

# Comparative Visual Appraisal Summary

**CUNNANE STRATTON REYNOLDS**

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**For Alterations to Permitted SHD ABP Reg. Ref. TA06F.311016 GA3 Lands, The Coast, Baldoyle, Dublin 13.**

To be read in conjunction with separate booklet: Verified Photomontages (GA3 Baldoyle) by Model Works (dated March 2022). The proposed alterations to permitted SHD ABP Reg. Ref. TA06F.311016 GA3 will be referred to in the text below as the proposed GA3 amendment scheme.

This Visual Appraisal provides a summary appraisal of a selection of representative views associated with the proposed amendments to the GA3 scheme (as shown on the Subject Site in Fig 2 below) in comparison to the permitted GA3 scheme. This study will review key views as described in the Baldoyle-Stapolin Local Area Plan (LAP) and briefly assess these representative views as set out in the booklet Verified Photomontages (GA3 Baldoyle) by Model Works.

## Landscape Views and Vistas

Section 4a.5 of the Baldoyle-Stapolin Local Area Plan describes the Landscape Character of Baldoyle Bay and characterises it as having an exceptional value. Due to the open and relatively flat nature of the landscape, which is described as an Estuary Character Type, development is generally visible from surrounding coastal areas, and coastal views should form a key component of new development.

The layout of the proposed residential development has been set out to maximise these exceptional views from inland areas towards the coast as can be seen in the diagram below, Figure 1.

Figure 4A.3 Views and Vistas



**Fig.1 Views and Vistas (Baldoyle-Stapolin LAP)**

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Street vistas are potentially visible from the following selected viewpoints: 1, 4, 6 and 24b. In general terms, the proposed amendments to the GA3 scheme, do not materially alter key views and vistas as illustrated on Fig. 1. relative to the permitted GA3 scheme.

### Selected Representative Viewpoints

The representative viewpoints as highlighted on the diagram below (yellow dots represent views from the north, blue from west, green from east, and orange from south) have been reviewed and assessed, and five scenarios have been provided for each Viewpoint. These scenarios are as follows: 1) Baseline view; 2) Permitted view; 3) Proposed view (as amended); 4) Cumulative view 01 (permitted schemes), and; 5) Cumulative view 02 (proposed schemes). This representative selection of viewpoint locations is illustrated in Fig 2. below.



**Fig. 2 Viewpoint Location Map** (by Model Works)

## Views from the South

### VIEW 01

- **Baseline view** is from Longfield Road to the south of the Subject Site showing existing residential units in the foreground and the current phase of the development underway in the middle-ground view.
- **Permitted view** shows taller buildings within the permitted GA3 scheme on the Subject Site breaking the skyline in the background view.
- **Proposed view** shows the reduction in height of the proposed GA3 scheme on the Subject Site. From this viewpoint there is a reduction in visual effect relative to the permitted scheme. Street Vistas (as noted on Fig 1) are unaltered relative to the permitted view.
- **Cumulative view 01** shows the permitted three-storey foreground development Reg. Ref. F16A/0412 ABP Reg. Ref. 248970, as amended (referred to hereafter as the permitted F16A scheme) and the taller building of the permitted development GA1 SHD Reg. Ref. 310418 (referred to hereafter as the permitted GA1 scheme) in middle ground which almost entirely screens views of the proposed GA3 scheme and reinforces the overall context of high-density development planned for the wider area.
- **Cumulative view 02** shows the proposed reduction in height of the taller buildings in the GA3 scheme mostly hidden behind the proposed GA1 scheme (subject of a separate application) relative to the permitted GA1 scheme, reducing the overall cumulative effects relative to cumulative view 01 above.
- **In conclusion**, the proposed amendments to the GA3 scheme offer reduced visual effects compared to the permitted scheme. When considered cumulatively, visual effects are slightly reduced due to future proposed height reductions to the GA1 scheme and proposed height reductions to the GA3 scheme. Street Vistas are unaltered.

