas where they are known to be tourist destinations or places used by local communities.
Medium	Users of public rights of way (urban or industrial areas) play areas, sporting and outdoor active recreational facilities and rural roads.
Low	Users of office and employment areas, industrial areas and the main road and rail network.

1.9.3 Visual Impact Assessment Viewpoints

1.9.3.1 Visual Impacts: Images

We have noted images from various receptor points as per the aerial plan (Fig.4), enclosed in the accompanying landscape receptor views. They have been prepared to illustrate the impacts, if any, with respect to the proposed development along associated Kilrock & Balscadden Road, Prussia Street Town and the surrounding landscape.

The images selected, while incorporating the proposed development sought to provide context in terms of building form, vegetation, and landform. Therefore, the images have the unit sitting into the landscape to give an understanding of the sensitivities of the town and landscape.

Table 6 – List of Receptor Points.

View	Description
1	From TU Dublin Campus – looking West
2	From TU Dublin Campus - Looking Southwest
3	From Navan Rd / N.C.R. - Looking Southeast
4	From Prussia St - Looking Southeast.
5	From Prussia St - Looking Southeast
6	From Prussia St - Looking Southeast
7	From Aughrim St – looking East.
8	From St Joseph's Rd - looking East
9	From Prussia St - Looking North
10	From Prussia St - Looking North
11	From TU Dublin Campus – Looking West
12	From TU Dublin Campus – Southwest
13	From St Johns Road West – looking Northwest
14	From James' St – Looking North
15a	From High St - Looking Northwest
15b	From High St - Looking Northwest
16	From Broadstone - Looking West
17	From Brunswick St - Looking Northwest
18	From Manor Street - Looking North
19	N/A
20	From Junction of St Joseph's Road and Prussia Street – Looking East

View 1	Permitted Development and Proposed Amendment
Viewpoint Location	From TU Dublin Campus – looking West
Permitted View	 Building can be seen clearly to the left, the building on the right has been granted recently
Proposed Amendment View	 Compared with the permitted development, the proposed amendment introduces a slight increase in the height of Block C. The two additional upper storeys are visible above the permitted roofline; however, the overall building footprint and landscape setting remain unchanged. The amended building continues to be read within the established urban context of the TU Dublin Grangegorman Campus.
Impact – Construction Stage (1)	Moderate– in keeping with emerging patterns, note development of Grangegorman campus and Student Accommodation North of the Proposed Development.
Impact – Operational Stage (1)	Slight – Positive
Landscape & Townscape Sensitivity (3)	Medium from the view from Grangegorman
Visual Receptor Sensitivity (5)	Medium - paths, urban area with sporting and outdoor recreational facilities. does not affect the landscape Character, in keeping with current trends in the locality.
Magnitude of Change	Moderate

for Landscape Receptors (4)	
Significance of Effects (1)	Moderate
Duration (2)	Short term – Long term Positive

View 2	Permitted Development and Proposed Amendment
Viewpoint Location	From TU Dublin Campus - Looking Southwest
Permitted View	 The permitted development is visible within the established urban context of the TU Dublin Grangegorman Campus.
Proposed Amendment View	 Compared with the permitted development, the proposed amendment introduces a modest increase in the height of Block C. However, the building footprint, lower building form and surrounding landscape setting remain unchanged, and the amended building continues to be read as part of the wider built context of the Grangegorman Campus.
Impact – Construction Stage	Moderate– in keeping with emerging patterns, note development of Grangegorman campus and Student Accommodation North of the Proposed Development - Positive
Impact – Operational Stage	Positive

Landscape & Townscape Sensitivity (3)	Low – Medium form the view from Grangegorman
Visual Receptor Sensitivity (5)	Medium - paths, urban area with sporting and outdoor recreational facilities.
Magnitude of Change for Landscape Receptors (4)	Medium does not affect the landscape Character, in keeping with current trends in the locality.
Significance of Effects (1)	Moderate
Duration (2)	Short term – Long Term Positive

