



Townscape and Visual Impact Assessment

PROPOSED LARGE SCALE RESIDENTIAL DEVELOPMENT

AT BEAUMONT ROAD / BEAUMONT GROVE / GRACE PARK COURT / ELLENFIELD ROAD,
BEAUMONT, DUBLIN 9

PREPARED ON BEHALF OF URBAN LIFE (BMD) LTD

SEPTEMBER 2026 / PROJECT NO. 8569

Proposed Residential Development at Beaumont Road, Dublin 9

Townscape and Visual Impact Assessment

Client Name	Urban Life (BMD) Ltd
Document Reference	8569/BRD9/TVIA/2026
Project Number	8569

Quality Assurance

Approval Status in accordance with Park Hood's IMS (ISO 14001:2015 and ISO 9001:2015).

Issue	Date	Baseline Prepared by	Graphics prepared by	Report prepared by
<i>Baseline</i>	<i>10-12-2025</i>	<i>Jonathan Pollock</i>	<i>Ryan Hood</i>	<i>Andrew Bunbury</i>
<i>Reviewed</i>	<i>20-07-2026</i>	<i>Andrew Bunbury CLMI Landscape Architect and Director; Park Hood</i>		
<i>Planning Issue</i>	<i>09-09-2026</i>			

Disclaimer

All feasible and reasonable attempts have been made to ensure that the information provided by a range of public sector institutions and presented in this report is accurate and up-to-date. Park Hood is not responsible for accidental perpetuation of inaccuracies in these records and any consequent effect on the conclusions in this report.

This report has been prepared by Park Hood with all reasonable skill, care and diligence within the General Terms and Conditions of the Contract with the client.

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1.0 INTRODUCTION

Statement of Expertise

- 1.1 This Townscape and Visual Impact Assessment (TVIA) has been prepared by Park Hood Chartered Landscape Architects on behalf of Urban Life (BMD) Ltd.
- 1.2 Park Hood is a Chartered Member of the Irish Landscape Institute and Landscape Institute UK with extensive experience in preparation of Landscape / Townscape and Visual Impact Assessments for large scale projects in cities throughout Ireland and the UK. The primary author is Andrew Bunbury who is a fully qualified Landscape Architect and Chartered Member of the Landscape Institute (CMLI) with over 25 years' consultancy experience in the profession across Ireland and the UK. He works between the Dublin, London and Belfast offices of Park Hood where there are 37 members of staff including a further thirteen Chartered Landscape Architects.
- 1.3 All work is undertaken in compliance with the *Landscape Institute's Code of Standards of Conduct and Practice for Landscape Professionals* and checked in accordance with Park Hood's ISO 14001:2015 and ISO 9001:2015.

Proposed Development Summary

- 1.4 The proposed Large Scale Residential Development (LRD) will comprise 100 no. apartments/duplexes (17 no. studios, 45 no. 1-beds, 27 no. 2-beds and 11 no. 3 beds) within 4 no. blocks ranging in height from 3 to 6 storeys. All residential units will be provided with associated private balconies/terraces to the north/ south/ east/ west elevations. Provision of internal amenity space and lobby/reception area at ground floor of the apartment block. Vehicular/pedestrian/cyclist access from Grace Park Court and pedestrian/cyclist and emergency access via Ellenfield Road. All associated site development works including import, export and reuse of material to achieve appropriate site levels, infrastructure and enabling works including water services provision and upgrades, public utilities, open spaces (including play areas), surface car parking, set down areas, cycle parking areas/buildings, landscaping and boundary treatment works, plant areas (at ground and roof level), green roofs, roof mounted photovoltaic (PV) panels, ESB substation, and waste storage. A full description of the Proposed Development is contained within the Detailed Project Description (McGill Planning Ltd.) and the Architectural Design Statement (Henry J Lyons Architects) accompanying this application and are not repeated here.
- 1.5 This report outlines the potential effects of the proposed development on the townscape / landscape character and visual amenity of the Application Site and surrounding area in this part of Dublin and should be read in conjunction with the Visualisations and Photomontages (produced by Model Works Ltd.) and the accompanying information submitted with this application.

Guidance Documents

- 1.6 The approach and methodology is primarily based on the *Guidelines for Landscape and Visual Impact Assessment (3rd Edition)* by The Landscape Institute and the Institute of Environmental Assessment (2013) (GLVIA).
- 1.7 The European Landscape Convention definition of landscape confirms that it includes the landscapes of villages, towns and cities, i.e. townscapes. So 'Townscape' is defined as the landscape within a built-up area, including the buildings and the relationships between them.
- 1.8 There are a number of published guidance documents including Development Plans, which include planning designations relevant to the Study Area as listed below:-
 - *Dublin City Council Development Plan 2022-2028*;
 - *Urban Development and Building Heights Guidelines for Planning Authorities* by Department of Housing, Planning and Local Government (DHPLG) (2018);
 - *Urban design manual - a best practice guide* by the Department of Environment, Heritage and Local Government (2009);
 - *National Landscape Strategy 2015–2025*; and
 - *Sustainable Residential Development in Urban Areas and the accompanying Urban Design Manual: A Best Practice Guide* (2009).
- 1.9 Other sources of information include:
 - *National Inventory of Architectural Heritage* <http://www.buildingsofireland.ie>, Historic Environment Viewer;
 - *National Parks and Wildlife Service (NPWS) and Environmental Protection Agency* - <https://gis.epa.ie/EPAMaps>;
 - *ESM Webtool, Environmental Sensitivity Mapping*, <https://airomaps.geohive.ie/ESM/>;
 - <https://www.heritagecouncil.ie>;
 - <https://www.arcgis.com/apps/MapSeries/index.html?appid=b2a3f73590d64ce3b46fd8470d049453>; and
 - *Residential Visual Amenity Assessment, LI Technical Guidance Note 2/19*.
- 1.10 The baseline assessment included study of Ordnance Survey Ireland historical and recent mapping to assess how the Beaumont Road and Ellenfield area has developed since the 19th century as well as assess approximate calculations of relevant distances or areas.