### VIEW 08

- **Baseline view** is from a localised high point on Grange Road to the south of the Subject Site as it crosses the rail line. The view shows existing residential units in the foreground and restricted views of the Subject Site.
- **Permitted view** shows the model of the permitted GA3 scheme, breaking the skyline in the background view.
- **Proposed view** shows a notable reduction in height of the proposed GA3 scheme, which is more in line with the height and scale of existing development in the area. From this viewpoint there is a noticeable reduction in visual effect relative to the permitted GA3 scheme.
- **Cumulative view 01** shows the permitted GA1 scheme and permitted SHD Reg. Ref. 305316 (referred to hereafter as the permitted Gannon scheme), rising prominently above rooftops of existing foreground houses and almost entirely screening views of the proposed GA3 scheme. Increased density and height reinforce the overall context of high-density development planned for the wider area.
- **Cumulative view 02** shows the proposed reduction in height of the taller buildings in the GA3 scheme mostly hidden behind the proposed GA1 scheme (subject of a separate application), slightly reducing the overall cumulative effects relative to cumulative view 01 above.



- **In conclusion**, the proposed amendments to the GA3 scheme will offer reduced visual effects compared to the permitted scheme and when considered cumulatively visual effects resulting from the proposed changes to GA3 are slightly reduced.

#### VIEW 24b

- **Baseline view** is from the end of Longfield Road immediately to the south of the Subject Site showing existing site hoarding in the foreground and the current phase of the development underway in the middle-ground view.
- **Permitted view** shows the model of the permitted GA3 scheme on the Subject Site breaking the skyline in the background view.
- **Proposed view** shows the reduction in height of the proposed GA3 amendment scheme. From this viewpoint there is a reduction in visual effect relative to the permitted GA3 scheme. Street Vistas (as noted on Fig 1) are unaltered relative to the permitted view.
- **Cumulative view 01** shows two and three-storey foreground development of the permitted F16A scheme & the permitted GA1 scheme. Prominent on the view line is the taller building of the permitted GA1 scheme. Permitted development entirely screens views of the proposed GA3 scheme and reinforces the overall context of high-density development planned for the wider area.
- **Cumulative view 02** is similar to Cumulative view 01 only that it shows the proposed reduction in height of the taller building in the GA1 scheme (subject of a separate application), reducing the overall cumulative impacts relative to cumulative view 01 above. The proposed GA3 scheme is not visible from this location.
- **In conclusion**, the proposed amendments to the GA3 scheme will have reduced visual effects compared to the permitted scheme. When considered cumulatively, proposed changes to the GA3 scheme are not visible and future proposed changes to GA1 (subject of a separate application), reduces overall cumulative effects. Street Vistas are unaltered.

#### Views from the East

##### VIEW 04

- **Baseline view** is from Red Arches Rd to the south-east of the Subject Site showing the existing two and three storey houses in the foreground and an open development site in the middle-ground. Existing apartments are visible in the background view in the vicinity of the rail station.
- **Permitted view** shows the permitted GA3 scheme entirely screened by existing foreground development.
- **Proposed view** is identical to the permitted view above. The proposed GA3 scheme remains entirely screened behind existing foreground development.
- **Cumulative view 01** shows the permitted GA1 scheme in the middle ground view with the taller buildings on the permitted Gannon scheme in the background view, reinforcing the overall context of high-density development planned for the wider area. The proposed GA3 scheme is not visible from this location.
- **Cumulative view 02** is identical to view 01 above and shows no change in the view. The proposed GA3 scheme is not visible from this location.

- **In conclusion**, the proposed amendments to the GA3 scheme will have no visual or cumulative effects from this viewpoint compared to the permitted scheme. Cumulative effects are unaltered. Street Vistas are unaltered.