View 3	Permitted Development and Proposed Amendment
Viewpoint Location	From Navan Rd / N.C.R. - Looking Southeast
Permitted View	 The permitted development can be seen slightly above existing buildings, but with the new granted schemes, it blends with the emerging streetscape.
Proposed Amendment View	 The red outline indicates the location and extent of the proposed amendment. The two additional upper storeys are largely screened by intervening buildings and vegetation, and no readily perceptible change from the permitted development is evident from this viewpoint.
Impact – Construction Stage (1)	Moderate– in keeping with emerging patterns, note development of Grangegorman campus and Student Accommodation North of the Proposed Development - Positive
Impact – Operational Stage (1)	Positive

Landscape & Townscape Sensitivity (3)	Low
Visual Receptor Sensitivity (5)	Low
Magnitude of Change for Landscape Receptors (4)	Low
Significance of Effects (1)	Slight
Duration (2)	Short Term

View 4	Permitted Development and Proposed Amendment
Viewpoint Location	From Prussia St - Looking Southeast.
Permitted View	 The permitted development is screened from view by intervening existing and permitted buildings. The red outline indicates its location behind the foreground-built form.
Proposed Amendment View	 The proposed amendment remains fully screened by the intervening built form. The increase in height associated is not perceptible from this viewpoint and does not alter the character or composition of the view.
Impact – Construction Stage (1)	Moderate– in keeping with emerging patterns, note development of Grangegorman campus and Student Accommodation North of the Proposed Development, which may be screening the proposed development - Positive
Impact – Operational	Positive

Stage (1)	
Landscape & Townscape Sensitivity (3)	Low
Visual Receptor Sensitivity (5)	Low
Magnitude of Change for Landscape Receptors (4)	Low
Significance of Effects (1)	Slight
Duration (2)	Short Term

View 5	Permitted Development and Proposed Amendment
Viewpoint Location	From Prussia St - Looking Southeast
Permitted View	 The permitted development is not visible from this viewpoint, as it is fully screened by the intervening built form along Prussia Street.
Proposed Amendment View	 The red outline indicates the location of the proposed amendment behind the intervening built form. The increase in height is not perceptible from this viewpoint. The proposed amendment therefore does not alter the character or composition of the view.
Impact – Construction Stage (1)	Moderate– in keeping with emerging patterns, note development of Grangegorman campus and Student Accommodation North of the Proposed Development, shown to the forefront - Positive

Impact – Operational Stage (1)	Positive
Landscape & Townscape Sensitivity (3)	Low
Visual Receptor Sensitivity (5)	Low
Magnitude of Change for Landscape Receptors (4)	Low
Significance of Effects (1)	Slight – Moderate in keeping with current developments.
Duration (2)	Short Term

View 6	Permitted Development and Proposed Amendment
Viewpoint Location	From Prussia St - Looking Southeast
Permitted View	 The permitted development is partially visible beyond the intervening buildings along Prussia Street. The adjoining permitted student accommodation is shown in grey within the foreground context.
Proposed Amendment View	 The amendment results in a modest increase in the height of the building; however, it remains consistent with the scale and emerging pattern of development within the surrounding urban context and does not materially alter the character or composition of the streetscape.

Impact – Construction Stage (1)	Moderate– in keeping with emerging patterns, note development of Grangegorman campus and Student Accommodation North of the Proposed Development, shown to the forefront, in grey - Positive
Impact – Operational Stage (1)	Positive
Landscape & Townscape Sensitivity (3)	Low
Visual Receptor Sensitivity (5)	Low
Magnitude of Change for Landscape Receptors (4)	Low - Medium
Significance of Effects (1)	Moderate
Duration (2)	Short Term

View 7	Permitted Development and Proposed Amendment
Viewpoint Location	From Aughrim St – looking East.
Permitted View	 The permitted development is fully screened by intervening buildings, vegetation and landform and is not visible from this viewpoint.
Proposed Amendment View	 The proposed amendment remains fully screened by intervening buildings, vegetation and landform. The additional height of Block C is not perceptible from this viewpoint and does not alter the existing view.