Method of Assessment

Townscape and Visual Effects – Distinctions

1.11 Townscape and Visual effects deriving from a proposed development are assessed separately although the process is similar. The conclusions on significance are ultimately an evaluation of the combined effects of both. The distinction between townscape and visual effects can be summarised as follows:-

- Townscape effects relate to the potential impacts on the physical characteristics or components of the environment which together form the character of this part of the city, including buildings, roads, paths, vegetation and water areas; and
- Visual effects relate to potential impact on visual receptors, such as pedestrians, people working in offices, or people in vehicles passing through the area, whose views in this part of the city could change as a result of this proposal.

Townscape and Visual Assessment Process

1.12 The process can be summarised as undertaking the following key tasks:

- Site survey and visits undertaken in December 2025 and January 2026;
- Assessing the Baseline Townscape Setting and Conditions;
- Evaluation of key components of the proposed Development based on site layouts, plans and elevations prepared by Henry J Lyons Architects and other members of the design team;
- Consideration of Mitigation and Enhancement Measures;
- Assessment of Townscape / Landscape Effects;
- Assessment of Visual Effects; and
- Conclusions.

1.13 The process includes a review of photomontages of the proposed development from six no. representative viewpoints prepared by Model Works Ltd.

Establishing the Study Area

1.14 The study area includes the Application Site itself and the wider townscape where the proposed development may have an influence either directly or indirectly. There is no specific guidance on extents of study areas applicable to this type of development in Ireland. Given this part of Dublin city comprises dense built townscape, the use of digital Zone of Theoretical Visibility

Maps (based solely on topography) to assess potential viewpoints was considered superfluous as urban views are usually constrained by built environment.

- 1.15 Six representative viewpoints were selected following site surveys that identified areas in proximity or with open vantage in the local townscape including towards parks, residential areas and main road corridors where potential views could be afforded towards the Application Site.

Townscape Character Assessment

- 1.16 The combination of desk-top analysis and site survey allows judgment to be made on the key elements that contribute to the townscape character and its wider condition, value and sensitivity. Townscape value, quality and sensitivity is affected by factors including: (i) whether the resource is common or rare; (ii) whether it is considered to be of local, regional, national or global importance; (iii) whether there are any statutory or regulatory limitations / requirements relating to the resource; (iv) the quality of the resource; (v) the maturity of the resource, and (vi) the ability of the resource to accommodate changes. The following rating is the basis of this part of the assessment:-

- **Highest Value Townscape** - Very vulnerable to change. *High Sensitivity*;
- **Very Attractive Townscape** - Some ability to absorb change in some situations without having significant effects. *Medium Sensitivity*;
- **Good Townscape** - Some ability to absorb change in some situations without having significant effects. *Medium Sensitivity*;
- **Ordinary Townscape** - Able to accommodate change without significant effects. *Low Sensitivity*;
- **Poor Townscape** - Damaged landscapes very capable of accommodating change. *Very Low Sensitivity*.

- 1.17 The report considers the magnitude and scale of effects the proposed development would have on existing townscape elements, character areas and resources either directly or indirectly. This is affected by factors including: (i) the physical extent and nature of the key elements that make up the proposal; (ii) the townscape context of these effects and (iii) the time-scale of impact, such as whether it is temporary (short, medium or long term), permanent with reversible potentials, or irreversibly permanent and are rated as follows:-

- **Profound** - Total loss or major alteration to key elements / features / characteristics of the baseline (i.e. pre-development) townscape or view and /or introduction of elements considered to be totally dominant when set within the attributes of the receiving townscape.
- **Substantial** - A prominent change that may be large in scale and / or extent, and include the loss of key townscape characteristics or the addition of new features or elements that

would potentially change the overall landscape quality and character at a wider scale.

- **Moderate** - Partial loss or alteration to one or more key elements / features / characteristics of the baseline (i.e. pre-development) townscape or view and / or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving townscape.
- **Slight** - Minor loss or alteration to one or more) key elements / features / characteristics of the baseline (i.e. pre-development townscape or view and /or introduction of elements that may not be uncharacteristic when set within the attributes of the receiving townscape.
- **Negligible** - Very minor loss or alteration to one or more key elements / features / characteristics of the baseline (i.e. pre-development) townscape or view and /or introduction of elements that are not uncharacteristic with the surrounding townscape approximating to a 'no change' situation.

Visual Amenity Assessment

- 1.18 The baseline studies establishes the area from which the proposed development may potentially be visible and the different groups of people ("visual receptors") who may experience views or changes to view context. Six representative viewpoints were identified from publicly accessible locations near the Application Site or in potentially sensitive locations in this part of Dublin. Determination was based on open visibility or from locations where there may be notable numbers of visual receptors.
- 1.19 Viewer sensitivity ranges from high to low based on the nature of the visual receptor (resident, tourist, commuter etc.) and the visual value or quality attached to a particular view. The visual effects deriving from the proposed development are based on the combined judgement of the anticipated change in nature, visual amenity and duration of the particular view (magnitude) and the nature of the visual receptor (sensitivity) and are rated as follows:-
- **Severe** - A major change or obstruction of a view that may be directly visible, appearing as the dominant and contrasting feature appearing in the foreground.
 - **Substantial** - The proposal forms the focus or an immediately apparent component in the view and will redefine its baseline characteristics.
 - **Moderate** - The proposal is likely to form a readily apparent component within the overall view but the baseline characteristics will continue to prevail.
 - **Slight** - The proposal forms a minor component in the wider view which might be missed by the casual viewer / observer. Awareness of the proposal would not have a marked effect on the overall quality of the view.
 - **Negligible** - The proposal is barely discernible or may be at such a distance that it is very

difficult to perceive equating to a no-change situation.

Nature of Townscape and Visual Effects

- 1.20 Townscape / landscape and visual assessment has aspects that can be considered subjective. While magnitude of change to a view can be factually defined, any subsequent objective assessment is based on experience, observation, evidence and informed professional opinion.
- **Positive Effect** - A change that improves the quality of the townscape character and fits very well with the existing townscape character.
 - **Neutral** - A change which does not affect the scale, landform or pattern of the townscape and maintains existing townscape quality.
 - **Adverse Effect** - A change which reduces the quality of the townscape and cannot be fully mitigated.

Significance Criteria and Determination

- 1.21 This assessment bases “Significance” of effects on the following definitions:-
- Significant” in the Oxford Dictionary 2025 is defined as “*Sufficiently great or important to be worthy of attention; noteworthy.*”; and
 - “Significance” in the GLVIA is defined as “*A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic.*”
- 1.22 Significance of visual effects is not absolute and can only be defined in relation to each development and its specific location. Usually an effect is considered ‘significant’ if the level of effect is ‘moderate/substantial’ or ‘substantial.’ The significance of townscape or landscape and visual effects is determined by cross-referencing sensitivity of townscape / landscape or view with the magnitude of change.