#### **VIEW 05**

- **Baseline view** is from Red Arches Drive to the east of the Subject Site showing the trees within Haggard Park in the foreground view. Due to the effects of foreground vegetation, development is not visible in the view.
- **Permitted view** shows the permitted GA3 scheme wireframe fully screened below the treeline within Haggard Park.
- **Proposed view** wireframe shows a proposed reduction in height of the GA3 scheme compared to the permitted scheme. The proposed GA3 scheme is fully screened below the treeline within Haggard Park.
- **Cumulative view 01** shows the taller building of the permitted GA1 scheme rising prominently above the treeline. As with the permitted view above, the proposed GA3 scheme remains screened behind the trees within the Haggard Park, mitigating visual effects of the overall scheme from the east.
- **Cumulative view 02** shows a notable reduction in height of the taller building in the GA1 scheme (subject of a separate application), reducing its prominence in the view to a height that is almost entirely screened by foreground trees within the Haggard Park. The proposed GA2 (SHD ABP-313222) wireframe is shown alongside the proposed GA3 wireframe, both are screened entirely by foreground trees (also in winter). The overall cumulative effects are notably reduced relative to cumulative view 01 above.
- **In conclusion**, the proposed amendments to the GA3 scheme will not be visible from this view and when considered cumulatively, reductions in height to the future proposed GA1 scheme (subject of a separate application) will have notable reductions in cumulative effect.

#### **VIEW 13**

- **Baseline view** is from Coast Road to the north-east of the Subject Site showing an existing low stone wall in the foreground (edge of carriageway) with open undeveloped lands in the middle ground view and existing apartments stretching across the skyline in the background view.
- **Permitted view** shows the rendered model of the permitted GA3 scheme clearly visible in the near background view, with the taller buildings on the northern edge of the view.
- **Proposed view** shows a proposed reduction in height of the taller buildings in the GA3 scheme and overall reduced visual effects compared to the permitted scheme, which would be more in keeping with the character and scale of the existing development along the skyline.
- **Cumulative view 01** shows the taller building of the permitted Gannon scheme visible alongside the taller building of the permitted GA1 scheme, prominent on the skyline, reinforcing the context of high-density development in the area. the proposed GA3 scheme is visible in front of the permitted Gannon scheme but well within the scale and context of permitted development.
- **Cumulative view 02** shows the proposed GA2 scheme screening the majority of the proposed GA3 amendment scheme. The proposed taller building in the GA1 scheme (subject of a separate application) is now reduced in height such that it is almost not visible behind the proposed GA2 scheme, and slightly reduces overall cumulative effects.

- **In conclusion**, the proposed amendments to the GA3 scheme will have slightly reduced visual effects compared to the permitted scheme and when considered cumulatively, effects are similar if not slightly reduced due to future proposed changes to the GA1 scheme (subject of a separate application).

#### **VIEW 19**

- **Baseline view** is from the eastern edge of existing development on Red Arches Road to the existing five storey apartments in the foreground view. Due to the effects of foreground buildings, the development site is not visible in the view.
- **Permitted view** of the GA3 scheme is fully screened behind existing development.
- **Proposed view** of the GA3 scheme is fully screened behind existing development.
- **Cumulative view 01** shows all permitted development fully screened behind existing development. The GA3 scheme is not visible from this location.
- **Cumulative view 02** shows the reduced height wireframes of the proposed GA3 scheme and proposed GA1 scheme (subject of a separate application) neither of which are visible from this location. The proposed GA2 scheme is partially visible and in keeping with the scale of existing foreground development.
- **In conclusion**, the proposed amendments to the GA3 scheme will have no visual effect from this viewpoint and when considered cumulatively, effects are unaltered compared to the permitted scheme.