Impact – Construction Stage (1)	No Impact - Neutral
Impact – Operational Stage (1)	No Impact - Neutral
Landscape & Townscape Sensitivity (3)	Medium - High
Visual Receptor Sensitivity (5)	High – church used by Local Community.
Magnitude of Change for Landscape Receptors (4)	Medium - High
Significance of Effects (1)	No impact
Duration (2)	Long Term

View 8	Permitted Development and Proposed Amendment
Viewpoint Location	From St Joseph's Rd - looking East
Permitted View	 The permitted development is visible at the end of St Joseph's Road, forming part of the emerging urban backdrop and providing a defined termination to the street view..
Proposed Amendment View	 The amendment results in a noticeable but modest increase in height and prominence. However, the additional storeys remain consistent with the emerging urban context and do not materially alter the character or composition of the streetscape.

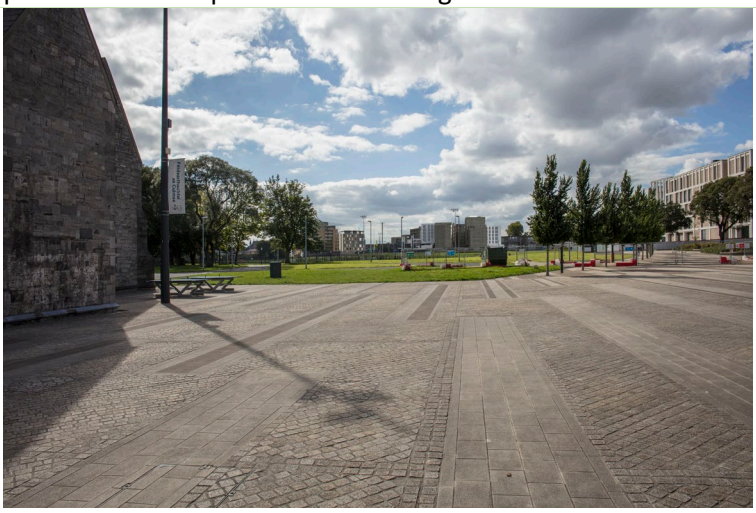
Impact – Construction Stage (1)	Moderate– in keeping with emerging patterns, Positive Impact, removes unsightly dilapidated buildings. Creates Street Frontage in coherent and organised fashion.
Impact – Operational Stage (1)	Positive
Landscape & Townscape Sensitivity (3)	Medium
Visual Receptor Sensitivity (5)	Low - Medium
Magnitude of Change for Landscape Receptors (4)	Low - Medium
Significance of Effects (1)	Moderate
Duration (2)	Short Term

View 9	Permitted Development and Proposed Amendment
Viewpoint Location	From Prussia St - Looking North
Permitted View	 The permitted development is partially visible along Prussia Street, beyond the intervening buildings, and forms part of the established urban streetscape.
Proposed Amendment View	 The proposed amendment remains partially screened by the intervening buildings.

Impact – Construction Stage (1)	Moderate– in keeping with emerging patterns, - Positive
Impact – Operational Stage (1)	Positive
Landscape & Townscape Sensitivity (3)	Low
Visual Receptor Sensitivity (5)	Low
Magnitude of Change for Landscape Receptors (4)	Low - Medium
Significance of Effects (1)	Moderate
Duration (2)	Short Term

View 10	Permitted Development and Proposed Amendment
Viewpoint Location	From Prussia St - Looking North
Permitted View	 The development cannot be seen, but the set back of the development removes it from this view. The building and development are not dominant in this image at all.
Proposed Amendment View	 Compared with the permitted development, the additional upper storeys of Block C are slightly visible above the intervening buildings. The modest increase in height occupies a limited portion of the view, remains consistent with the emerging pattern of development in the area and does not materially alter the character of the streetscape.

Impact – Construction Stage (1)	Moderate - Positive
Impact – Operational Stage (1)	Positive
Landscape & Townscape Sensitivity (3)	Low
Visual Receptor Sensitivity (5)	Low
Magnitude of Change for Landscape Receptors (4)	Low - Medium
Significance of Effects (1)	Slight – Moderate, a coherent development, which the development shall finish. It shall be an addition to the Prussia Street landscape.
Duration (2)	Short Term

View 11	Permitted Development and Proposed Amendment
Viewpoint Location	From TU Dublin Campus – Looking West
Permitted View	 The permitted development is visible in the distance within the context of the other permitted developments surrounding the site.
Proposed Amendment View	 Compared with the permitted development, the modest increase in height remains consistent with the scale of the other permitted developments surrounding the site and does not appear out of character within the emerging urban context.