Summary of Consultations and Meetings with Dublin City Council

- 1.23 Following the LRD Stage 2 meeting with Dublin City Council on 18th March, the proposed development was revised to address design, landscape, and parks-related feedback and concerns raised by the planning authority and consultees. This entailed a substantial refinement of the landscape strategy and communal open space provision, with supporting drawings updated to improve clarity, usability, and compliance.

2.0 BASELINE TOWNSCAPE SETTING

The Application Site

- 2.1 The Application Site comprises 0.63 hectares / 1.55 acres of land at No. 72 Beaumont Road in Dublin 9 D09 YD32. The city centre is located 4.2km to the south-west. **See Figure 1 Site Location Plan**

Figure 1 – Site Location Plan



- 2.2 The site comprises an irregular landholding set between Ellenfield Road to the north, Beaumont Grove to the north-east, Beaumont Road to the east and south-east, Grace Park Court to the south and Glencorp Road the west. It was formerly the location of the “Beaumont Drive-In Fresh Produce” which was located in a large single storey building that, in conjunction with an adjoining utilitarian shed extending to 45m along the boundary to the rear of properties on Glencorp Street, extended over a floor area of 546m². The buildings were located to the south of a broad area of parking surfaced in herringbone block paving extending to approximately 1,150m². This is accessed via an 8m wide entrance and a short lane off the concrete-surfaced Grace Park Court which is a 95m spur to the west of Beaumont Road.
- 2.3 The business closed in 2018 and the premises has been vacant since that time. In 2024, the buildings were demolished and the site cleared though remnant stockpiles of materials remain on site.

Photos 1 and 2 – Application Site



Existing site setting including remnant building detritus, hard surfaces and stockpiles of hardcore and material looking north towards trees aligning Beaumont Grove.



View south across Application Site looking towards gable ends of properties on Grace Park Court

- 2.4 The site has a partially vegetated character with shrubs and trees set towards the periphery with the internal area having become overgrown or swamped by colonising scrub, brier and weed in the absence of formal management. Detailed topographical survey of these areas was difficult but they appear to be former landscape areas which extend to Grace Park Court and Beaumont Crescent. The boundary is defined by remnant concrete block walls and house gables to the north towards

Ellenfield Road and Grace Park Court with this partially secured by temporary mesh security fencing. The boundary to towards Ellenfield Road includes approximate 3.75m high concrete block wall that closes off a potential connection to the site.

Photo 3 - Application Site Setting



View from west across site towards gable ends of properties on Ellenfield Road and wall that closes off access between the Beaumont Road and Ellenfield Park area.

- 2.5 This fencing continues along the eastern boundary towards Beaumont Road and northern boundary towards Beaumont Grove where it merges into a landscape strip that includes a belt of mature trees.
- 2.6 A residential property (No. 72 Beaumont Road) is located to the south of the site and comprises a single storey (7m high) detached house extending to 199m². The property has an access onto Grace Park Court with the boundary defined by a low stone wall. A separate lane to its south provides vehicular access to the sheds to its rear. It has been unoccupied for some time and sits on a site of approximately 795m² that has not been subject of much in the way of landscape management.
- 2.7 The Application Site is part of a wider gently undulating landscape with the levels rising from +39.5m to the east on Grace Park Court to +41m and +42m on its western and northern boundaries respectively. There are no steep gradients or retaining features on the site.
- 2.8 The Tree Survey (January 2026) by Andrew Boe, Independent Arboricultural Consultant identified approximately 20 no. trees or wooded groups (totalling 59 no.) on the site and immediate area that have become established through a combination of deliberate planting and self-seeding. The survey also included the trees located just beyond the Application Site in the publicly owned land towards Beaumont Grove (Tree Group 6). It notes a tree population has a diversity of ages with the majority (57 no) being mature and classed as B (moderate quality being "... *healthy attractive trees with remediable defects that are in a condition as to be able to make a significant contribution for a minimum of 20 years*"). Two trees / tree groups were classed as C (low quality being "...*unremarkable*").

trees of limited merit, small-growing, young species which have a relatively low potential amenity value, and low landscape benefits”). See Tree Survey (A BOE – January 2026

- 2.9 The majority of the B class trees are the collective of approximately 40 no. Norway Maples (*Acer platanoides*) – Group 6 that form a notable grouping in the landscape towards Beaumont Grove and provide a backdrop to much of the site. On the site itself, the majority of trees are approximately 11 no. B class trees, 10 no. C class trees and 3 no. U class trees with species including Birch, Field Maple, Cherry, Sycamore and further Norway Maples. The Tree Survey notes the “*amenity value of the trees could be considered low to high*” and that the “*...trees show little to no evidence of routine maintenance*”.
- 2.10 The ecology survey identified no significant habitats, designated sites or individual or group of species on the Application Site.

Photo 4 – Local Townscape Setting



Aerial Photograph showing site in relation to Beaumont Road (to right), Ellenfield and Glencorp Road (to left) and Grace Park Court (to bottom). Courtesy of GoogleEarth

Local Townscape Setting

- 2.11 Beaumont is a northside suburb bordered by Donnycarney, Santry and Artane located to the east of the Swords Road / M1 Motorway. The local area and extending into Whitehall to the south comprises large modern housing estates including Elm Mount Estate, Collinswood, Ardmore and

Montrose. It is dominated by sprawling low-rise townscape dating from the 1950's on that forms part of the outer-suburban cityscape of Dublin city including residential, institutional, commercial, retail areas and open landscapes in the form of sporting facilities and parks.

- 2.12 Beaumont Road is a broad single lane carriageway that links to Collins Avenue towards the city centre to the south and the Beaumont Hospital to the north-east. It has footpaths and cycle-lanes and extends to approximately 12m wide as it passes the Application Site area. Grace Park Court is separated from Beaumont Road by a strip of landscape that includes eight mature trees and a bus shelter set within an area of mown grass. The road is aligned with two-storey terraced and semi-detached houses for the majority of its length.
- 2.13 Beaumont Grove is a cul-de-sac located to the north and north-east of the Application Site and comprises 24 semi-detached two-storey houses all set to the east of the road. The west of the road (towards the site) is an area of publicly owned land dominated by the grouping of Norway Maples as noted above which limit views towards the Application Site lands.