#### **VIEW 22 (long distance)**

- **Baseline view** is a long distance view from Station Road to the north of the level crossing. Due to the distance and effects of existing foreground development, the site is not visible in the view.
- **Permitted view** of the GA3 scheme is fully screened behind existing foreground development.
- **Proposed view** wireframe of the GA3 scheme shows a reduction in height compared to the permitted scheme and is fully screened below existing development.
- **Cumulative view 01** permitted development is mostly screened behind existing houses, however the upper part of the tallest building of the permitted GA1 scheme protrudes above the existing roofline in the distance. The proposed GA3 scheme is not visible from this location.
- **Cumulative view 02** shows wireframes of the proposed GA1 scheme (subject of a separate application), and proposed GA2 and GA3 schemes, all screened behind existing houses.
- **In conclusion**, the proposed amendments to the GA3 scheme are not visible from this location and when considered cumulatively, effects are reduced due to future proposed changes to the GA1 scheme (subject of a separate application).

### **Views from the West**

#### **VIEW 06**

- **Baseline view** is from the rail station to the west of the Subject Site showing the existing rail station structures in the foreground view. This view shows the View Corridor towards Ireland's Eye as illustrated in Figure 1 above.

- **Permitted view** shows the wireframe of the permitted GA3 scheme obscured by the foreground structures.
- **Proposed view** wireframe shows GA3 at a similar size and scale compared to the permitted scheme. The View Corridor is unaltered relative to the permitted view.
- **Cumulative view 01** shows the permitted GA1 scheme imposing on the foreground view, reinforcing the overall context of high-density development planned for the wider area. Buildings within the proposed GA2 scheme are mostly screened and set well in the middle ground view.
- **Cumulative view 02** shows the GA3 scheme unaltered and not visible from this view, and a proposed reduction in height of the taller building in the proposed GA1 scheme (subject of a separate application), reducing the overall cumulative impacts relative to the permitted schemes.
- **In conclusion**, the proposed amendments to the GA3 scheme will not be visible from this viewpoint and when considered cumulatively, future proposed alterations to the GA1 scheme (subject of a separate application) will offer reduced visual effects compared to the permitted scheme. The View Corridor towards Ireland's Eye is unaltered.

#### **VIEW 07**

- **Baseline view** is from Railway Court to the south of Clongriffin Rail Station immediately to the west of the Subject Site with the existing rail station structures visible in the background view.
- **Permitted view** shows the rendered view of the permitted GA3 scheme obscured by the foreground structures, with the taller block breaking the skyline behind the raised station platform.
- **Proposed view** rendered model shows a reduction in height of the proposed GA3 scheme to the extent that the taller building is no longer visible, and generally reduced visual effects compared to the permitted scheme. This change would be more aligned with the character and scale of the existing development along the skyline.
- **Cumulative view 01** shows the permitted GA1 scheme imposing upon the foreground view, reinforcing the overall context of high-density development planned for the wider area. Permitted development within the Gannon scheme are prominent to the south of the permitted GA1 scheme, set behind existing apartments. The proposed GA3 scheme is not visible from this location.
- **Cumulative view 02** shows the slight reduction in height of the buildings in the proposed GA1 scheme (subject of a separate application), reducing the overall cumulative impacts relative to cumulative view 01 above. The proposed GA3 amendment scheme is not visible from this location.
- **In conclusion**, the proposed amendments to the GA3 scheme will not be visible from this view and when viewed cumulatively, effects are slightly reduced by future proposed reductions in height of the GA1 scheme (subject of a separate application).

#### **VIEW 09**

- **Baseline view** is from Main Street to the south of Father Collins Park to the west of the Subject Site showing the existing apartments in the middle ground view.
- **Permitted view** shows the wireframe of the permitted GA3 scheme obscured by the foreground apartment buildings.

- **Proposed view** is unaltered relative to the permitted view. The proposed GA3 scheme is not visible from this location.
- **Cumulative view 01** shows the buildings of the permitted Gannon scheme behind the foreground apartments within the scale of existing development. The permitted Gannon scheme screen views of the permitted GA1 scheme. The proposed GA3 scheme is not visible.
- **Cumulative view 02** is identical to Cumulative view 01 above. Neither the proposed GA3 scheme nor the proposed GA1 scheme (subject of a separate application) are visible from this location.
- **In conclusion**, the proposed amendments to the GA3 scheme will have no visual or cumulative effects relative to the permitted scheme.

