13th May 2026

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

for the proposed mixed-use development at Whitestown Way, Tallaght

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1 INTRODUCTION

This Landscape and Visual Impact Assessment (LVIA) report assesses the potential effects of the proposed development on the receiving environment in respect of the landscape and key views/visual amenity.

Mitchell + Associates was engaged by ARP 4.2 Sustainable Communities (Ireland) Fund in October 2025, to prepare a Landscape and Visual Impact Assessment (LVIA) for the proposed development at Whitestown Way, Tallaght. The development site is located on the western side of Whitestown Way, south of The Arena, and diagonally opposite Tallaght Stadium.

Figure 1: Site location (Source: Google maps with overlay annotation by Mitchell + Associates)

This LVIA has been prepared with reference primarily to the 'Guidelines for Landscape and Visual Impact Assessment', prepared by the Landscape Institute and the Institute of Environmental Assessment, 3rd Edition 2013 (GLVIA) and with reference to the 'Guidelines on the information to be contained in Environmental Impact Assessment Reports' - Environmental Protection Agency (EPA), May 2022.

The assessment has been carried out by Feargus McGarvey BA(Hons) Dip LA Greenwich University, MILI, HMGLDA, Associate Director with Mitchell + Associates, Landscape Architects. Feargus is a full member and former president of the Irish Landscape Institute, the professional body for landscape architects in Ireland. He is also an Honorary Member of the Garden and Landscape Design Association. He has over 32 years' experience in working as a Landscape Architect. He has written and collaborated on many Landscape and Visual Impact Assessments (LVIAs) and Visual Impact Assessments (VIAs) in both an urban and rural context, including sensitive landscapes. Andrés Echeverry Rodriguez, BSc Hons, MILI, Grad. Dip. Project Management, collaborated on this report. Andrés is Associate of Mitchell + Associates, Landscape Architects and Urban Designers. He has been a full member of the Irish Landscape Institute since 2021. He has over 9 years' experience in landscape architectural practice, including inputting into Landscape and Visual Impact Assessments (LVIA) including projects such as Cleeves Quarter Masterplan, Metrolink and Jamestown Rd. redevelopment.

2 METHODOLOGY

2.1 LVIA methodology

This LVIA describes the impact of the proposed development on the landscape character and visual amenity of the site and on the contiguous landscape and its environs. It describes the landscape character of the subject site and its hinterland, together with the visibility of the site from key viewpoints in the locality. It includes descriptions of the receiving environment (baseline), an outline of the methodology utilised to assess the effects, descriptions of the potential impacts of the development and of the resultant potential effects. Mitigation measures introduced to ameliorate or offset impacts are outlined and the resultant predicted (residual) effects are assessed.

'Landscape' can be described broadly as the human, social and cultural experience of one's surroundings. It is derived from the interplay between the physical, natural and cultural components of our surroundings, as experienced by people. The combination of these components elicits responses whose significance will be partially dependent on how people perceive a particular landscape and how much changes will matter in relation to other senses, as experienced and valued by those concerned. This assessment seeks to understand the potential effects of a development on the landscape as a 'resource', but also considers the aesthetic, perceptual and experiential aspects of landscape that make a place distinctive. Despite the extremely large part played by our visual experience in forming our views on landscape, one's perception and indeed memory also play an important part, if the changes brought about in landscape character are to be fully understood. It is clear therefore that different people doing different things will experience the surrounding landscape in different ways. Such sensitivities and variations in response, including where and when they are likely to occur, are broadly taken into consideration in the assessment.

Visual amenity as expressed through views, refers to the interrelationship between people and the landscape. In accordance with the guidelines, the effects on views and visual amenity are assessed separately from the effects on landscape, though the two are inherently linked. Visual assessment is concerned with the changes that arise in the composition of available views, the response of people to these changes and the overall effects on the area's visual amenity. Generally these are evidenced by the comparison of baseline (existing) images and photomontages illustrating the proposed development in context.

2.2 Methodology for Assessment of **Landscape** Effects

The assessment of potential landscape effects involves (a) classifying the sensitivity of the receiving environment (i.e., the nature of receptors), and (b) identifying and classifying the magnitude of landscape change (i.e., the nature of the effect), which would result from the proposed development. These factors are combined to arrive at a classification of significance of the landscape effects.

2.2.1 Landscape Sensitivity

The sensitivity of the landscape is a function of its land use, patterns and scale, visual enclosure, the distribution of visual receptors, and the value placed on the landscape. The nature and scale of the

development in question is also taken into account, as are any trends of change, and relevant policy. Five categories are used to classify sensitivity (refer to Table 1, below).

Sensitivity	Description
Very High	Areas where the landscape exhibits very strong, positive character with valued elements, features and characteristics that combine to give an experience of unity, richness and harmony. The landscape character is such that its capacity to accommodate change is very low. These attributes are recognised in policy or designations as being of national or international value and the principal management objective for the area is protection of the existing character from change.
High	Areas where the landscape exhibits strong, positive character with valued elements, features and characteristics. The landscape character is such that it has limited/low capacity to accommodate change. These attributes are recognised in policy or designations as being of national, regional or county value and the principal management objective for the area is the conservation of existing character.
Medium	Areas where the landscape has certain valued elements, features or characteristics but where the character is mixed or not particularly strong, or has evidence of alteration, degradation or erosion of elements and characteristics. The landscape character is such that there is some capacity for change. These areas may be recognised in policy at local or county level and the principal management objective may be to consolidate landscape character or facilitate appropriate, necessary change.
Low	Areas where the landscape has few valued elements, features or characteristics and the character is weak. The character is such that it has capacity for change; where development would make no notable change or would make a positive change. Such landscapes are generally unrecognised in policy and the principal management objective may be to facilitate change through development, repair, restoration or enhancement.
Negligible	Areas where the landscape exhibits negative character, with no valued elements, features or characteristics. The character is such that its capacity to accommodate change is high; where development would make no discernible change or would make a positive change. Such landscapes include derelict industrial lands, as well as sites or areas that are designated for a particular type of development. The principal management objective for the area is to facilitate change in the landscape through development, repair or restoration.

Table 1: Categories of Landscape Sensitivity

2.2.2 Magnitude of Landscape Change

The magnitude of change is a factor of the scale, extent and degree of change imposed on the landscape by the proposed development, with reference to its key elements, features and characteristics (also known as 'landscape receptors'). Landscape receptors include individual aspects of the landscape, e.g., landform/topography, vegetation, and the density, mix, pattern and scale of building typologies, which may be directly changed by the development. The surrounding landscape character areas are also receptors whose character may be altered by these changes. Five categories are used to classify magnitude of change (refer to Table 2, below).

Magnitude of Change	Description

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

Table 2: Categories of Magnitude of Landscape Change

2.2.3 Landscape Effects

As this is a standalone Landscape and Visual Impact Assessment, i.e., not part of an Environmental Impact Assessment Report (EIAR), this report does not include a statement of the significance of effects. However, a conclusion on the relative importance of landscape effects (whether on the physical landscape elements or on the landscape character), can be arrived at by combining the landscape sensitivity and the magnitude of landscape change - this is indicated in Table 3 below.

		Sensitivity of the Landscape				
		Very High	High	Medium	Low	Negligible
Magnitude of Change to the Landscape	Very High	Profound	Profound	High	High-Moderate	Moderate-Slight
	High	Profound	High	High-Moderate	Moderate	Moderate-Slight
	Medium	High	High-Moderate	Moderate	Moderate-Slight	Slight

	Low	High-Moderate	Moderate	Moderate-Slight	Slight	Imperceptible
	Negligible	Moderate-Slight	Moderate-Slight	Slight	Imperceptible	Imperceptible

Table 3: Classification of the relative importance of Landscape Effects

The classifications of the relative importance of landscape effects as set out in Table 3 above and as used throughout this LVIA, may be defined as follows:

Importance	Description
Imperceptible	An effect which may be capable of measurement but is without important consequences.
Slight	An effect which causes few noticeable changes in the character of the environment but without important consequences.
Moderate-Slight	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
Moderate	An effect that alters the character of the environment in a manner that is consistent with the landscape context and with existing and emerging baseline trends.
High-Moderate	An effect which, by its character, magnitude, duration or intensity, alters a sensitive aspect of the environment.
High	An effect which, by its character, magnitude, duration or intensity, alters most of a sensitive aspect of the environment.
Profound	An effect which obliterates sensitive characteristics.