Photo 5 - Townscape Setting



Existing group of trees to the north-east of the site towards Beaumont Grove

- 2.14 Glencorp Road and Ellenfield Road are located to the north-west and north of the Application Site respectively. Both roads are aligned on one side with rows of two-storey terraced houses that face onto Ellenfield Park. A spur from their road junction leads to a 60m long cul-de-sac also called Ellenfield Road with the site's boundary wall at its end.
- 2.15 The majority of buildings in the local area including those on the adjacent Beaumont Grove, Ellenfield Road and Glencorp Road are two-storey terraced or semi-detached housing though Grace Park Court to the immediate south of the Application Site and the more recent development at Collinswood across the Beaumont Road include three-storey apartment blocks. Beaumont Hospital, located

850m to the north-east, is a notable local landmark in the townscape and its purpose and use characterises much of the local area.

- 2.16 There are no buildings listed as being of note in the National Inventory of Architectural Heritage and limited listings in the immediate Beaumont area. The nearest is the Church of the Holy Child (1950-60) located over 300m to the south-west. Beaumont House (1760-65), that has connections with Arthur Guinness, is located 1km the north-east
- 2.17 Dublin Airport is located just over 3.5km to the north. The M1 Motorway is located just over 1.3km distant.

Townscape History

- 2.18 Beaumont was originally a farm in the Civil Parish of Coolock, between the townlands of Kilmore Big and Kilmore Little. OSI Mapping from the 19th Century indicates the Beaumont Road has a similar alignment to that existing at present though it was re-aligned to the east aside the Application Site to take out a kink; the former section of road was retained and subsequently renamed Grace Park Court. The site is annotated as being near “Puckstown Cottages” and “Doyle’s Bridge” the lands to the east associated with a small demesne called Thorndale. The area became associated with the Guinness family in the 1760’s when Arthur Guinness built Beaumont House (NIAH: 50130235) and the family lived there until 1855. It subsequently became known as Guinness House and was owned by the Sisters of Mercy and was then sold to the Department of Health / HSE. Beaumont Hospital opened in 1987 and employs approximately 3,000 staff is located within the grounds of the former Guinness demesne.

Photo 6 - Beaumont Road Townscape



View along Beaumont Road indicating the typical house type prevalent in the Beaumont area.

- 2.19 Over the course of the 20th century, OSI map evidence shows the city expanding in linear fashion along the Beaumont Road leading to former farms and demesnes in this area starting to be broken up. While the 1936-1943 OSI maps still depicted the area as a predominantly rural landscape, it was well absorbed into the cityscape by 1968 following large scale housing projects dominated by low-rise terraced and semi-detached houses. By the end of the decade, any association with the rural landscape in Beaumont would have gone with it being replaced by a myriad of housing estates and institutional lands.
- 2.20 Beaumont is now primarily seen as a mid-20th-century and later housing district with several large housing estates such as Elm Mount (1960s), Collinswood, Ardmore, Montrose, and the more recent Beaumont Woods. Local services remain limited.
- 2.21 The urban grain is therefore predominantly low-rise, suburban, and estate-based, with looping internal roads, cul-de-sacs, and landscaped residential layouts. Within this are more recent apartment complexes, especially around Beaumont Woods and proximate to Beaumont Hospital. The local streetscape includes tree-lined estate roads, small greens, and landscaped communal spaces with access to large nearby parks. **Local Amenities, Parklands and Open Spaces**
- 2.22 Ellenfield Park (sometimes called Whitehall Park) is located less than 100m to the west of the Application Site. Dating originally from the 1950's and managed by Dublin City Council Parks Department, it extends to 10 hectares and includes recreational facilities for football, Gaelic, camogie, tennis and a children's playground. Its presence within a mature residential district positions it as an important neighbourhood-scale park, offering green relief in an otherwise suburban urban form.
- 2.23 The wider area includes Whitehall GAA pitches located over 485m to the south-west, an open space at Coolgreena Close, 260m distant and Beaumont Woods – an open space near Beaumont House associated with the hospital and HSE - over 675m to the north-east. There is no inter-visibility between the areas and the Application Site due to intervening topography, townscape and vegetation.

Environment, Heritage and Planning Designations

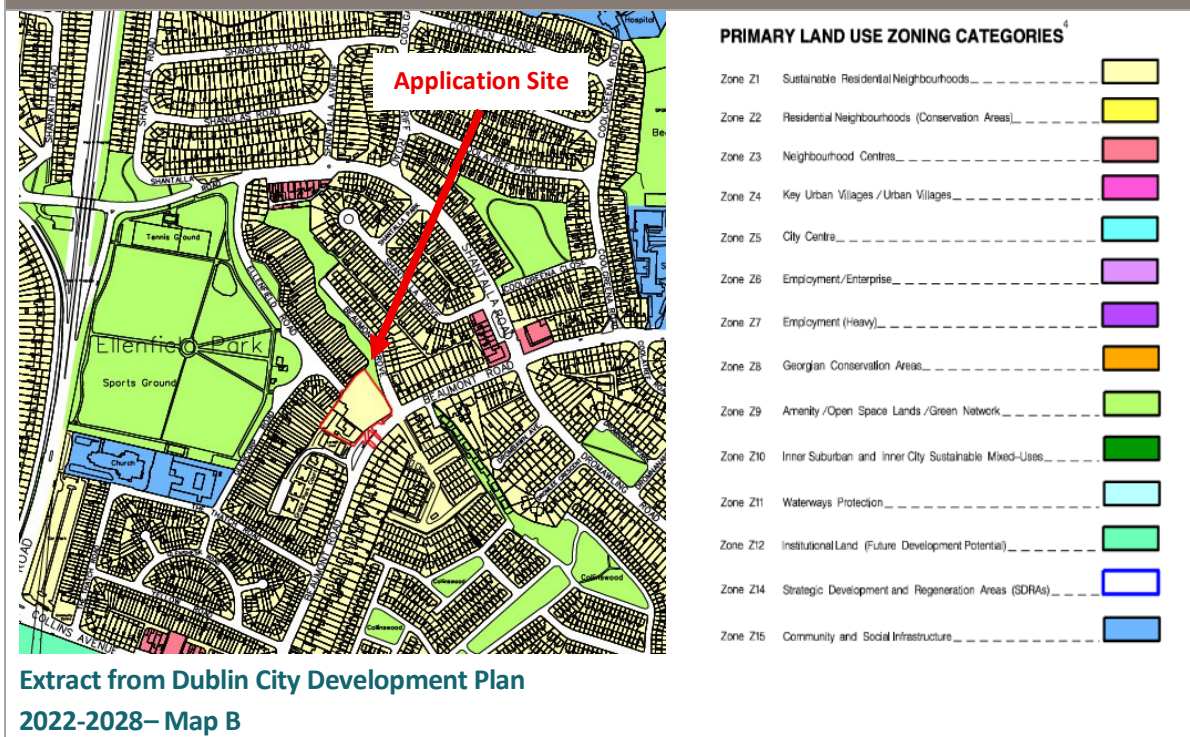
Dublin City Council Development Plan 2022-2028 (DCDP)