#### **VIEW 21**

- **Baseline view** is from Belltree Ave a newly build residential area to the north-west of the Subject Site showing the existing two storey houses in the foreground view leading the eye towards the development site in the background view.
- **Permitted view** shows the rendered view of the permitted GA3 scheme in the background mostly below the height of the existing roofline.
- **Proposed view** of the GA3 rendered model is similar to the permitted view, with a slight reduction in the visual effect due to the tallest building reducing in height behind the foreground houses.
- **Cumulative view 01** shows the buildings of the permitted Gannon scheme obscuring views of proposed GA3 scheme, but broadly within the scale of existing development. The permitted GA1 scheme is not visible from this location.
- **Cumulative view 02** shows that neither the proposed GA3 scheme nor the proposed GA1 scheme (subject of a separate application) are visible from this location, offering no change to cumulative effects compared to the cumulative view 01 above.
- **In conclusion**, the proposed amendments to the GA3 scheme are not visible from this viewpoint and when considered cumulatively, effects are unaltered relative to the permitted scheme.

#### **VIEW 26**

- **Baseline view** is from Beau Park Square and Station Way to the south of Clongriffin Rail Station to the west of the Subject Site with the existing rail station structures partly visible in the background view.
- **Permitted view** shows the rendered view of the permitted GA3 scheme obscured by the foreground houses, with the taller block of the permitted GA3 scheme breaking the skyline behind the raised station platform.
- **Proposed view** wireframe model shows a reduction in height of the proposed GA3 scheme to the extent that the taller building is no longer visible. There are generally reduced visual effects compared to the permitted scheme, more aligned with the character and scale of the existing development along the skyline.
- **Cumulative view 01** shows the permitted Gannon scheme, imposing in the middle-ground view, reinforcing the overall context of high-density development planned for the wider area. The permitted GA1 scheme is obscured by the permitted Gannon scheme and existing houses, thereby having no effect on the overall cumulative effects of development from this viewpoint.



- **Cumulative view 02** shows that neither the proposed GA1 scheme (subject of a separate application) nor the GA2 scheme are visible from this location, offering no change to cumulative effects compared to the Cumulative view 01 above. The proposed GA3 scheme is not visible.
- **In conclusion**, the proposed amendments to the GA3 scheme will have reduced visual effects compared to the permitted scheme and when considered cumulatively, visual effects are unaltered.

#### VIEW 27

- **Baseline view** is from Station Way to the south of Clongriffin Rail Station immediately to the west of the Subject Site with the existing rail station structures and apartments visible in the background view dominant on the skyline.
- **Permitted view** shows the rendered view of the permitted GA3 scheme obscured by the foreground structures, with the taller block breaking the skyline behind the raised station platform.
- **Proposed view** wireframe of the GA3 scheme shows a reduction in height to the extent that the tall apartment building is almost not visible. There are generally reduced visual effects compared to the permitted scheme, more aligned with the character and scale of the existing development along the skyline.
- **Cumulative view 01** shows the permitted Gannon scheme imposing in the foreground view, dominating the view and strongly reinforcing the overall context of high-density development planned for the wider area. Neither the permitted GA1 scheme nor the proposed GA3 scheme are visible behind the permitted Gannon scheme.
- **Cumulative view 02** shows that neither the proposed GA1 scheme (subject of a separate application), nor the proposed GA2 and GA3 schemes are visible behind the permitted Gannon scheme, offering no change to cumulative effects compared to the permitted schemes.
- **In conclusion**, the proposed amendments to the GA3 scheme will have reduced visual effects compared to the permitted scheme, and when considered cumulatively effects are unaltered.