Table 4: Description of the classifications of Landscape Effects

2.3 Methodology for Assessment of **Visual** Effects

Assessment of visual effects involves identifying a number of key viewpoints in the site's receiving environment which overall, are representative of the existing visual environment, and for each viewpoint: (a) classifying the visual sensitivity of the viewpoint/visual receptor (i.e., the nature of the receptor), and (b) classifying the magnitude of change imposed on the view by the proposed development (i.e., the nature of the effect). These factors are combined to arrive at a classification of relative importance of the effects on the visual amenity/views.

2.3.1 Visual Sensitivity

Viewpoint/visual receptor sensitivity is a function of two main considerations:

Susceptibility of the visual receptor to change; this depends on the occupation or activity of the people experiencing the view, and the extent to which their attention is focussed on the views or visual amenity they experience at that location. Visual receptors most susceptible to change include for example, residents at home, people engaged in outdoor recreation focused on the landscape (e.g., trail users), and visitors to heritage or other attractions and places of community congregation where the setting contributes to the experience. Visual receptors less sensitive to change include for example, travellers on road, rail, and other transport routes (unless on recognised scenic routes), people engaged in outdoor recreation or sports where the surrounding landscape does not influence the experience, and people in their place of work or shopping where the setting does not influence their experience.

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

Five categories are used to classify a viewpoint/visual receptor's sensitivity (refer to Table 5, below):

Sensitivity	Description
Very High	Iconic viewpoints (views towards or from a landscape feature or area) that are recognised in policy or otherwise designated as being of national or international value. The composition, character and quality of the view are such that its capacity for change is very low. The principal management objective for the view is its protection from change.
High	Viewpoints that are recognised in policy or otherwise designated as being of value, or viewpoints that are highly valued by people that experience them regularly (such as views from houses or outdoor recreation features focused on the landscape). The composition, character and quality of the view may be such that its capacity for accommodating change may or may not be low. The principal management objective for the view is its protection from change that reduces visual amenity.
Medium	Views that may not have features or characteristics that are of particular value, but have no major detracting elements, and which thus provide some visual amenity. These views may have capacity for appropriate change and the principal management objective is to facilitate change to the composition that does not detract from visual amenity, or which enhances it.
Low	Views that have no valued feature or characteristic, and where the composition and character are such that there is capacity for change. This category also includes views experienced by people involved in activities with no particular focus on the landscape. For such views an important management objective is to facilitate change that does not detract from visual amenity or enhances it.
Negligible	Views that have no valued feature or characteristic, or in which the composition may be unsightly (e.g., in derelict landscapes). For such views the principal management objective is to facilitate change that repair, restores, or enhances visual amenity.

Table 5: Categories of Viewpoint Sensitivity

2.3.2 Magnitude of Change to the Visual Amenity/Views

Classification of the magnitude of change takes into account the size or scale of the intrusion of development into the view (relative to the other elements and features in the composition, i.e., its

relative visual dominance), the degree to which it contrasts or integrates with the other elements and the general character of the view, and the way in which the change will be experienced (e.g., in full view, partial or peripheral view, or in glimpses). It also takes into account the geographical extent of the change, as well as the duration and reversibility of the visual effects.

Five categories are used to classify magnitude of change to visual amenity/views (refer to Table 6, below):

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

Table 6: Categories of Magnitude of Visual Change

2.3.3 Visual Effects

As for landscape effects, to classify the relative importance of visual effects, the magnitude of change to visual amenity/views is measured against the sensitivity of the viewpoint and a conclusion on the relative importance of visual effects (whether on visual amenity or on the views), can be arrived at by combining the visual sensitivity and the magnitude of visual change - this is indicated in Table 7 below.

		Sensitivity of the Visual Amenity/View				
		Very High	High	Medium	Low	Negligible
Magnitude of Change to the Visual Amenity/View	Very High	Profound	Profound	High	High-Moderate	Moderate-Slight
	High	Profound	High	High-Moderate	Moderate	Moderate-Slight
	Medium	High	High-Moderate	Moderate	Moderate-Slight	Slight
	Low	High-Moderate	Moderate	Moderate-Slight	Slight	Imperceptible
	Negligible	Moderate-Slight	Moderate-Slight	Slight	Imperceptible	Imperceptible

Table 7: Classification of the relative importance of Visual Effects

The classifications of the relative importance of visual effects as set out in Table 7 above and as used throughout this LVIA, may be defined as follows:

Importance	**Description**
Imperceptible	An effect which may be capable of measurement but is without important consequences.
Slight	An effect which causes few noticeable changes in the character of the environment but without important consequences.
Moderate-Slight	An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
Moderate	An effect that alters the character of the environment in a manner that is consistent with the visual context and with existing and emerging baseline trends.

High-Moderate	An effect which, by its character, magnitude, duration or intensity, alters a sensitive aspect of the environment.
High	An effect which, by its character, magnitude, duration or intensity, alters most of a sensitive aspect of the environment.
Profound	An effect which obliterates sensitive characteristics.

Table 8: Description of the classifications of Visual Effects

2.4 Quality of Effects (Landscape and Visual)

The quality of effects can be assessed as 'positive' or 'negative' depending on whether the change is considered to improve or reduce the quality of the landscape character or visual environment. The quality of impact/effect may also be assessed as 'neutral' if the quality of the environment is unaffected. The assessment of quality needs to consider and weigh-up a range of issues and potentially conflicting standpoints. The nature of the proposed change, its context, appropriateness, quality of design and the sensitivities of the viewers may all be important considerations for this aspect of assessment.

2.5 Duration of Effects (Landscape and Visual)

The duration of effects is another aspect of assessment needing consideration. Effects may range from temporary to permanent. The temporary/short term effects during the construction of the proposed development are also considered in this assessment. The categorisation of effect duration outlined in the EPA 'Guidelines on the information to be contained in Environmental Impact Assessment Reports' 2022, (Section 3.7 Assessment of Effects), is used for this assessment, whereby effects arising from the proposed development may be considered in terms of duration as follows:

- Temporary: Effects lasting less than one year
- Short-term: Effects lasting one to seven years
- Medium-term: Effects lasting seven to fifteen years
- Long-term: Effects lasting fifteen to sixty years
- Permanent: Effects lasting over sixty years

2.6 The Use of Photomontages and the Selection of Viewpoints

The primary method adopted for the assessment of visual effects relies largely on a comparative visual technique, whereby accurate verified views (photomontages), incorporating the proposed development are compared to the existing corresponding baseline photograph so that an assessment of effects can be made. These 'before' and 'after' images are prepared for each of the selected viewpoints.

The selection of viewpoints has been carried out in accordance with the 'Guidelines for Landscape and Visual Impact Assessment', prepared by the Landscape Institute and the Institute of Environmental Assessment, published by Routledge, 3rd Edition 2013. The guidance on viewpoint selection and baseline photography requires that the proposed development is considered in context and that photomontages used to illustrate the proposed development include sufficient landscape context for proper assessment. Whilst the potential for views was considered up to a radius of approx. 1 km from

the proposed development site, practical choices have to be made regarding the viewpoints which are most likely to illustrate the greatest maximum impact. This resulted in the selection of the 16 views submitted, which range from approx. 130m to 1.4km distant from the site. The photomontages are prepared by experienced specialists, to a specific detailed methodology to ensure accuracy. The adopted methodology for the preparation of photomontages is described by the photomontage specialist in the A3 document of photomontages (verified views) submitted with the planning application.

In recognition of the potential sensitivities of this location and to enable a full and detailed assessment of the development proposal, a total of 16 views were selected for photomontage preparation. Figure 2 below illustrates the location of viewpoints selected for assessment and for which photomontages are included in the separate A3 document prepared by 3D Design Bureau.

Figure 2: Selected view locations (3D Design Bureau)

3 RECEIVING ENVIRONMENT

3.1 Introduction

The proposed development is located on Whitestown Way, within the south-western suburb of Tallaght, Dublin. The site is bounded by Whitestown Road to the north, beyond which the mixed-use Arena development and the broader Tallaght Town Centre commercial and civic core define the immediate urban edge. Whitestown Way forms the eastern boundary, with Tallaght stadium and its associated car park adjacent. To the south and west, the site adjoins Whitestown Industrial Estate industrial and Tallaght Business Park comprising low to medium-rise units of two to three storeys in height.

The site, approximately 1.32 ha in area, is situated within a 600 m walking distance of the Tallaght Luas stop, and approximately 500 m from The Square Shopping Centre. The entrance to the extensive public open space of Sean Walsh Park to the east is across Whitestown Way opposite the site.