- 2.24 The Application Site lies within Zone 1 (Z1) Sustainable Residential Neighbourhoods. The zoning objective is stated as being to *"To protect, provide and improve residential amenities."* Permissible uses for Zone 1 include a range of community, residential, and recreational facilities, such as residential development, assisted living/retirement homes, childcare facilities, education and medical services, local shops, open space and sport facilities.
- 2.25 The plan outlines a vision for residential development in the city *"...where a wide range of high quality accommodation is available within sustainable communities, where residents are within easy reach of open space and amenities as well as facilities such as shops, education, leisure and community services."* The purpose of this zoning is to *"ensure that adequate public transport, in conjunction with enhanced pedestrian and cycling infrastructure, provides such residential*

communities good access to employment, the city centre and the key urban villages in order to align with the principles of the 15-minute city.”

- 2.26 The lands surrounding the Application Site are predominantly zoned ‘Z1 – Sustainable Residential Neighbourhoods’ reflecting the established townscape character and prevailing residential land use within this part of the city. Other zonings, most notably ‘Z9 – Amenity/Open Space / Green Network’ lands are interspersed throughout the wider Z1 lands, and include Ellenfield Park to the west of the site. The area also contains lands zoned ‘Z12 – Institutional Land (Future Development Potential)’, ‘Z3 – Neighbourhood Centres’, and ‘Z15 – Community and Social Infrastructure’ including Ellenfield Community College and the Holy Child Catholic Church to the southwest.

Figure 2 – Land Use Zoning Map



Relevant Summary of Policies in TVIA Terms

Urban Structure, Townscape & Height (Chapter 4 – Shape and Structure of the City)

- 2.27 Within Chapter 4: Shape and Structure of the City, policies relating to landscape and visual matters are set out below.
- 2.28 In terms of *Compact Growth & Context Sensitivity (SC11)*, new residential development should:-
- Consolidate brownfield/infill land in a compact, sustainable manner.
 - Respect the established townscape character, fitting sensitively within the local context.
 - Enhance urban form, reinforce spatial structure, and protect surrounding communities.
 - Deliver social and community infrastructure and follow good neighbourhood, urban design

and architectural quality standards.

2.29 In terms of *Building Height & Skyline (SC16 & SC17)*, it notes Dublin is predominantly low-rise; height increases are only appropriate in selected areas and must protect residential amenity, visual sensitivities, and the established character.

- Taller buildings must follow a design-led approach, respond positively to existing/emerging townscape, and contribute to a high-quality urban environment.
- Height proposals on larger sites (>0.5ha) should be supported by masterplanning and demonstrate strong placemaking outcomes.

2.30 With reference to *Design Quality & Architectural Response (SC19, SC20, SC21, SC23)*, the following are considered relevant:-

- Development must contribute positively to the built and natural environment, integrate high-quality and inclusive design, and strengthen local character.
- Urban design should follow national best-practice guidance (Urban Design Manual; DMURS)
- Innovation in architectural design is encouraged where it enhances character and climate resilience.
- Large residential schemes require a Design Statement, clearly addressing townscape, visual quality, and landscape integration.

Housing, Neighbourhood Character & Local Identity (Chapter 5)

2.31 With reference to *Density & Character Integration (QHSN10)*, it states residential density must be sustainable but also successfully integrated into the character of the surrounding area, ensuring high standards of urban design and visual coherence.

2.32 In terms of *Neighbourhood Development (QHSN12)*, it notes the following:-

- New development should protect and enhance the existing built environment and support wellbeing.
- Schemes must build on local character, including historic features, materials, local landscape patterns and existing housing typologies, ensuring harmonious visual integration.

Landscape, Views, Trees & Green Infrastructure (Chapter 10)

2.33 This section notes under *Landscape Protection & Visual Amenity (GI19, GI20, GI23)* that development must protect and enhance the landscape character, views and natural heritage which contribute to visual amenity. Further, it states proposals should comply with national landscape strategies and the European Landscape Convention, integrating green spaces as part of sustainable placemaking.

- 2.34 *Open Space & Recreational Provision (GI28)* states new residential schemes must provide high-quality public open space, distributed appropriately and accessible via safe walking and cycling routes.
- 2.35 With regards to *Trees & Green Structure (GI40, GI41)*, it notes new developments must incorporate native and appropriate tree planting, reinforcing ecological value and visual amenity. Of relevance to this site and the trees towards Beaumont Grove, this states existing significant trees must be retained where possible, due to their role in landscape character, biodiversity and visual quality. These trees are being retained.

Development Standards (Chapter 15)

- 2.36 This notes under the heading *Landscape Integration & Hard/Soft Design (15.6.7)* that landscape design must form an integral part of development applications. Hard landscaping should define and enclose spaces and provide visual coherence, with a preference for soft landscape treatments to enhance amenity and visual quality.
- 2.37 With regards to *Boundary Treatments (15.6.13)*, it states walls, railings and fencing must be designed as part of an integrated scheme, as they influence the visual character and legibility of the development.
- 2.38 With regards to *Trees, Hedgerows & Planting Standards (15.6.0)*, this must follow BS 8545 and be context-appropriate, supporting both visual quality and ecological resilience.
- 2.39 *Communal Amenity Space for Apartments (15.9.12)* notes these must be of a high landscape quality with good sunlight/daylight exposure, and support varied activities (play, passive recreation). Planting buffers should separate ground-floor private spaces from communal areas for visual clarity and amenity.
- 2.40 With regards to *Public Open Space Requirement (15.8.6)*, it notes residential developments must provide at least 10% of site area as public open space.

