

Proposed Strategic Housing
Development at Churchview Road,
Killiney, Co. Dublin
Visual Impact Report

BSM

Est.
1968

**Brady Shipman
Martin**

**Built.
Environment.**

Environmental
Assessment
**Built
Environment**

Client:

Strand Court Ltd.

Date:

11 June 2019

DOCUMENT CONTROL SHEET

6657_VI-01_Visual Impact Report

Project No. 6657
Client: Strand Court Ltd.
Project Name: Proposed Strategic Housing Development at Churchview Road, Killiney, Co. Dublin
Report Name: Visual Impact Report
Document No. VI-01
Issue No. 03
Date: 11/06/2019

This document has been issued and amended as follows:

Issue	Status	Date	Prepared	Checked
01	Draft	14 Mar 2019	TB	TB
02	Pre-App	14 Mar 2019	TB	TB
03	Final Draft	11 Jun 2019	TB	TB
04	Final	25 Jun 2019	TB	TB



Contents

1	Introduction	4
2	The Proposed Development	4
3	Site Context and Proposed Works	4
4	Visual Impact.....	6
5	Photomontages.....	6
6	Conclusion.....	8



1 Introduction

The following is a visual impact assessment report prepared to accompany a pre-application consultation under strategic housing development (SHD) for a residential development off Churchview Road, Killiney, Co. Dublin.

2 The Proposed Development

Strand Court Limited is seeking planning permission for a strategic housing development at Churchview Road and Church Road, Killiney, Co. Dublin. The site is located to the west of the Graduate Roundabout and Church Road, to the north of Fairhaven and Churchview Road, and to the east of an area of open space.

The proposed development will consist of:

- The demolition of 3 no. existing dwellings known as Culgrenagh, Briar Hill, and Hayfield;
- The construction of 210 no. residential units (apartments) in 3 no. blocks (A, B and C) ranging in height from 3 to 7 storeys, including lower ground floor / basement level, incorporating 27 no. 1-bed units, 160 no. 2-bed units and 23 no. 3 bed units;
- Apartment Block C includes a childcare facility with a gross floor area of 203 sq.m, with an adjacent external play area, and Apartment Block B includes a resident's amenity facility with a gross floor area of 130 sq.m;
- A total of 229 no. car parking spaces are proposed to be provided including 188 no. spaces at basement/undercroft level with 41 no. surface car parking spaces provided for visitors and as set down parking for the childcare facility. The development provides a total of 346 no. cycle parking spaces (surface and basement level). Bin storage areas are also provided at basement level.

The associated site development and infrastructural works will include upgrade of the existing access from Churchview Road, which also serves the existing Fairhaven development, and provision of an internal access road, associated upgrade works to Churchview Road, bin and bike storage, foul and surface water drainage, attenuation tanks, open space areas, hard and soft landscaping, 1 no. electricity substation, boundary treatments and all ancillary works on a total site area of 1.59ha.

3 Site Context and Proposed Works

The site has a total area of c.1.59 hectares and at present accommodates 3 no. detached houses, known as Culgrenagh (in a state of significant disrepair), Briar Hill, and Hayfield. Briar Hill and Hayfield, the southern-most houses on the site, are surrounded by suburban gardens, with lawns and ornamental planting as well as scrub and mature trees and shrubs.

The wider surrounds is generally an established residential area with a good level of tree cover in property, open spaces and along roads. There is also some on-going infill regeneration on individual or consolidated property sites in the wider area.

The site is zoned *Objective A: To protect and-or improve residential amenity*", and it is not subject to landscape or visual designation or preservation. Killiney Golf Course and small areas within surrounding residential estates are zoned *"Objective F: To preserve and provide for open space with ancillary active recreational amenities."* The land around the Graduate and adjoining area is zoned *"Objective NC: To protect, provide for and-or improve mixed-use neighbourhood centre facilities."*

There are no preserved views / prospects or tree protection / preservation objectives pertaining to the site. There are objectives to preserve views northeast from Church Road over Killiney Golf Course and south along Churchview Road (refer to Map 7 of DLRC Development Plan), however, these do not pertain to the site.



An existing four-storey apartment development was constructed in 2009/2010 at the end of Auburn Road to the southwest of the site. There is also a trend for other residential sites in the wider area to redevelop as higher density residential housing and apartment schemes.



Figure 1 Site Context

The proposal involves the demolition 3 residential properties and associated structures, and the redevelopment of the resultant site to provide 210 apartments in 3 blocks.

The works will require significant site clearance, vegetation removal and site development. The new apartment blocks will be between 3 and 7 storeys in height – making use of the sloping nature of the site to have a part underground/part under croft basement level. The majority of parking is provided in a basement carpark.



While access to the existing properties is off Church Road, access to the redeveloped site will be off Churchview Road. Existing accesses on Church Road will be reused for pedestrian / cycleway accesses and for insertion of ESB sub-stations.

The existing granite boundary wall to Church Road will be retained, with existing entrances adjusted as noted above. The existing hedgerow will be retained along the northern and north-western boundaries of the site and supplemented by a high-quality closed timber clad metal frame fence. A new boundary wall will be provided along the southern end of the western boundary of the site with a metal railing provided along the remaining section. A new boundary will also be provided along the rear of existing properties at Fairhaven located off Churchview Road to the south. Some minor modifications will also be required to the existing road access arrangement at Fairhaven.