3.2 Physical context – land use, topography and vegetation

The immediate physical context of the site comprises a mix of land uses. To the north lies The Arena Centre, a mixed-use complex incorporating the Maldron Hotel, office space, ground-floor commercial units—including a supermarket—and approximately 230 apartments, the boundary flanking the subject site is defined by a line of mature trees and a fence. Tallaght Stadium and its associated car parking are located to the north-east, opposite the site. To the east, on the opposite side of the subject site, are The Weir Apartments, a four-storey residential block. The rest of the road southwards is flanked by the green open space Sean Walsh Park, which extends north-eastwards, forming part of the wider public open space network serving the Tallaght area.

Industrial units of one to two storeys are located to the west, flanking the south-western boundary of the subject site. These buildings are partially screened from the subject site by existing vegetation, which provides a degree of visual containment along this edge.

The underlying topography is relatively flat with a gentle fall towards Whitestown Stream, c. 60 metres to the south, which is surrounded by mature trees and offers the most notable tree planting in the wider context, alongside Sean Walsh park, further to the south-east of the site, which also allows some views onto the subject site as figure 3 below illustrates. The Whitestown Stream corridor, with its associated belt of mature trees, represents the most significant green infrastructure feature in the immediate vicinity of the site. Under the South Dublin County Development Plan 2022-2028 Green Infrastructure Strategy (Chapter 4), the stream with its associated riparian buffer functions as a local Green Infrastructure link., forming part of the Tallaght-Dublin Mountains Green Infrastructure Link.

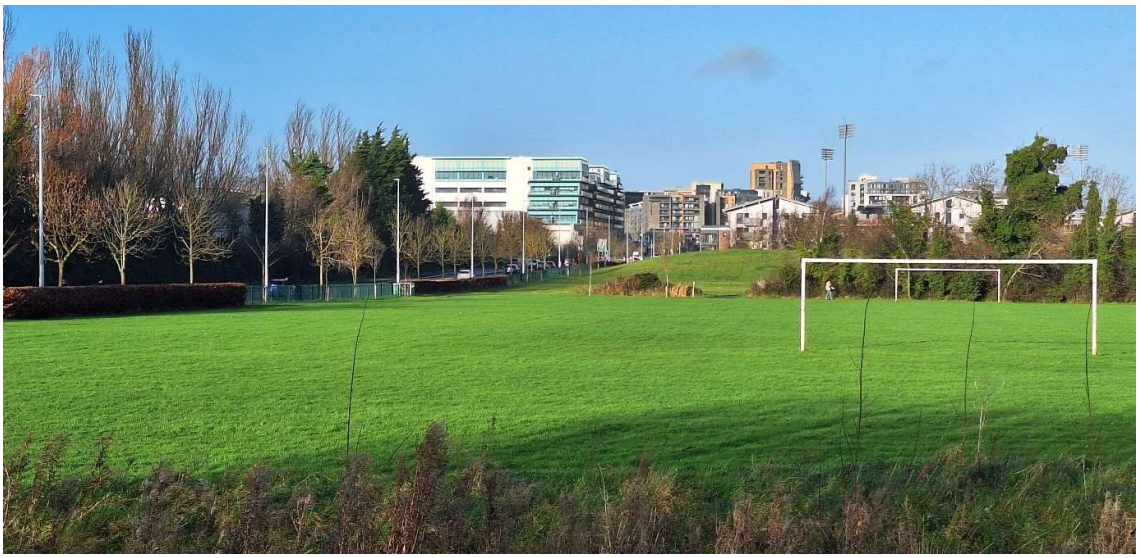

Figure 3: View from Sean Walsh Park towards the subject site, illustrating the scale of development located to the north.

Figure 4: View from the Tallaght Stadium car park to the east of the site, illustrating the relationship between The Arena Centre and The Weir apartment complex. The subject site is located in the centre of this view, with an industrial unit seen beyond the site

Given the predominantly commercial and industrial character of the area around the site, the surrounding environment is largely hard-surfaced to accommodate the operational and access requirements of these uses. Notwithstanding this, street trees provide a notable landscape presence, particularly along the northern section of Whitestown Way between The Arena Centre and Tallaght Stadium.

3.3 Planning context

The South Dublin County Development Plan 2022-2028 sets out policies and objectives for the city. These include landscape-related policies and objectives. Current land use zoning is set out and illustrated in the Zoning Maps.

3.3.1 Zoning

The proposed development is located within the lands covered by the South Dublin County Development Plan 2022-2028 and within which the Primary Land Use Zoning Categories and Specific Objectives are outlined on Map 9, an extract of which is reproduced below (Figure 5).

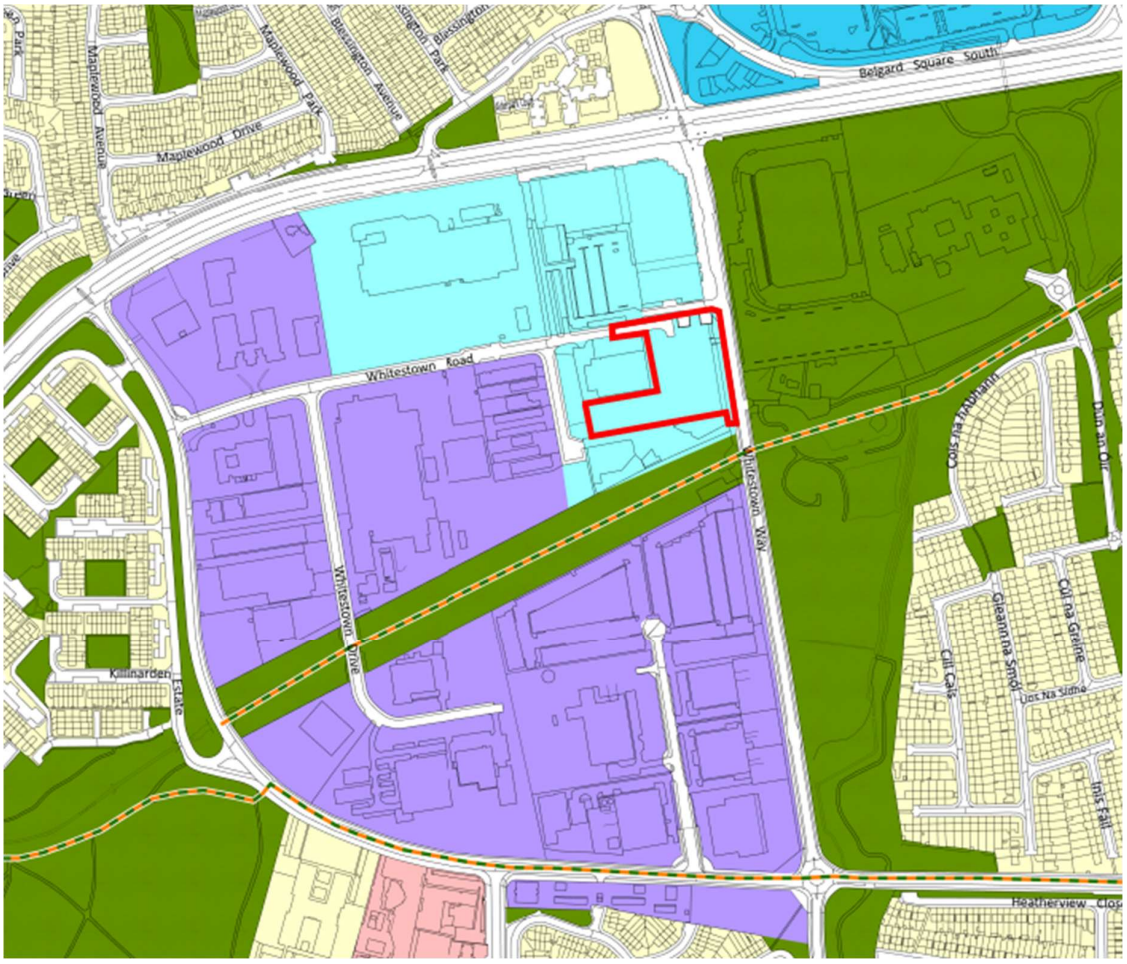

Figure 5: Extract from South Dublin County Development Plan 2022-2028 - Land Use Zoning Map 9. Annotated by Mitchell and Associates to highlight the subject site.

With reference to Figure 5 above, the proposed development site is zoned REGEN under the South Dublin County Development Plan. The specific zoning objective is: *"To facilitate enterprise and/or residential-led regeneration, subject to a development framework or plan for the area incorporating phasing and infrastructure delivery."*

3.3.2 Protected Spaces, Views and Structures

A review of the South Dublin County Council Record of Protected Structures and accompanying Development Plan maps confirms that there are no protected structures immediately adjoining the subject site.