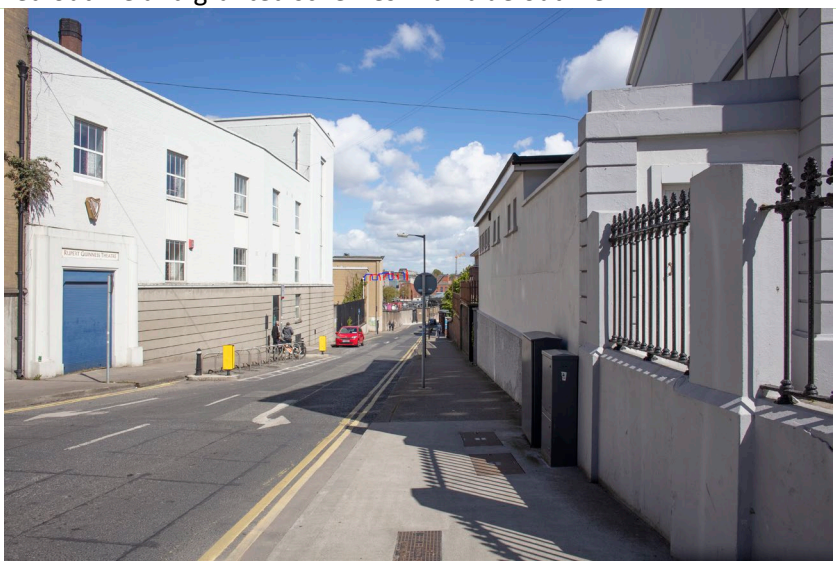
Impact – Construction Stage (1)	Moderate– in keeping with emerging patterns, note development of Grangegorman campus and Student Accommodation North of the Proposed Development.
Impact – Operational Stage (1)	Slight – Positive
Landscape & Townscape Sensitivity (3)	Medium from the view from Grangegorman
Visual Receptor Sensitivity (5)	Medium - paths, urban area with sporting and outdoor recreational facilities.
Magnitude of Change for Landscape Receptors (4)	does not affect the landscape Character, in keeping with current trends in the locality.
Significance of Effects (1)	Moderate
Duration (2)	Moderate

View 12	Permitted Development and Proposed Amendment
Viewpoint Location	From TU Dublin Campus – Southwest
Permitted View	 The permitted development is visible within the context of the emerging pattern of development in the locality and the other permitted buildings adjoining the site.
Proposed Amendment View	 Compared with the permitted development, the modest increase in the height of Block C is visible from this viewpoint. However, it remains consistent with the scale and form of the surrounding permitted developments and does not appear out of character within the emerging urban context.

Impact – Construction Stage (1)	Moderate– in keeping with emerging patterns, note development of Grangegorman campus and Student Accommodation North of the Proposed Development.
Impact – Operational Stage (1)	Slight – Positive
Landscape & Townscape Sensitivity (3)	Medium from the view from Grangegorman
Visual Receptor Sensitivity (5)	Medium - paths, urban area with sporting and outdoor recreational facilities.
Magnitude of Change for Landscape Receptors (4)	does not affect the landscape Character, in keeping with current trends in the locality.
Significance of Effects (1)	Moderate
Duration (2)	Moderate

View 13	Permitted Development and Proposed Amendment
Viewpoint Location	From St Johns Road West – looking Northwest
Permitted View	 Cumulative view, proposed building with red outline and granted schemes with blue outline.
Proposed Amendment View	 No readily perceptible difference is visible between the permitted development and the proposed amendment from this viewpoint.

Impact – Construction Stage (1)	No Impact
Impact – Operational Stage (1)	No Impact
Landscape & Townscape Sensitivity (3)	Low - Medium
Visual Receptor Sensitivity (5)	Low - Medium
Magnitude of Change for Landscape Receptors (4)	Low - Medium
Significance of Effects (1)	No Impact
Duration (2)	Not Applicable – None.