Height Strategy (Appendix 3)

- 2.41 This notes that Dublin's character is fundamentally low-rise; height increases must demonstrate exceptional design quality, townscape integration, and protection of visual amenity.
- 2.42 The Performance Criteria for Taller Development states that proposals must demonstrate:-
- Strong sense of place and high-quality character.
 - Appropriate legibility and enclosure of streets/spaces.
 - High-quality public and private open spaces.
 - Mix of uses, sustainable density, and climate-resilient design.
 - Protection of heritage and sensitive environments.
- 2.43 In suburban areas (outside canal ring and relevant to the Application Site), 3–4 storeys is the minimum benchmark, with increased height considered case-by-case depending on context, infrastructure capacity, and full compliance with performance criteria.

Urban Development and Building Height Guidelines for Planning Authorities (2018)

- 2.44 Specific Planning Policy Requirement (SPPR) 1 of these Guidelines states the following:-
- 2.45 *“In accordance with Government policy to support increased building height and density in locations with good public transport accessibility, particularly town/ city cores, planning authorities shall explicitly identify, through their statutory plans, areas where increased building height will be actively pursued for both redevelopment, regeneration and infill development to secure the objectives of the National Planning Framework and Regional Spatial and Economic Strategies and shall not provide for blanket numerical limitations on building height”.*
- 2.46 Within Section 3.1 regarding Building Height and the Development Management Process, it notes there is a *“...presumption in favour of buildings of increased height in our town/city cores and in other urban locations with good public transport accessibility.”*
- 2.47 The subsequent Development Management Criteria advises on assessment requirements and states planning applications satisfies the following criteria:-
- *The site is well served by public transport with high capacity, frequent service and good links to other modes of public transport;*
 - *Development proposals incorporating increased building height, including proposals within architecturally sensitive areas, should successfully integrate into/ enhance the character and public realm of the area, having regard to topography, its cultural context, setting of key landmarks, protection of key views. Such development proposals shall undertake a landscape and visual assessment, by a suitably qualified practitioner such as a chartered landscape architect;*
 - *On larger urban redevelopment sites, proposed developments should make a positive contribution to place-making, incorporating new streets and public spaces, using massing and height to achieve the required densities but with sufficient variety in scale and form to respond to the scale of adjoining developments and create visual interest in the streetscape.*

National Inventory of Architectural Heritage

- 2.48 The National Inventory of Architectural Heritage (NIAH) identifies no monuments or recorded historic sites on the Application Site.

Environmental Protection Agency & DCDP

- 2.49 There are no landscape, environmental or scenic designations on the Application Site or in the immediate vicinity (as per DCDP Map 10-2: SPA/SAC/pNHA Map or on Environmental Protection Agency Maps).

Townscape Sensitivity, Quality and Value

- 2.50 Sensitivity is based on the landscape or townscape's physical shape, scale, pattern, its visual environment/enclosure, any sense of heritage or architecture, sensitive or designated areas and the

presence of rare or unique features, elements or components. This is ultimately an assessment of the ability of a surrounding landscape or townscape to accommodate and absorb change within the application site without affecting its character.

2.51 GLVIA notes that landscape/townscape sensitivity should be classified with consideration of “...the particular project or development that is being proposed and the location in question.” Sensitivity of the townscape is determined by two factors:-

- **Susceptibility to change:** “This means the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature...) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape policies or strategies.”
- **Value of the landscape/townscape receptor:** This can be indicated by designations or, where there are no designations, by judgments based on criteria that can be used to establish landscape value.

2.52 The Application Site includes an open, largely featureless landscape that has had no purpose or land-use for several years. The most appreciable landscape elements on the site are the 40 no. Norway Maples (surveyed as Tree Group 6) to the north of the site towards Beaumont Grove. These trees are recognised as both an asset and constraint and a potentially sensitive townscape component and are to be retained.

Photo 7 - Townscape Quality – Application Site



The existing site presents a degraded and abandoned appearance towards Beaumont Road and the ease of access has resulted in fly-tipping and on-going management issues.

2.53 R

- 2.54 Following planning consent, the run-down commercial and vacant buildings were demolished and the site is graded flat with stockpiles of remnant material and much of the land-holding left unmanaged. The site presents an image of an “area in transition” but its current state detracts from the local townscape quality and setting.
- 2.55 The ease of access has resulted in incidental dumping and evidence of anti-social activity that further exacerbates the degraded character. The resulting site, in its current form would be categorised as *poor* townscape of *low* sensitivity and very capable of accommodating change in townscape / landscape and visual terms. The site carries no environment, amenity, heritage, visual amenity or landscape designations and possesses nothing that would be categorised as sensitive in terms of townscape character or features.

Photo 8 - Townscape Quality – Application Site



Southern site boundary towards Grace Park Court

- 2.56 The site is visually contained due to existing buildings, vegetation and walls so this quality or condition is not readily appreciable beyond the side that faces Beaumont Road.
- 2.57 The townscape aside the Application Site is a mix of *ordinary* and *good* townscape of *medium* sensitivity made up of extensive residential housing estates and areas with notable and valued open spaces such as Ellenfield Park.

Visual Reference and Representative Viewpoints

- 2.58 The visual assessment studied the area from which the proposed development may potentially be visible and the different groups of people (“visual receptors”) who may experience views or changes to view context within this part of Dublin 9. Potential representative viewpoints have been identified in locations that are publicly accessible with determination based on visibility of the Application Site

or from locations where there may be significant numbers of visual receptors e.g. parks, residential areas etc.

- 2.59 Built townscape ensures that views consistently change in context, scale and extent with many views of the Application Site, even from close proximity locations closed off by intervening buildings, woodland or boundary features. The most notable views are those afforded from the adjacent section of the Beaumont Road leading towards the site in both directions. Further representative viewpoints are taken from Ellenfield Road to the immediate north and Grace Park Court to the immediate south. Beyond this, views are very limited. Six representative viewpoints were selected at locations on Beaumont Road, Ellenfield Road and Beaumont Grove.