A protected view identified at the Horan's Lane / Kiltipper Road junction under the South Dublin County Development Plan was assessed but discounted, as the subject site falls outside the view's zone of influence and the proposed development would have no discernible impact from this location.

4 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

4.1 Introduction

The proposed development comprises a mixed-use residential development on a site of approximately 1.32 hectares at Whitestown Way, Tallaght, Dublin 24, situated approximately 10 kilometres south-west of Dublin City Centre, located to the east of Whitestown Road and fronting Whitestown Way to the east. The design for the proposed development is outlined in the drawings included within the submitted documents. The Architectural Design Statement, prepared by Reddy Architecture and Urbanism (RAU) on behalf of ARP 4.2 Sustainable Communities (Ireland) Fund, contains a full description of the development including the design rationale and materials proposed. A separate Landscape Design Report prepared by the landscape consultants outlines the proposed design for the external areas within the site.

4.2 Project Description

The development will consist of 169 residential units — comprising 1-bedroom, 2-bedroom and 3-bedroom apartments — arranged across two blocks (Block A and Block B), ranging in height from up to 6 storeys with an interconnecting podium level. The unit mix comprises approximately 47% 1-bedroom, 50% 2-bedroom and 3% 3-bedroom units (the latter comprising 4 no. 3-bedroom 5-person apartments). The development also includes two ground floor retail units (totalling approximately 356.5sqm) and a purpose-built crèche facility of 164.6sqm with an external play area to the south. Vehicular access is provided from Whitestown Way, with a pedestrian and cycle link proposed at the northern end of the site connecting to Whitestown Road and a potential future road link at the southern end of the site.

The massing strategy has been developed in accordance with the Tallaght Town Centre Local Area Plan, with building heights of 6 storeys consistent with the LAP's guidance for residential use fronting Whitestown Way. The two blocks are oriented on an east–west axis and are set back from all site boundaries to enhance the public realm interface and provide human-scaled spaces along the street edge. The tallest elements reach 6 storeys to Whitestown Way, with height transitions carefully considered in relation to adjoining development and the wider urban context. Notably, the proposed six-storey blocks are positioned alongside an existing eight-storey building to the north-west of the site — the Arena mixed-use development — and have been deliberately designed to step down in height from this adjacent structure, establishing a coherent urban grain whilst mediating the transition in scale towards the surrounding lower-rise context.

4.3 Proposed Scheme Design

The proposed blocks are arranged to enclose a first-floor communal podium garden for the exclusive use of residents, with publicly accessible open space provided to the south of the site in the form of a plaza. The development provides approximately 2,444sqm (18% of the site area, with a min. 10% required as per SDCC public open space standards) as public open space and 1,185sqm of communal open space. A north–south pedestrian and cycle connection is proposed linking Whitestown Road to Whitestown Way, in accordance with the LAP's movement objectives.

The architectural strategy employs a considered palette of high-quality materials across the development. Primary elevations are faced in a light buff brick, articulated with contrasting brick tones to the setback cores and with full floor-to-ceiling glazing at ground floor level to activate the public realm along Whitestown Way. Balconies and window frames are finished in a dark RAL colour powder-coated metal, with light render finishes to balcony soffits. Infill sections are finished in dark and white coloured render. The overall palette combines the warmth of the light buff brick with darker render and metalwork elements to break down the massing of the two blocks, provide visual interest along the Whitestown Way frontage, and establish a contemporary residential identity appropriate to this regenerating urban location.

Figure 6: *CGI showing the scheme facing onto Whitestown Way (Source: 3D Design Bureau). Above figure.*

The development includes undercroft car parking beneath the residential blocks providing 66 spaces, with a further 11 on-street car parking spaces along the new public open space to the south, giving a total of 77 car parking spaces including accessible bays and a 2no. set-down bays, together with electric vehicle charging points. Secure long-term bicycle parking for residents and short-term visitor bicycle parking, including cargo bike spaces, are provided at ground floor level. All ground floor frontages are activated by retail, crèche, and residential lobby uses, and the SuDS strategy integrates permeable paving and sedum green roofs with the public realm and landscape strategy throughout the site.

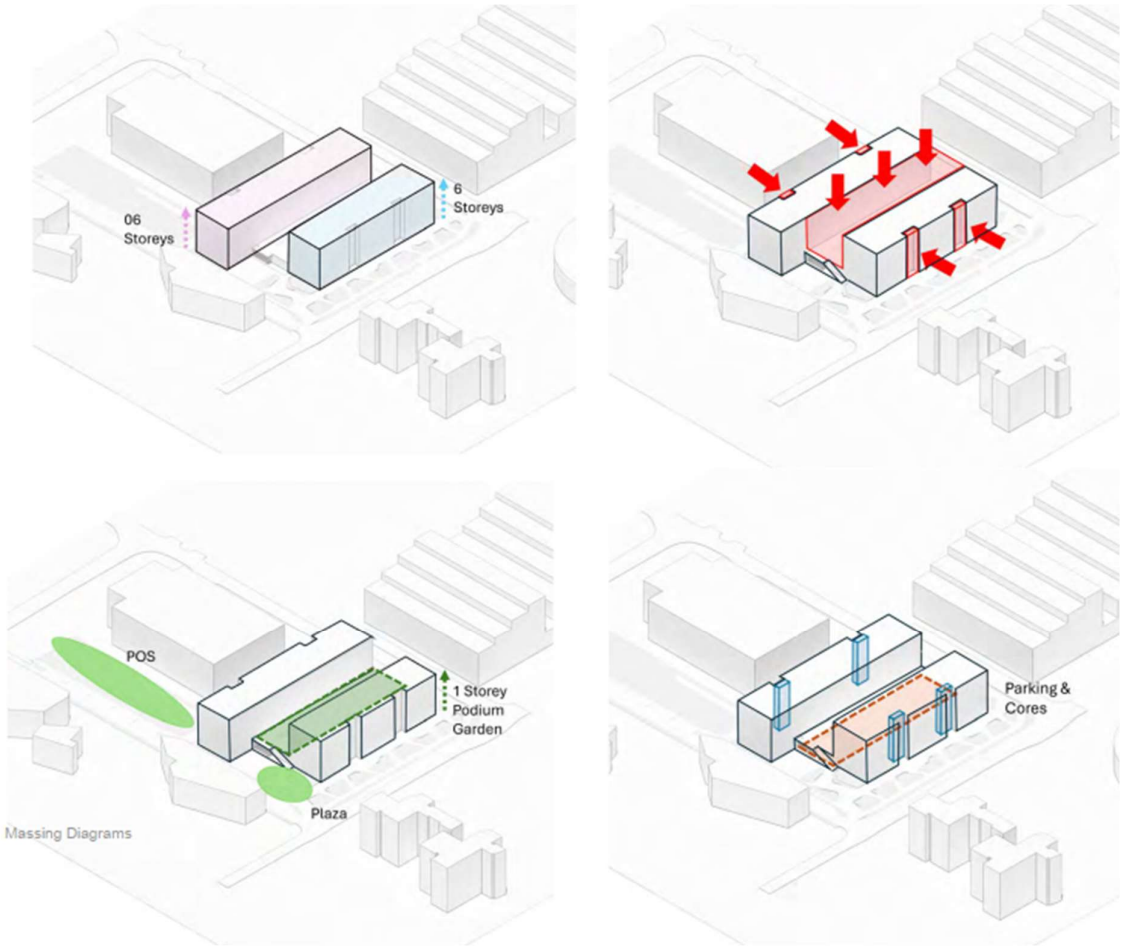

Figure 7: *Massing diagrams (Source: Reddy Architecture + Urbanism). Above figure.*

The landscape strategy for the development has been prepared by Mitchell + Associates. The strategy is founded on the principles of placemaking, sustainable design, and green infrastructure, with open spaces conceived as multifunctional environments that support recreation, play, biodiversity, and sustainable drainage. The public open space to the south of the site is designed around a Locally Equipped Area for Play (LEAP) play trail incorporating ten play elements distributed across a landscape setting that integrates a surface water attenuation basin with a low-flow channel, an informal kick-about area, and a woodland boundary edge providing screening to the adjoining industrial land uses to the west. The new pedestrian-priority street frontage along the eastern edge of the site is designed as a landscaped, people-focused route incorporating street trees, SuDS planting islands, and integrated seating, providing a buffer to Whitestown Way traffic and contributing positively to the public realm. Arrival spaces at both the northern and southern site entrances establish legible thresholds between the surrounding urban context and the internal open space network. At first floor level, the communal podium garden provides a quieter residential amenity space with light seasonal planting and small play elements for younger children.