View 14	Permitted Development and Proposed Amendment
Viewpoint Location	From James' St – Looking North
Permitted View	 The development cannot be seen from this location. Cumulative view, proposed building with red outline and granted schemes with blue outline.
Proposed Amendment View	 The proposed amendment is also not visible from this viewpoint. There is no perceptible difference between the permitted and proposed views

Impact – Construction Stage (1)	No Impact
Impact – Operational Stage (1)	No Impact
Landscape & Townscape Sensitivity (3)	Low - Medium
Visual Receptor Sensitivity (5)	Low - Medium
Magnitude of Change for Landscape Receptors (4)	Low - Medium
Significance of Effects (1)	No Impact
Duration (2)	Not Applicable – None.

View 15a	Permitted Development and Proposed Amendment
Viewpoint Location	From High St – Looking Northwest
Permitted View	 The development cannot be seen from this location, red outline of proposed development is screened by vegetation and building form.
Proposed Amendment View	 The proposed amendment is also not visible from this viewpoint.

Impact – Construction Stage (1)	No Impact
Impact – Operational Stage (1)	No Impact
Landscape & Townscape Sensitivity (3)	High
Visual Receptor Sensitivity (5)	High
Magnitude of Change for Landscape Receptors (4)	High
Significance of Effects (1)	No Impact
Duration (2)	Not Applicable – None.

View 15b	Permitted Development and Proposed Amendment
Existing Viewpoint Location	From High St – looking Northwest
Permitted View	 The development cannot be seen from this location, red outline of proposed development is screened by vegetation and building form
Proposed Amendment View	 The proposed amendment is also not visible from this viewpoint. There is no perceptible difference between the permitted and proposed views.

Impact – Construction Stage (1)	No Impact
Impact – Operational Stage (1)	No Impact
Landscape & Townscape Sensitivity (3)	High
Visual Receptor Sensitivity (5)	High
Magnitude of Change for Landscape Receptors (4)	Medium – High – Close to historic buildings and churches. Remnants of Old City wall,
Significance of Effects (1)	No Impact
Duration (2)	Not Applicable – None.

View 16	Permitted Development and Proposed Amendment
Viewpoint Location	From Broadstone, CIE Depot, – Looking West
Permitted View	 The development cannot be seen from this location
Proposed Amendment View	 The proposed amendment is also not visible from this viewpoint.
Impact – Construction	No Impact

Stage (1)	
Impact – Operational Stage (1)	No Impact
Landscape & Townscape Sensitivity (3)	Low
Visual Receptor Sensitivity (5)	Low
Magnitude of Change for Landscape Receptors (4)	Low
Significance of Effects (1)	No Impact
Duration (2)	Not Applicable – None.

View 17	Permitted Development and Proposed Amendment
Viewpoint Location	From Brunswick St – Looking Northwest
Permitted View	 The development cannot be seen from this location, red outline of permitted development is screened by building form.
Proposed Amendment View	 The proposed amendment is also not visible from this viewpoint.

Impact – Construction Stage (1)	No Impact
Impact – Operational Stage (1)	No Impact
Landscape & Townscape Sensitivity (3)	Low - Medium
Visual Receptor Sensitivity (5)	Low - Medium
Magnitude of Change for Landscape Receptors (4)	Imperceptible - Slight
Significance of Effects (1)	Neutral
Duration (2)	Temporary to Short Term

View 18	Permitted Development and Proposed Amendment
Viewpoint Location	From Manor St. – Looking North
Permitted View	 The development cannot be seen from this location, red outline of permitted development is screened by building form
Proposed Amendment View	 The proposed amendment is also not visible from this viewpoint.

Impact – Construction Stage (1)	No Impact
Impact – Operational Stage (1)	No Impact
Landscape & Townscape Sensitivity (3)	Low - Medium
Visual Receptor Sensitivity (5)	Low - Medium
Magnitude of Change for Landscape Receptors (4)	Low – Medium – streetscape in this location, combined with working businesses and church, push this to a medium.
Significance of Effects (1)	No Impact
Duration (2)	Not Applicable – None.