#### Views from the North

##### VIEW 11

- **Baseline view** is from Moyne Road to the north of the Subject Site showing open undeveloped lands and existing apartments prominent to the west of Clongriffin rail station.
- **Permitted view** shows the rendered block model of the permitted GA3 scheme prominent in the middle-ground view, reinforcing the overall context of high-density development planned for the wider area and having a strong urbanising effect on the view.
- **Proposed view** wireframe of the GA3 scheme shows a notable reduction in height and scale compared to the permitted scheme thereby offering reduced visual effects in keeping with the scale and character of existing development around the Clongriffin rail station.
- **Cumulative view 01** shows the proposed GA3 amendment scheme within the scale and context of surrounding urban development. The taller buildings of the permitted GA1 and permitted Gannon schemes rise above the proposed GA3 scheme, prominent on the skyline, reinforcing the

overall context of high-density development planned for the wider area, with slightly increased cumulative effects.

- **Cumulative view 02** shows the proposed GA3 scheme within the scale and context of surrounding urban development. The proposed GA1 scheme (subject of a separate application) is now almost entirely hidden behind the proposed GA3 scheme and the proposed GA2 scheme and permitted Gannon scheme appear more prominent to the south and north of the view. Overall cumulative effects are slightly reduced relative to Cumulative view 01.
- **In conclusion**, the proposed amendments to the GA3 scheme will have notable reductions in visual effect compared to the permitted scheme, and when viewed cumulatively, effects are similar if not slightly reduced due to the reduction in height of the future proposed GA1 scheme (subject of a separate application). View Corridors towards the south are unaltered.

#### **VIEW 15 (long distance)**

- **Baseline view** is a long distance view from Portmarnock Beach car park across the estuary to the north- east of the Subject Site showing open undeveloped estuary landscape in the foreground and dense urban development in the background view concentrated around Clongriffin rail station.
- **Permitted view** shows the rendered model of the permitted GA3 scheme visible in the background view, with the tallest buildings prominent on the skyline, reinforcing the urban character of the view.
- **Proposed view** rendered model of the GA3 scheme shows a notable reduction in height and scale compared to the permitted scheme and has reduced visual prominence on the skyline. It offers reduced visual effects, more in keeping with the character of existing development around the Clongriffin rail station.
- **Cumulative view 01** shows the taller buildings of the permitted Gannon scheme and the permitted GA1 scheme extending along the skyline and reinforcing a dense urban edge context to the views from the estuary landscape to the north-west. The proposed GA3 scheme is set well within the context of permitted development.
- **Cumulative view 02** shows the reduction in height of the proposed GA3 scheme, mostly obscured by the proposed GA2 scheme, and all within the scale and context of existing and permitted urban development. The proposed GA1 scheme (subject of a separate application) is now almost entirely screened by the proposed GA2 scheme and the proposed GA3 scheme is set well within the context of permitted and proposed development.
- **In conclusion**, the proposed amendments to the GA3 scheme will have reduced visual effects compared to the permitted scheme, and when considered cumulatively, overall effects are similar if not slightly reduced due to future proposed amendments.

#### **VIEW 16 (long distance)**

- **Baseline view** is a long distance view from Strand Road to the north of the Subject Site showing open undeveloped estuary landscape and dispersed single storey houses.
- **Permitted view** shows the rendered model of the permitted GA3 scheme visible in the background view, with the tallest buildings prominent on the skyline.
- **Proposed view** rendered model of the GA3 scheme shows a notable reduction in height and scale compared to the permitted scheme and is no longer visually prominent on the skyline. It

offers reduced visual effects in keeping with the character of the existing development around the Clongriffin rail station.