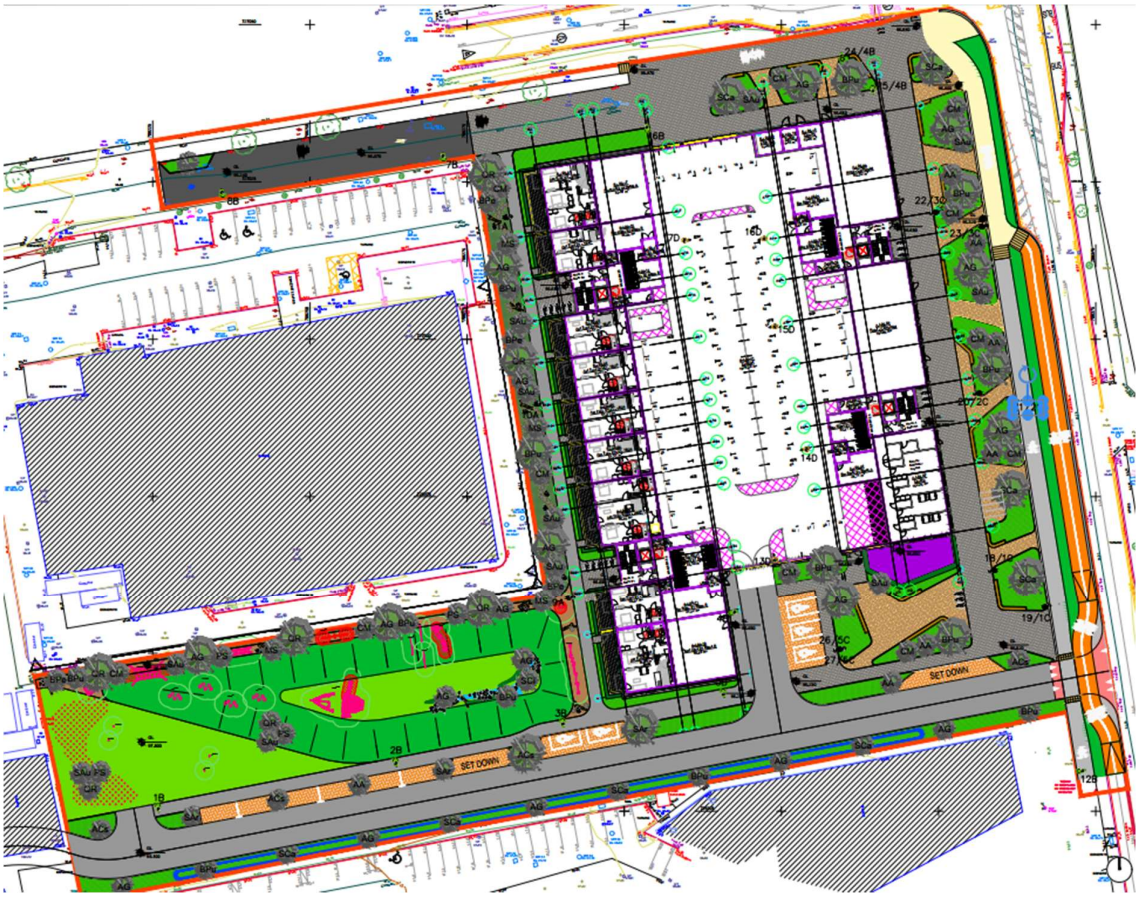

Figure 8: *Landscape masterplan (Source: Mitchell + Associates). Above figure.*

5 POTENTIAL IMPACTS

5.1 Introduction

A proposed development such as this has the potential to impact upon the landscape and visual aspects of the existing urban environment in a number of ways, at both construction and operational stages. Effects can be short or long term; temporary or permanent. The purpose of this section of the report is to outline and describe the potential effects of the proposed mixed-use development at Whitestown Way, Tallaght, upon the visual and landscape aspects of the immediate area, and further afield where relevant.

5.2 Construction Phase

Potential impacts during the construction phase are related to temporary works, site activity, and vehicular movement within and around the subject site. Vehicular movement may increase along Whitestown Way and Whitestown Road during the construction period, and temporary vertical elements such as cranes, scaffolding, site fencing, gates, plant and machinery will be required and put in place. Most of the construction impacts will be temporary in nature and may include the following:

- Site preparation works and operations, including the clearance of the existing underutilised

brownfield site;

- Site excavations and earthworks associated with the podium level car parking structure;
- Site infrastructure and vehicular access arrangements from Whitestown Way;
- Materials storage, spoil heaps and associated site logistics;
- Construction traffic, dust and other emissions along Whitestown Way and the surrounding road network;
- Temporary fencing and hoardings, site lighting and site accommodation buildings;
- Cranes and scaffolding associated with the construction of the two six-storey residential blocks.
- Potential for surface water run-off from the site reaching Whitestown Stream

5.3 Operational Phase

The proposed development would introduce a new mixed-use scheme onto the subject site, comprising two six-storey blocks containing 169 apartments, ground floor commercial units, a crèche facility, publicly accessible open space, communal podium gardens, and an integrated landscape and public realm strategy. This would bring into beneficial use an underutilised greenfield site that currently makes little positive contribution to the visual amenity or urban character of the Whitestown Way corridor.

The local built context along Whitestown Way is one of varied scale and emerging character, reflecting the ongoing regeneration of Tallaght Town Centre as envisaged under the Tallaght Town Centre Local Area Plan. The proposed scheme, at six storeys, is consistent with LAP guidance for this location and is of comparable scale to the adjacent Arena mixed-use development — an eight-storey building immediately to the north-west of the site — and other recent residential and commercial developments in the immediate vicinity. This contextual alignment should readily facilitate the assimilation of the proposed scheme into the broader urban fabric, giving a sense of completion to the streetscape whilst realising the associated potential for increased positive social interaction and economic vibrancy for the existing local community.

The proposed building height represents a divergence from the currently vacant site condition, but not from the prevailing and emerging norm along this section of Whitestown Way. The two six-storey blocks have been deliberately positioned to step down in height from the existing eight-storey Arena building to the north, establishing a coherent urban grain whilst mediating the transition in scale towards the surrounding lower-rise context. Whilst the sensitivities of those living or working in proximity to the site may be heightened by the introduction of buildings on this previously undeveloped plot, the relatively flat topography of the area is such that intervening built fabric — including the taller eight-storey structure immediately to the north-west, and established tree cover - effectively restrict the potential for significant views from beyond the immediate environs.

The potential for adverse visual impact has been addressed through a well-considered architectural and landscape design approach. The light buff brick elevations, articulated with contrasting brick tones to

the setback cores and dark metalwork balconies that breaks down the massing of the two blocks. This provides a contemporary residential character and contributes to the emerging streetscape of Whitestown Way. This is complemented by active ground floor frontages, high-quality public realm treatment, and an integrated soft landscape strategy. Collectively, these measures seek to respond to localised visual sensitivities and to mitigate potential negative effects on both the broader landscape character and the visual amenity of the area. They are addressed in detail in Section 7, Mitigation Measures, below.

6 POTENTIAL CUMULATIVE EFFECTS

Current guidelines suggest that a determination should be made as to whether cumulative effects are likely to occur – these are outlined in the current GLVIA guidelines (3rd edition) as "additional effects caused by the proposed development when considered in conjunction with other proposed developments of the same or different types". Such determination needs to be made in respect of any planned/permitted development of a similar nature which will have a bearing on the assessment of the proposed development - this is subject to the assessor's judgement in the matter. The predicted cumulative effects currently related to the proposed development are outlined in Section 8.6 below.