Figure 3 – Viewpoint Locations



Representative Viewpoints Location Map (Courtesy of Modelworks 2026)

3.0 PROPOSED DEVELOPMENT

Summary of Proposed Development

- 3.1 The proposal comprises construction of two apartment buildings to be known as “Ellenfield Place” ranging in height up to six storeys containing 99 no. apartments on lands at No. 72 Beaumont Road, Dublin 9.

Figure 4 – CGI Visualisation 1



Proposed view from Beaumont Road, Beaumont Grove and Thornwood junction (courtesy of Model Works Ltd.)

Site Preparation and Construction Works

- 3.2 The construction operations likely to affect townscape and visual amenity for a temporary, localised and short-term period include the following:-
- Site access off Grace Park Court / Beaumont Road using existing entrance;
 - Demolition works of remnant yard, parking areas, boundary walls and fences and landscape areas;
 - Protective fencing to collective Tree Group towards Beaumont Grove (surveyed as Nos. 65-

70)

- Fixed construction plant, including cranes and scaffolding and gantries;
- Grounding of existing overhead lines;
- Site hoarding along the property boundary with Grace Park Road and Beaumont Road;
- Mobile construction plant, such as excavators and lorries;
- Storage and compound areas, welfare facilities, security and safety lighting; and
- Staged works relating to the construction of new buildings and infrastructure.

Figure 5 – CGI Visualisation 2



Proposed view from junction of Ellenfield Road (courtesy of Model Works Ltd. 2026)

Relevant Design Considerations

- 3.3 In broad terms, the proposed development comprises contemporary buildings with facade materials and treatments selected to ensure durability, ease of maintenance and a high quality aesthetic finish. The development has been designed to be architecturally attractive and innovative in its design, creating a distinct sense of place and contributing to the townscape of this part of Dublin.
- 3.4 The following measures and considerations were made in relation to the design and materials

selection, and are relevant to how the proposed development will sit into and be seen in the Beaumont and Ellenfield area townscape:-

- The proposal allows for a vacant site to become a city asset and allow for the provision of new permeability on this potentially nodal site;
- To maximise amenity space, car park provision is provided below ground level;
- The building is designed to be viewed from all directions and has no blank facades;
- The development is organised around a core link between Ellenfield and Beaumont which can serve as a linear strip of public realm which will be landscaped to provide active and passive recreational and amenity areas;
- Retention, augmentation and appropriate protection to tree belts to the north and west towards Beaumont Grove / Ellenfield;
- The majority of functional uses including bin storage and bikes are located within the basement and out of view from public or communal open spaces;
- The proposed development will fully comply with all building regulations and follows the principle of Universal Access for all in terms of needs and requirements for residents;
- Sedum roofs to diversify local bio-diversity and intercept rainfall;
- Play area is located in the communal open spaces to the north and south of the site;
- Hard landscaping materials were chosen based on suitability for scheme and long term use. All of the specified materials are robust in nature in order to maximize the longevity of the development and minimise maintenance issues.

- 3.5 The majority of communal and publicly accessible open space is overlooked by dwellings ensuring adequate passive supervision, which helps to discourage any anti-social behaviour. The collective landscape and public realm areas associated with this development correlate with public open space requirements.

Open Space and Landscape Design Considerations

- 3.6 The objective externally is to provide a coherent and readable landscape centred on an internal boulevard, new Ellenfield Park link and internal courtyards. These include play areas, landscape areas, integrated seating, walking paths and significant tree and shrub planting. Green infrastructure will include boundary treatments, hard and soft landscaping and sedum roofs.
- 3.7 Open Space equating to 20% of the site area (c. 1,266m²) is provided across the Application Site area including a core Central Park area and an area set to the north towards Beaumont Grove and merges into the wooded belt created by the grouping of Norway Maple. The setback allowed to protect their tree roots and allow them to contribute to the visual amenity of this space and local area. There is a further c. 504m² of incidental or ancillary open space

across the site that will be landscaped and contribute to the amenity and aesthetic of the development.

- 3.8 The trees towards Beaumont Grove will not be affected by this proposal and fencing measures will be installed to ensure their protection during the construction phase in accordance with *B55837:2012 Guide for trees in relation to construction*.

Figure 6 – Proposed Landscape Setting



Extract from Drawing No. 8569-PHL-00-ZZ-DR-L-0001 Landscape Proposals

- 3.9 The landscape design objective to create high quality public space including open green spaces, play facilities areas for passive and active recreation and social/community interaction and ensure the soft and hard landscape design complies with relevant policies as set out in the DCCP (as set out in Section 2 above).

- 3.10 Following the LRD Meeting on 18th March 2026, the areas of open space associated with the proposed development were redesigned and reorganised to provide a more coherent, accessible, and legible landscape-led layout, addressing earlier concerns around usability, connectivity, and amenity quality. This included a shift to a central landscaped courtyard in alignment with Ellenfield Road strengthens spatial coherence and urban legibility and reduce dominance of cars or parking to improve the landscape quality and residential character.
- 3.11 The change of focus in open space also allows for Improved pedestrian linkages between blocks and open spaces, the removal of the need to cross vehicular routes for key amenity access and provides a stronger relationship between buildings and open space. The revisions represent a clear improvement over the original scheme, particularly in terms of spatial organisation, amenity usability, visual quality and residential experience.
- 3.12 The landscape plan proposes extensive semi-mature and standard tree planting to create a natural and welcoming environment for residents. The proposed tree planting will provide seasonal interest and natural buffers between external spaces, path routes, communal areas and courtyard while creating shelter and focal points. This includes the planting of c. 50 no. standard trees, shrub / groundcover, hedges and lawn / grass areas made up of native species planting and pollinator-friendly planting in line with the Dublin City Biodiversity Action Plan.

Figure 7 – Landscape Proposals for Core Open Space



Extract from Drawing No. 8569-PHL-00-ZZ-DR-L-0001 Landscape Proposals

- 3.13 Hard landscaping materials were chosen based on suitability for a residential scheme and long-term use with variations provided in the form of shape unit size, mix and colour. All of the specified materials will be robust in nature in order to maximize the longevity of the development and minimize maintenance issues. The landscape designs are indicated on

Drawing No. 8569-PHL-00-ZZ-DR-L-0001 Landscape Proposals. See Figures 6 and 7

Figure 8 – CGI Visualisation 3



Aerial CGI of proposed development courtesy of Model Works Ltd.