- **Cumulative view 01** shows the taller buildings of the permitted Gannon scheme and permitted GA1 scheme prominent on the skyline and creating a dense urban edge context to the views from the estuary landscape to the north.
- **Cumulative view 02** shows the reduction in height of the proposed GA3 scheme and the proposed GA1 scheme (subject of a separate application), whereas the proposed GA2 scheme and permitted Gannon scheme remain prominent on the skyline.
- **In conclusion**, the proposed amendments to the GA3 scheme will have reduced visual effects compared to the permitted scheme, and when viewed cumulatively overall effects are slightly reduced due to future proposed amendments.

## **VIEW 20**

- **Baseline view** is from Moyne Road to the north-west of the Subject Site showing open undeveloped lands in the foreground and existing apartments to the west of Clongriffin rail station.
- **Permitted view** shows the rendered model of the permitted GA3 scheme clearly visible in the background view, above the roadside hedgerow, breaking the skyline, extending the urbanising effect of the view.
- **Proposed view** shows the reduction in height and scale of the proposed GA3 scheme compared to the permitted GA3 scheme, offering reduced visual effects more in keeping with the scale and character of existing development around the Clongriffin rail station.
- **Cumulative view 01** shows the foreground buildings of the permitted Gannon scheme dominating the middle ground view and partially screening views of the proposed GA3 scheme. The taller building of the permitted GA1 scheme is partly visible behind the permitted Gannon scheme. The proposed GA3 scheme is set well with the context of permitted development.
- **Cumulative view 02** shows the reduction in height of the proposed GA3 scheme and the proposed GA1 scheme (subject of a separate application), reducing the overall cumulative effect from this location. The proposed GA2 scheme and in particular the permitted Gannon scheme remains prominent on the skyline. The proposed GA3 scheme is set well with the context of permitted development.
- **In conclusion**, the proposed amendments to the GA3 scheme will have reduced visual effects compared to the permitted scheme, and when considered cumulatively effects are slightly reduced due to future proposed amendments.

## **VIEW 25**

- **Baseline view** is from the footbridge on the Portmarnock Greenway (Coast Road) to the north-east of the Subject Site showing open coastal estuary landscape in the foreground and middle view with existing apartments prominent in the background associated with Clongriffin rail station.
- **Permitted view** shows the rendered model of the permitted GA3 scheme prominent in the near background view, obscuring views of the existing apartments around the rail station and increasing the urban character of the view.

- **Proposed view** shows a reduction in height and scale of the proposed GA3 scheme relative to the permitted GA3 scheme and more in keeping with the scale and character of existing development around the rail station. The proposed GA3 scheme offers reduced visual effects relative to the permitted scheme.
- **Cumulative view 01** shows the permitted GA1 scheme and proposed GA3 scheme both extending across the skyline with the taller buildings of both the permitted GA1 scheme and permitted Gannon scheme shown very prominent on the skyline.
- **Cumulative view 02** shows the reduction in height of both the proposed GA3 scheme and proposed GA1 scheme (subject of a separate application), reducing overall cumulative effects. However, the proposed GA2 scheme and permitted Gannon scheme are prominent on the skyline setting the proposed GA3 scheme well within the scale of surrounding permitted development.
- **In conclusion**, the proposed amendments to the GA3 scheme will have reduced visual effects compared to the permitted scheme, and when considered cumulatively, effects are slightly reduced due to future proposed amendments.

## **Conclusion**

Overall, the proposed amendments contained within the GA3 scheme offer reduced visual effects relative to the permitted GA3 scheme and are visually appropriate and in keeping with the character of the surrounding permitted development.

When considered cumulatively alongside future proposed and permitted development, where the context of high-density development will strongly characterise the wider area in future years, the amendments to GA3 will contribute to reduced visual effects and are considered visually appropriate and well within its context. In addition, Street Vistas and View Corridors (as defined in the Baldoyle-Stapolin LAP) are unaltered relative to the permitted GA3 scheme.

It is therefore considered that the proposed amendments to the permitted GA3 scheme are appropriate in visual terms, in the context of existing and permitted development.