7 MITIGATION MEASURES

7.1 Construction Phase

The building site will include a site compound with site offices, site security fencing, scaffolding and temporary works and will be visible during the construction phase from a range of viewpoints around the site, including from Whitestown Way, Whitestown Road, and the vicinity of Tallaght Stadium and Sean Walsh Park. Such elements are generally viewed as temporary and unavoidable features of construction in any urban setting. The perimeter site hoarding will screen from view much of the construction activity and materials at ground level. Other mitigation measures proposed during this delivery stage of the development revolve primarily around the implementation of appropriate site management procedures during the construction works — such as the control of lighting, storage of materials, placement of site offices and compounds, control of vehicular access along Whitestown Way, and effective dust and dirt and surface water control measures. Such mitigation is set out in the Preliminary Construction and Environmental Management Plan (CEMP) prepared by AWN Consulting as part of the documentation submitted for planning for the scheme. This outlines a range of construction phase mitigation measures, many of which are relevant to the reduction of the temporary impacts on the landscape and visual environment during the construction phase. It forms the basis for the required measures to be included in the appointed contractor's Construction and Environmental Management Plan (CEMP). The CEMP will be prepared by the appointed contractor and subsequently submitted to and agreed with South Dublin County Council prior to the commencement of any construction works. This is a working document which will be continually reviewed and amended through the construction phase to ensure effective mitigation throughout. It will deal with all issues related to the construction, delivery and management of the scheme during the construction stage and will ultimately include details on the following:

- Daily and weekly working hours;
- Agreed haul routes for incoming materials, having regard to the capacity of Whitestown Way and surrounding road network;
- Use of licensed hauliers;
- Disposal sites;
- Travel arrangements for construction personnel;
- Appropriate on-site parking arrangements for construction personnel to prevent overspill parking on the local road network;
- Any temporary construction entrances to be provided from Whitestown Way;
- Wheel wash facilities if/as required;
- Dust suppression measures;
- Road cleaning and sweeping measures to be put in place as required along Whitestown Way;
- Temporary construction signage to be put in place and maintained;
- Liaison arrangements with the local community, including neighbouring residential and commercial occupants and Tallaght Stadium.

7.2 Operational Phase

The design rationale and details employed seek to mitigate negative effects on the urban landscape character and upon the visual amenity of the area by:

- Employing a carefully considered material palette of light buff brick with contrasting darker grey brick and render panels and, dark RAL colour powder-coated metal balconies and window frames, and dark and white coloured render infill panels, to provide a coherent and high-quality built form that responds to the emerging character of the Whitestown Way streetscape and the wider Tallaght Town Centre regeneration area;
- The deliberate stepping down in height of the two six-storey blocks from the existing eight-storey Arena building to the north-west, establishing a coherent urban grain whilst mediating the transition in scale towards the surrounding lower-rise context and reducing the perceived bulk of the development when viewed from key vantage points;
- The setting back of the proposed built elements from all site boundaries to provide an appropriate transition between the development and the public realm, reducing the perceived massing when experienced from Whitestown Way, Whitestown Road, and adjacent open spaces;

- The use of contrasting brick tones and articulated façade detailing to break down the scale and massing of the two six-storey blocks and provide visual interest along the principal street frontage to Whitestown Way;

- The rationalisation of all services elements and any other potential visual clutter, its incorporation internally within the building envelopes as far as practically possible, and the inclusion of sedum green roofs and integrated screening at roof level to conceal plant and equipment where this is not possible;

- The provision of 2,444sqm of publicly accessible open space (18.4% of the site area), incorporating a multifunctional attenuation basin with low-flow channel, a LEAP play trail, informal kick-about areas, and integrated seating — designed as a connected and usable landscape rather than a residual feature, and contributing to the visual character of the development when experienced from surrounding streets and public spaces; and a pedestrian-priority street frontage along the eastern edge of the site, designed as a landscaped, people-focused route incorporating street trees, SuDS planting islands, and integrated seating, providing a buffer to Whitestown Way.

- The inclusion of a woodland boundary structure along key site edges, which provides visual screening to adjoining land uses, softens the built form when viewed from adjacent areas, and reinforces green infrastructure links to the wider ecological network including the Whitestown Stream corridor to the south, connecting with Sean Walsh Park to the east. This connection supports everyday active travel and informal recreation, contributing to the physical and mental wellbeing of future residents and the wider local community, in line with the green infrastructure objectives of the SDCC Development Plan and the Tallaght Town Centre Local Area Plan.

- The provision, maintenance and management of a sensitively considered soft landscape design — incorporating native and locally appropriate tree, shrub and ground cover planting aligned with the All-Ireland Pollinator Plan 2021–2025 — which assists in the integration of the buildings within the existing urban landscape and contributes to the green infrastructure of the wider Tallaght Town Centre area. The landscape strategy achieves a Green Space Factor score of 0.52, exceeding the SDCC threshold of 0.5, demonstrating a quantifiable and robust contribution to multifunctional green infrastructure.

In addition, the following mitigation measures would be effective in quickly establishing a human-scale soft landscape aspect to the proposed development and assist in integrating the proposed buildings into the broader emerging urban landscape:

- Incorporation of measures to ensure the successful retention and integration of any existing vegetation along the site boundaries, where feasible, having regard to the recommendations of the project arborist's report submitted with the application. Incorporation of measures to ensure the successful establishment of all new proposed planting across the public open space, street frontage, arrival spaces, and first-floor communal courtyard, including: appropriate aftercare and establishment maintenance regimes.

8 PREDICTED EFFECTS

8.1 Introduction

In assessing landscape and visual effects, there are two main inter-related aspects to be addressed in considering the impact of the development proposals:

- The landscape as a resource and landscape character – these relate primarily to the landscape's physical components, which may include: topography; vegetation; built elements etc, and how they translate into the perceived character of the existing landscape of the site in its context. How is this physical landscape impacted by the proposal and how do people perceive the change? This will include assessment of the effects of the proposed development on the social and cultural amenity aspects of landscape.
- The visual amenity and the proposed views of the development, relative to the existing site and the associated impact on the visual environment and on visual amenity.

8.2 Duration of effects

The duration of effects is determined by the life of the proposed development, as tempered by any mitigating effect of the maturing designed landscape which is proposed as an integral part of the development. In this case the development may have an expected/design life of up to 60 years or beyond. Effects on both landscape character and visual amenity during the Operational Phase of the proposed development are therefore deemed to be of **long-term or permanent** duration in this instance. Construction Phase effects are generally of much shorter duration.

8.3 Construction Phase Effects

Generally, landscape and visual effects during the Construction Phase are likely to vary from **slight and neutral** to **moderate and negative**, depending on the stage of construction, and the intensity of site activity. The construction impacts will be of **short-term** duration.

8.4 Operational Phase - Landscape Effects

8.4.1 Landscape Sensitivity

Overall, the sensitivity of the landscape subject to change, is assessed to be **low**.

8.4.2 Magnitude of change

The magnitude of change is assessed as **medium**.

8.4.3 Landscape effects

NOTES:

- Completion and handling of streetscapes flanked by the Arena development and commercial units of Whitestown Industrial Estate and Tallaght Business Park.

- Scale and massing in relation to existing built form
- Response to Green Infrastructure and external amenity.
- Active frontage

The landscape effect resulting from a low landscape sensitivity, and a medium magnitude of change, is **moderate**. Qualitatively the landscape effect is **positive**.

8.5 Operational Phase - Visual Effects

Because the expected life of the proposed development is up to 60 years or beyond, the duration of predicted visual effects for all views is assessed as **long term or permanent** - as is the case for predicted landscape effects (as outlined in Section 8.4, above).

8.5.1 Assessment of views

A total of 16 viewpoints has been selected for which photomontages (verified views) have been prepared - these are included in the submission documents, within a separate A3 report prepared by 3D Design Bureau. They illustrate the visual effect of the proposed development on the selected views taken from the surrounding landscape. The initial assessment of the visual effects of the proposed development from these viewpoints is provided as follows:

View 1;
Existing View and Visual Receptor Sensitivity;

This is a view looking north taken from a path along the southern boundary of Sean Walsh Park. The view depicts the park's soft landscape character in the foreground, with a timber post-and-rail fence delineating the boundary of the adjacent sports pitches to the right. Existing built form is visible in the middle distance, comprising a view to the mixed-use Arena development, characterised by a partially white façade with stepped-back balconies distinguished by glazed facades with a turquoise tone, partially screened by a belt of mature deciduous trees. The foreground is characterised by maintained grassland and clumps of tree planting to the left.

Visual receptor sensitivity is considered **medium**.

Proposed view and Magnitude of Change;

The proposed view illustrates how the development appears as a new built element in the middle distance, partially screened by the existing belt of mature deciduous trees along the northern boundary of Sean Walsh Park. The upper floors of the proposed blocks are visible above the tree line, reading alongside the existing Arena development to the right. The light-toned brick palette and regular massing of the proposed blocks sit comfortably within this context.

Magnitude of change is considered **low-medium**.

Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **neutral**.