View 19	Permitted Development and Proposed Amendment
Viewpoint Location	N/A
Permitted View	N/A
Proposed Amendment View	N/A
Impact – Construction Stage	N/A
Impact – Operational Stage	N/A
Landscape & Townscape Sensitivity (3)	N/A
Visual Receptor Sensitivity	N/A
Magnitude of Change for Landscape Receptors	N/A
Significance of Effects	N/A
Duration	N/A

View 20	Permitted Development and Proposed Amendment
Viewpoint Location	From Junction of St Joseph's Road and Prussia Street – Looking East
Permitted View	 The permitted development is clearly visible from the junction of St Joseph's Road and Prussia Street, providing a defined frontage and termination to the street view.
Proposed Amendment View	 Compared with the permitted development, the additional height of Block C is visible from this viewpoint. However, the upper storeys are appropriately set back and remain consistent with the scale, form and architectural character of the overall development. The amendment integrates successfully with the surrounding urban context and does not appear out of character within the streetscape.
Impact – Construction Stage (1)	Moderate– in keeping with emerging patterns, Positive Impact, removes unsightly dilapidated buildings. Creates Street Frontage in coherent and organised fashion.
Impact – Operational Stage (1)	Positive

Landscape & Townscape Sensitivity (3)	Medium
Visual Receptor Sensitivity (5)	Low – Medium – established street, however the development site is in poor condition and development is welcome, recreating the streetscape.
Magnitude of Change for Landscape Receptors (4)	Low - Medium
Significance of Effects (1)	Moderate
Duration (2)	Short Term

2.0.0 Monitoring

An overall design team shall be appointed to oversee and monitor the project at construction & operational stage. The proposed development shall be part of this development; therefore, the same design team will develop the development.

In this, a Landscape Architect shall be appointed as part of the overall team. They shall consult with other project members in relation to the development of the proposal.

The landscape architect shall overview all hard & soft landscape works and liaise with resident engineer, project team and contractor. The landscape architect shall also inspect the trees; however, most of the monitoring works shall be during and post-civil construction stage. The landscape architect shall review and instruct on details of soft planting, trees, shrubs and of paving materials, planters etc.

During the operational stage, the Landscape Architect shall review the state of all planting, trees and hardscape works. The landscape architect shall review for period of 18 months, from practical completion of each stage the standard and quality of the materials and workmanship. A final certificate of completion shall be issued by the landscape architect in respect of this.

2.1.0 Interactions and Cumulative Impacts

Inter-relationships are the interaction/interrelations between the impacts and proposed mitigation for one discipline with another associated discipline. The biodiversity of the site shall increase due to the collaboration between the Ecologist and the Landscape Architect, a range of pollinator plants are proposed. The wind analysis recommended the use of tall trees to provide protection, this also aids in the setting of the building in the urban landscape. The development of the Suds interventions required interaction between the civils Engineer and the Landscape Architects, the nature of which, meant that tree pits, rain gardens and permeable paving were selected as materials in the final design.

2.1.1 Archaeology Architecture Cultural Heritage

The development of the proposed development both including and following the selection of the preferred design has given due consideration to the existing habitats and development of the area. The development took account of the impact on the archaeological, architectural, and cultural heritage impacts.

During the construction phase, there is the potential to excavate previously unrecorded archaeological and cultural heritage artefacts. As a result, pre-construction surveys are proposed to be carried out to identify and resolve any previously undiscovered sites of archaeological potential prior to the main works commencing.

2.1.2 Material Assets & Land – Property

The redevelopment of the site shall be positive with a well-considered apartment building shall be an improvement on the existing building form. The proposed development shall be befitting of the Prussia Street by providing an organised and coherent response to the hardstanding that is currently in situ. Prussia Street and its environs will benefit greatly from the new street frontage, the additional landscape courtyards and the gateway plaza to Grangegorman.

The ordered development and quality of public realm of the proposed scheme shall be short term visual impact with a moderate effect on the existing landscape. The development as previously described shall provide a break in the form with the sky, thus.

2.1.3 Biodiversity

The proposed scheme has an associated landscape plan which provides for native trees and pollinator plants that are proposed for the development. In conjunction with this, rain gardens are proposed to absorb surface runoff. These areas shall provide additional planted space that create a different habitat, damp conditions.
The proposed tall trees shall provide cover for birds and bat runs. Additional bat and bird boxes have been strategically placed throughout the proposed development to aid in the establishment of wildlife.
The development shall therefore benefit from the proposed landscape proposals as currently the area is under hardstanding. The landscape proposals are not only green space but biodiversity in an urban setting.
A positive and long-term landscape impact for Prussia Street and the environs. Visually more pleasing, the additional biodiversity in the form of plant material is an aesthetic bonus, providing colour and texture in the urban environment.