A landscape masterplan has been prepared for the proposed development (Refer to separate Landscape and Biodiversity Report) indicating a central area of public open space, communal courtyards and boundary landscape areas. A fine mature Monterey Pine and Blue Cedar as well as part of an existing tree-line and associated townland boundary stone wall will be retained within the proposed open space network.

The redevelopment of the site to provide apartment blocks will represent a significant change to the existing landscape and visual character of the site, mitigated by the retention of the granite boundary wall along Church Road, the retention of the existing hedgerow along the northern and north-western boundaries of the site and retention of a number of mature trees, including the Monterey Pine tree on the site.

4 Visual Impact

At the outset it is noted that the proposed development provides for significant visual interest in the separation of the two main blocks and the retention of a line of mature trees in the intervening open space/vista. Additional interest is provided in the stepping of the blocks from the central framing structure, the retention of the fine Monterey Pine tree, and in making use of the sloping nature of the site westwards from Church Road to incorporate a part basement / part undercroft lower level. In particular the stepping arrangement of the blocks responds to the lower height of surrounding properties to the north, west and south of the site.

In retaining the granite wall along Church Road, the proposed development also makes use of existing and proposed entrances for provision of significant pedestrian and cycle permeability between the site and generous public footpath/cycleway on Church Road.

The principal visual impacts will be in views along the immediately surrounding Churchview Road, Church Road, Thomastown Road, Ballinclea Road and Beech Court, and from immediately surrounding residential properties at Fairhaven, Churchview Road, Auburn Apartments and adjoining development, from residential properties to northwest/ north of the site and around the Graduate Roundabout.

The proposed development will represent a significant change in the existing broadly residential single house / garden character of the site. The initial disturbance and general activity associated with the construction stage will result in significant alteration to the existing landscape, as well as giving rise to visual impacts for the immediate surrounding properties.

Post construction it is envisaged that the proposed development will be appropriately integrated into the existing setting with the retention of the granite boundary wall on Church Road and a number of mature trees on the site, as well as with the planting of new trees along the boundaries of the site.

The visual impact of the proposed development is discussed further in the following section with reference to the series of Photomontages prepared by Digital Dimensions and included in a separate A3 booklet.

5 Photomontages

A series of Photomontages have been prepared from adjoining area and wider surrounds to assist in illustrating the physical and visual nature of the proposed development in its context (refer to separate A3 Photomontage booklet).



In total 14 views have been prepared (refer to Figure 2), as follows:

- View 1 from Church Road, c. 100m southeast of site;
- View 2 from junction of Avondale Road/Ballinclea Road, c.180m east of the site;
- View 3 from Thomastown Road, c.140m north of the site;
- View 4 from Rochestown Avenue, c.160m north/northwest of the site;
- View 5 from Aurburn Road, c.125m west of the site;
- View 6 from junction of Churchview Road/Aurburn Drive, c.180 southwest of the site;
- View 7 from junction of Churchview Avenue/Watson Avenue, c.130m south of the site;
- View 8 from Churchview Road, c.65m southwest of the site;
- View 9 from Churchview Road, opposite proposed site entrance, c.55m south of main development area;
- View 10 from footpath at Graduate Pub, c.25m north of site;
- View 11 from western end of access lane along northern boundary of the site (<15m);
- View 12 from between existing and new dwellings to west of site (<25m);
- View 13 from side of existing dwelling to west of the site (<20m); and
- View 14 from Beech Court, c.130m east of the site.



Figure 2 Photomontage Location



In overall terms the Photomontages indicate that the proposed development will be visually integrated into its setting – even from neighbouring locations. The development will appear most prominent – as purposely designed – in axial views along Church Road (View 1), Avondale Road (View 2), Thomastown Road (View 3), and from the Graduate Roundabout (View 10). In these views the proposed development presents as a clear ‘landmark’ element, in framing views to the west of the Graduate Roundabout. The retention of the existing granite boundary wall is important in anchoring the base of the proposed development in more proximate views from Church Road and the east side generally.

Where the existing context allows, the proposed development will also appear as a prominent new development in open views from other immediately surrounding areas (*e.g.* Views 4, 8, 9). However, in many other instances the mature nature of the surrounding sub-urban context provides for a strong sense of enclosure, screening and assimilation (*e.g.* Views 5, 6, 7).

Even from proximate locations, such as from the adjoining properties at the western end of the lane on the northern boundary, detailed building design; retention of the boundary hedgerows and the mature Monterey Pine tree, coupled with proposed planting, provides for appropriate and robust mitigation of visual effects.

6 Conclusion

Notwithstanding some potential for initial significant visual impact from surrounding properties, in overall terms, the proposed development has the potential to have a positive landscape and visual impact in the delivery of a new, high-quality residential development.



Brady Shipman Martin

DUBLIN

Canal House
Canal Road
Dublin 6
+353 1 208 1900

CORK

Penrose Wharf Business Centre
Penrose Wharf
Cork
+353 21 242 5620

LIMERICK

11 The Crescent
Limerick
+353 61 315 127

mail@bradyshipmanmartin.com
www.bradyshipmanmartin.com