View 2;

Existing View and Visual Receptor Sensitivity;

This is a view looking north-east taken from the Killinarden residential estate, to the south-west of the subject site. The view depicts the existing road infrastructure, with low boundary walls and piers to the left fronting established residential properties. An existing industrial warehouse building is visible in the middle distance, partially screened by a row of mature deciduous trees. Street lighting columns are prominent in the foreground.

Visual receptor sensitivity is considered **low-medium**.

Proposed view and Magnitude of Change;

The proposed view illustrates the proposed development outlined with a red line. The proposed development is screened from this viewpoint by the intervening industrial warehouse building and the row of mature deciduous trees along the road boundary.

Magnitude of change is considered **negligible**.

Visual Effect;

The visual effect of the proposed development in this view is assessed as **imperceptible**.

View 3;

Existing View and Visual Receptor Sensitivity;

This is a view looking north taken from the footpath on the western side of the Belgard Road (N81), in the vicinity of the Cheeverstown Road junction. The view depicts the wide dual carriageway in the foreground, with a terrace of established two-storey residential properties visible beyond the opposing footpath and boundary railings. The existing townscape is one of low-rise residential character interspersed with mature garden planting. Street furniture including traffic bollards and safety railings are prominent in the immediate foreground.

Visual receptor sensitivity is considered **low**.

Proposed view and Magnitude of Change;

The proposed view illustrates the proposed development outlined with a red line. The proposed development is not visible from this viewpoint, being fully screened by the intervening residential properties, boundary railings, and mature garden planting along the western side of the N81.

Magnitude of change is considered **negligible**.

Visual Effect

The visual effect of the proposed development in this view is assessed as **imperceptible**.

View 4;

Existing View and Visual Receptor Sensitivity;

This is a view looking south-east taken from the footpath adjacent to the junction of Old Blessington Road and the N81. The view depicts the existing streetscape character of this gateway location, with the established Arena mixed-use development visible to the left, comprising stepped residential and

commercial blocks of varying height with glazed facades. A crane associated with an active construction site is visible in the middle distance, and is partially screened by semi-mature trees and a white-rendered wall with fencing comprising the boundary between the road and the adjacent industrial units.

Visual receptor sensitivity is considered **medium**.

Proposed view and Magnitude of Change;

The proposed view illustrates the proposed development outlined with a red line. The proposed development is not visible from this viewpoint, being fully screened by the existing boundary wall, semi-mature trees, and intervening built form.

Magnitude of change is considered **negligible**.

Visual Effect;

The visual effect of the proposed development in this view is assessed as **imperceptible**.

View 5;
Existing View and Visual Receptor Sensitivity;

This is a view looking east taken from Whitestown Road, in the vicinity of the existing industrial and commercial units to the south-west of the subject site. The view depicts the existing character of this secondary road, with industrial units set behind green palisade fencing and boundary planting to the left. To the right, a low-rise brick commercial building with white security fencing fronts the road. Coniferous and deciduous trees form a partial canopy above the existing building roofline. The upper floors of the Arena development are visible in the background to the north.

Visual receptor sensitivity is considered **low**.

Proposed view and Magnitude of Change;

The proposed view illustrates how the development introduces a new residential built form into the middle distance of this view, visible above the existing low-rise industrial roofline and through gaps in the boundary planting. The light-toned brick palette and regular massing of the proposed blocks offer a clear contrast to the utilitarian industrial character of the existing foreground, providing an indication of the regenerative change underway along this section of Whitestown Road and providing a sense of place. The proposal offers an appropriate transition in the character of the area, consistent with the residential and commercial development visible to the north.

Magnitude of change is considered **medium**.

Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **neutral/ positive**.

View 6;
Existing View and Visual Receptor Sensitivity;

This is a view looking south taken from the footpath at the junction of Main Street and Whitestown Way, within Tallaght Town Centre. The view depicts the active urban streetscape of the town centre, with a tall mixed-use residential and retail building occupying the right-hand foreground. To the left, lower-scale commercial units are set back from the footpath behind a line of young deciduous street trees. The roofline of Tallaght Stadium is visible in the middle distance along the road corridor. Traffic infrastructure and street furniture are prominent features of this view. The Dublin mountains offer a backdrop to this view.

Visual receptor sensitivity is considered **medium**

Proposed view and Magnitude of Change;

The proposed view illustrates the proposed development outlined with a red line. The proposed development is not perceptible from this viewpoint, being located at a considerable distance and fully absorbed within the existing built-up townscape corridor along Whitestown Way.

Magnitude of change is considered **negligible**.

Visual Effect;

The visual effect of the proposed development in this view is assessed as **imperceptible**.

View 7;

Existing View and Visual Receptor Sensitivity;

This is a view looking south taken from the pedestrian crossing at the signalised junction of Whitestown Way and the N81. The view depicts the existing built character of this prominent junction, with the Maldron Hotel and the Arena development forming a strong and contemporary built edge to the right. The stepped profile and glazed upper floors of the Arena development are clearly visible and dominate the right-hand portion of the view. To the left, Tallaght Stadium's floodlight pylons and the open forecourt of the stadium are visible. The Dublin Mountains are visible on the horizon beyond the junction.

Visual receptor sensitivity is considered **low-medium**.

Proposed view and Magnitude of Change;

The proposed view illustrates how the development is visible in the middle distance along the Whitestown Way corridor, appearing as a built element continuing the streetscape, and partially screened by the existing semi-mature trees flanking the road. Within a view already dominated by the strong and contemporary built edge of the Maldron Hotel and Arena development to the right, the proposed blocks are read as a complementary addition to the emerging built character of this prominent junction, and do not appear visually incongruous within this complex townscape setting.

Magnitude of change is considered **medium**.

Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **neutral/positive**.

View 8;

Existing View and Visual Receptor Sensitivity;

This is a view looking south along Whitestown Way from a position on the western footpath, in the vicinity of the Tallaght Stadium entrance. The view depicts the existing streetscape character of this section of Whitestown Way, with the Arena mixed-use development forming a prominent and continuous built edge to the right. To the left, a two-storey industrial building with green fencing and intermittent street trees defines the western edge of the road. The Dublin Mountains are visible on the southern horizon and the road corridor is lined by young semi-mature trees on the eastern footpath.

Visual receptor sensitivity is considered **low-medium**.

Proposed view and Magnitude of Change;

The proposed view illustrates how the development forms a new built edge to the south-western side of the Whitestown Way corridor, visible in the middle distance to the right of the road. The proposed blocks introduce a residential scale and character that broadly mirrors the massing of the Arena development on the opposing side of the road, contributing to the enclosure and definition of the streetscape. The light-toned brick palette sits comfortably against the open sky and the Dublin Mountains on the horizon, albeit eclipsing some of the existing view. The development reads as a coherent and appropriate addition to this evolving section of the corridor.

Magnitude of change is considered **medium**.

Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **neutral**

View 9;

Existing View and Visual Receptor Sensitivity;

This is a view looking west taken from the surface car park immediately to the south of Tallaght Stadium. The view depicts the existing open and undeveloped character of the subject site, which presents as a flat, vacant plot in the middle distance, bounded to the left by a three to four storey residential block. The upper tiers and floodlight gantry of Tallaght Stadium are visible to the right. The existing Arena development is partially visible in the right background. The view is characterised by a wide, open sky and low built profile across the site frontage.

Visual receptor sensitivity is considered **low-medium**.

Proposed view and Magnitude of Change;

The proposed view illustrates how the development substantially alters the character of this view, replacing the previously vacant and visually inert brownfield site with two six-storey residential blocks of clear presence and scale. The light brick facades and regular balcony rhythm present a well-ordered and legible built form that relates positively to the existing residential block to the left and the Arena development visible to the right. It also screens the industrial unit beyond, and completes the streetscape of Whitestown Way.

Magnitude of change is considered **medium-high**.

Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **neutral/positive.**

View 10;

Existing View and Visual Receptor Sensitivity;

This is a view looking west taken from a footpath at the junction between the entrance road to the Old Bawn Community School and the Whitestown stream corridor. The view depicts the corridor boundary landscape in the foreground, with a green palisade fence and low scrub planting lining the road edge. Beyond, open grassland and OBCS sports pitches are visible, with floodlit multi-use games areas in the middle distance. A yellow fitness trail structure is visible to the left. Existing low-rise residential and commercial buildings are visible through the boundary trees to the west.

Visual receptor sensitivity is considered **medium**.