2.1.4 Population & Human Health

The visual impacts will arise for residents located close to or adjoining the site boundary, during construction, however the development shall not impact upon the local population, negatively. Additional residents shall enhance the need for services and provide much needed accommodation for the city of Dublin.
The construction of the buildings, allow 2 courtyards to be developed in the area, where there was no green space previously, an obvious and important visual and landscape introduction to Stoneybatter and Prussia Street.

The development shall benefit from the construction Management plan that shall be drawn prior to construction and implemented. Specific mitigation measures include the provision of hoarding around construction compounds during the construction phase for properties particularly impacted by the works.

During the Operational phase, the landscape & visual impacts will be visible from the Prussia Street and from the Grangegorman Campus Road. The redevelopment of the space with associated landscape works shall be a positive landscape impact and effect.

The landscape and visual impact shall be positive and long term for the local population, providing an important connection, gateway plaza to Grangegorman.

The quality of the plaza area with natural stone and extensive tree planting, rain gardens and seating shall provide important public realm.

The rebuilding of the street frontage shall be positive for the area as it reinforces the proposed apartment and creates a new focal point for local residents and visitors. The inclusion of quality landscape interventions and the important link with Grangegorman shall be a long-term positive impact for the local population.

2.1.5 Difficulties Encountered in Compiling

Access to the development site has been uncomplicated, with no notable difficulties encountered during site visits, during the daytime period.

3.0.0 Conclusion

After a detailed analysis of the proposed development for the Prussia Street development, it is clear that this initiative is a necessary improvement for the area. The design effectively mitigates the poor condition of the current with no clear definition and through strategic positioning and architectural considerations has created landmark buildings. The project intends to replace an existing unsightly site with a contemporary, thoughtfully designed structure that reflects a commitment to quality and integration with the surrounding context.

Through the development of the public realm, a gateway plaza and well-designed courtyards, the interactions with nearby developments are anticipated to foster a positive visual and environmental impact over time, ultimately enhancing the urban fabric of Prussia Street and supporting community well-being.

4.0.0 Executive Summary

This LVIA has assessed the potential landscape, townscape and visual effects of the proposed development at 23–28 Prussia Street.

The development will provide a coherent residential scheme incorporating landscaped communal courtyards, a gateway plaza, biodiversity planting and an important connection with the TU Dublin Grangegorman Campus. The proposed buildings have been designed to respond appropriately to the scale, character and emerging pattern of development within the surrounding area.

The verified views demonstrate that the development will not be visible from several of the assessed locations. Where it is visible, it will form part of the evolving urban context and will not appear out of character within the surrounding townscape.

The assessment concludes that the development will not give rise to any significant adverse landscape, townscape or visual effects. The landscape and public-realm proposals will provide a positive, long-term contribution to the character, biodiversity and amenity of Prussia Street and the surrounding area.

5.0.0 References

- Dublin City Council Development Plan 2022 - 2028
- Advice Notes on Current Practice in the preparation of Environmental Impact Statements (1995)
- Guidelines on the Information to the Contained in Environmental Impact Statements (2002).
- Revised Guidelines on the information to be contained in Environmental Impact Statements Draft **(**September 2015)
- Guidelines On the Information to Be Contained in Environmental Impact Assessment Reports Draft (August 2017)
- Landscape Institute and Institute of Environmental Management & Assessment (2013). Guidelines for Landscape and Visual Impact Assessment.
- Planning and Development, Act 2000, as amended.
- EPA EIAR Guidelines (August 2017)
- Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs) - Technical Guidance Note 1/20 (10 Jan 2020) – Landscape Institute
- Heritage Impact Assessment – March 2024 – Mesh Conservation Architects.
- 2018 Grangegorman Masterplan
- NIAH list of Protected Structures and Monuments.

- An Bord Pleanála refusal.
- Your City Your Space Dublin City Public Realm Strategy - Dublin City Council Public Realm Team
- Residential Development at 23-28 Prussia St, Dublin 7 - Verified Photomontages – Digital Dimensions
- Daylight & Sunlight Assessments of a Residential Development at No.23-28 Prussia St, Dublin 7 – Digital Dimensions