Proposed view and Magnitude of Change;

The proposed view illustrates how the development is partially visible above the existing park boundary fencing and low scrub planting, appearing as a light-toned residential block in the middle distance to the west. The existing boundary vegetation and sports pitch enclosures provide a degree of screening, limiting the extent of the development visible from this viewpoint. The proposed blocks are read against a backdrop of existing low-rise commercial and residential built form and do not appear as a dominant or incongruous element within the wider view.

Magnitude of change is considered **low-medium**.

Visual Effect

The visual effect of the proposed development in this view is assessed as **moderate** and **neutral**.

View 11;

Existing View and Visual Receptor Sensitivity;

This is a view looking north taken from the Whitestown stream corridor path. The view depicts a well-maintained tree-lined path corridor, with mature semi-mature deciduous trees flanking both sides and creating a partial canopy. Maintained grassland with a gently rising embankment is visible to the right. Existing low-rise buildings, including a white-rendered structure and glimpsed commercial development, are visible through the tree canopy in the middle distance.

Visual receptor sensitivity is considered **medium**.

Proposed view and Magnitude of Change;

The proposed view illustrates how the development is partially visible through the existing tree canopy in the middle distance, appearing as a light-toned residential block glimpsed between the trunks and lower branches of the flanking trees. The degree of visibility is limited and the development does not appear as a dominant element within this view as it blends in between the existing residential developments.

Magnitude of change is considered **low-medium**.

Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **neutral**.

View 12;

Existing View and Visual Receptor Sensitivity;

This is a view looking north-west taken from the vantage point of the mound in the open grassland area in the southern section of Sean Walsh Park. The view depicts an expansive maintained grassland in the foreground, with a meandering path and scattered semi-mature birch and other deciduous trees in the middle distance. The existing built form — comprising low-rise commercial and residential buildings — is visible along the northern horizon above the tree line, alongside Tallaght Stadium's floodlight masts to the right. The view is characterised by a predominantly green and open parkland character, with built form forming a low and varied backdrop.

Visual receptor sensitivity is considered **medium**.

Proposed view and Magnitude of Change;

The proposed view illustrates how the development extends the existing built skyline to the north-west, with the proposed blocks visible through a filter of tree canopies. The light-toned brick facades and regular massing of the blocks read clearly against the open sky. The development is read alongside the existing commercial and residential built form already present along the northern horizon, and provides a sense of completion between existing the industrial and residential development.

Magnitude of change is considered **medium**.

Visual Effect;

The visual effect of the proposed development in this view is assessed as **moderate** and **neutral/positive**.

View 13;

Existing View and Visual Receptor Sensitivity;

This is a view looking south-west taken from within the surface car park serving The Square Shopping Centre, Tallaght. The view depicts a suburban retail car park environment in the foreground, with parked vehicles, trolley bays, cycle stands, and ornamental lamp columns. A row of established semi-mature deciduous trees screens the car park boundary to the south, beyond which the Tallaght Stadium is partially visible. The predominantly hard-surfaced and utilitarian character of this viewpoint forms the primary visual context.

Visual receptor sensitivity is considered **low**.

Proposed view and Magnitude of Change;

The proposed view illustrates the proposed development outlined with a red line. The proposed

development is not perceptible from this viewpoint, being fully screened by the row of semi-mature deciduous trees along the southern boundary of the car park.

Magnitude of change is considered **negligible**.

Visual Effect;

The visual effect of the proposed development in this view is assessed as **imperceptible**.

View 14;

Existing View and Visual Receptor Sensitivity;

This is a view taken from the footbridge looking south westwards across open grassland area adjacent to the sports pitches in the northern section of Sean Walsh Park. The view depicts the park's northern boundary, with the sports pitch enclosures — comprising green mesh fencing and metal goal frames — visible in the middle distance, offering screening and allowing views to the upper floors of the Arena development and the side elevation of Tallaght Stadium's stand. A dense belt of mixed deciduous trees and shrub planting forms the left-hand boundary, partially screening views towards Whitestown Way.

Visual receptor sensitivity is considered **medium**.

Proposed view and Magnitude of Change;

The proposed view illustrates the proposed development outlined with a red line. The proposed development is barely discernible from this viewpoint, being substantially screened by the dense belt of deciduous trees and shrub planting along the left-hand boundary, with only a small portion of the upper floors visible through gaps in the canopy.

Magnitude of change is considered **negligible**.

Visual Effect;

The visual effect of the proposed development in this view is assessed as **imperceptible**.

View 15;

Existing View and Visual Receptor Sensitivity;

This is a view looking west along the N81 Belgard Road, taken from a position at a junction to the south of the town centre. The view depicts the existing character of this principal approach route into Tallaght, with a wide dual carriageway flanked by avenue-planted verges of semi-mature trees on both sides. Road signage, street lighting, and traffic infrastructure are prominent features of this view. The existing Arena development is visible in the distance of the road corridor, with the Dublin Mountains providing a backdrop to the south-west behind the existing mature trees along the road.

Visual receptor sensitivity is considered **low**.

Proposed view and Magnitude of Change;

The proposed view illustrates the proposed development outlined with a red line. The proposed development is not perceptible from this viewpoint, being screened by the avenue tree planting along the road verge and the intervening built fabric of the town centre.

Magnitude of change is considered **negligible**.

Visual Effect;

The visual effect of the proposed development in this view is assessed as **imperceptible**.

View 16;

Existing View and Visual Receptor Sensitivity;

This view looks west from an elevated position on the footbridge at the eastern approach to Tallaght Town Centre along the N81 Belgard Road. The view depicts the road corridor below, with the established Plaza Hotel forming a prominent built edge to the right. A dense belt of mature deciduous trees and scrub vegetation defines the left-hand side of the view, providing partial screening of the mixed-use Arena development and the subject site. The Tallaght Town Centre townscape, including the stepped profile of the Arena development and surrounding commercial buildings, is clearly visible in the middle distance, with the Dublin Mountains forming a backdrop to the west.

Visual receptor sensitivity is considered **medium**.

Proposed view and Magnitude of Change;

The proposed view illustrates the proposed development outlined with a red line. The proposed development is not perceptible from this elevated viewpoint, being screened by the dense belt of mature deciduous trees and scrub vegetation to the left.

Magnitude of change is considered **negligible**.

Visual Effect;

The visual effect of the proposed development in this view is assessed as **imperceptible**.

View Summary

The topography, vegetation and density of the local environs means that the massing of the built form quicky becomes **imperceptible** as distance from the site increases. For those views where the scheme is visible, the evaluation is predominantly **moderate** and **neutral.**

8.6 Cumulative Effects related to the proposed development

There are currently no proposed/permitted developments within the vicinity of the subject site, which could potentially be relevant to the assessment of the proposed development in terms of potential cumulative effects. However, should/as these occur, the requirement for their design to be integrated in like manner as per this current proposal, is likely to create a rather more complete and positive enhancement within this area.

9 'DO NOTHING' SCENARIO

If the proposed development were not to proceed, the site would presumably, remain in its present form for a period. In such circumstances the current land uses and the maintenance and management of them would also presumably continue as at present. The existing nature of the site and its associated visual amenity would remain as is.

10 WORST CASE SCENARIO

As for most development construction schemes, the worst-case scenario in terms of landscape and visual impact is where demolition works, vegetation removal and excavation works commence and are substantially completed, but subsequently the scheme is halted before full completion of the buildings, associated infrastructure and new landscape works. In such cases there is substantial adverse impact without the potential benefits promised by the full realisation of the project.

11 MONITORING & REINSTATEMENT

The maintenance and management of the completed residential facility will be carried out by approved contracted specialists in buildings and facilities management. The maintenance of the associated soft landscape works would normally form part of that specialist's agreement, however an approved system of monitoring the health and vigour of the proposed new planting would be an essential aspect of this work. The timely planting and the maintenance and management required to successfully establish new planting with the projected rates of growth and general performance required, needs an appropriate effective input from professionals with the necessary expertise to ensure it is effectively delivered. The monitoring of the planting performance and suitably appropriate responses to ensure same will be essential to the all-round success of the development as proposed.

12 DIFFICULTIES IN COMPILING INFORMATION

No difficulties were encountered in the preparation of this report.

13 REFERENCES

1. Guidelines for Landscape and Visual Impact Assessment, prepared by the Landscape Institute and the Institute of Environmental Assessment, published by Routledge , 3rd Edition 2013.
2. 'Guidelines on the information to be contained in Environmental Impact Assessment Reports' - Environmental Protection Agency (EPA), May 2022.
3. Visual Representation of Development Proposals: Technical Guidance Note 06/19, Landscape Institute UK (LI) September 2019.
4. The SDCC Development Plan 2022-2028.