Landscape Management and Maintenance

- 3.14 The management of all areas will initially be undertaken by an ACLI approved landscape contractor with the developer remaining as client for duration of their contract for each section of the development. After 12 months the maintenance will be handed over to the client team who will take over maintenance of set areas on completion of the development. There will be a five year guarantee after construction that all the proposed planting works still exist and has been established in line with landscape design expectations. This will ensure that no planting has been removed or damaged due to the subsequent construction or plant failure. The planning application is accompanied by Landscape Management and Maintenance Plans setting out the objectives for management of external spaces for a 20-year period.
- 3.15 Regular monitoring will be undertaken to determine success of landscape operations and ensure they are behaving in the manner anticipated at design stage. If required, elements of the design can be adapted to accommodate changes required by actual field experience.

4.0 TOWNSCAPE AND VISUAL ASSESSMENT

Introduction

- 4.1 The aim of this report is to objectively and professionally assess how the proposed development will affect the landscape, townscape and visual amenity of the Application Site and this part of Dublin. The terminology and glossary is based on those used in the *Guidelines for Landscape and Visual Impact Assessment 3rd Edition (2013)*.
- 4.2 The TVIA's main consideration is the scale, height and mass of the proposed development in terms of its final appearance, after the construction phase, and how this sits into the Beaumont and Ellenfield area townscape. Impacts are not necessarily adverse and may be neutral (i.e. changes which make the existing situation neither better nor worse), or beneficial, following the development though effects may be categorised as substantial.

Construction Stage

- 4.3 Visual impacts will potentially derive from the following:-
- Removal / demolition of remnant built elements;
 - Removal of car park and (ultimately) existing boundary treatments;
 - Fixed construction plant, including cranes and scaffolding and gantries;
 - Mobile construction plant, such as excavators and lorries;
 - Hoarding around site;
 - Storage and compound areas;
 - Erection of welfare facilities and retention of existing protective hoardings;
 - Security and safety lighting; and
 - The presence of evolving buildings.
- 4.4 No further trees are to be felled on this site to facilitate the development though an arborist is to be retained during the construction period and the Tree Survey will be updated at the end of this to review tree health and condition.
- 4.5 To the majority of areas along the Beaumont Road and Ellenfield Road areas, the construction phase will have *negligible* effects in the early stages due to visual containment and nature of these works.
- 4.6 The site will be bound by hoardings to clearly delineate working areas towards Beaumont Road and Grace Park Court which will obscure views from ground level areas. Existing walls at Ellenfield Road and Grace Park Court will be retained in situ for the construction period to

also form this function. In the immediate area, there will be a temporary reduction in townscape quality to facilitate demolition works, construction activity, building works and land-take associated with gantries, scaffolding and hoardings.

- 4.7 As the higher stories are constructed, the works will inevitably become more evident with *slight to moderate* effects but, given context of existing built environment, the effects would be of a *medium* magnitude and not categorised as significant beyond the immediate area.

Townscape Effects (on completion)

- 4.8 Any assessment must be measured against that of the situation that pertains at present and the existing site comprises a largely featureless site of low townscape value and sensitivity devoid of any notable natural or landscape features (other than trees to be retained) set in an area of ordinary city townscape.
- 4.9 In terms of this TVIA assessment, the scale of the proposed development in relation to the wider townscape is the key consideration. Tall buildings are commonly defined as those which are significantly taller than the generally prevailing height of buildings in the surrounding area. In broad terms, a proposal of this nature and scale will become part of the integrity, legibility and identity of the Beaumont Road and Ellenfield area and have landmark status. The following reviews the likely impacts on key townscape areas as identified in the baseline assessment section above.

Application Site

- 4.10 In terms of the actual Application Site, there are no distinctive or notable built or natural features, built elements or architecture that will be lost as part of the site redevelopment. Such is their condition that the removal of the existing buildings and residential property would have no significant effects on local townscape character and demolition would have *neutral* effects (i.e., no better or worse) on the character of the current site.
- 4.11 The subsequent development will result in significant changes to the site character due to introduction of two larger building blocks that will completely alter the baseline setting on completion though the retention of over 25% of the Application Site as landscaped areas, open space, public realm and a significant linkage provision do serve to balance the effect in terms of townscape amenity, placemaking and sense of place.
- 4.12 The road pattern and public realm areas towards Grace Park Court / Beaumont Road will be unaffected but the removal of the wall at the end of Ellenfield Road will serve to open up the site and improve the permeability providing a new pedestrian and cycle connection from Beaumont to Ellenfield.
- 4.13 This new (publicly accessible) link will be subject of a major landscape / public realm scheme

being framed by Block A and B and will be a significant feature on the site offering a positive contribution and perception in terms of landscape setting and visual amenity to the local community. Landscape treatments and design will be introduced to ensure safety of both pedestrian and cyclists through the site and onto the adjacent public roads.

Figure 8 – CGI Visualisation 3



Proposed view from Ellenfield Road (courtesy of Model Works Ltd. 2026)

- 4.14 The integrity, health and condition of woodland belts to the north/north-east towards Beaumont Grove will not be impacted by the proposed works (including any services provision).
- 4.15 The DCDP recommends 10% of the sites for new residential schemes should be public open space and it is also a consideration that the new green linkway between Ellenfield Road and Beaumont Road would constitute “...*new civic space/plaza, or improvement of the amenity of a streetscape*” which would have notable public benefit in terms of connectivity (and thereby has open space value).
- 4.16 Irrespective, the proposed development will have a *substantial* effect on the Application Site categorised as *high* magnitude but this is not something that should be seen as adverse in townscape / landscape character terms. The improved facades, architecture and frontage to

Beaumont Road and linkages to Ellenfield Road will reinvigorate and revitalise this site giving it a more productive use contributing to the immediate cityscape character.

Beaumont Road

- 4.17 The proposed development is highest towards the Beaumont Road area with Blocks A and B stepping down to reflect the lower heights of buildings within the residential areas on Ellenfield Road (two storey houses) and Grace Park Court (three-storey apartments). While taller than the existing buildings in the adjacent townscape, the architect's design includes elements and façade treatments to break up its mass and scale in the view.
- 4.18 There will inevitably be *substantial* and significant effects to areas on and aside the proposed development site due to the change in use from a vacant or former commercial land use to a taller residential apartment scheme and complex that will rise above the adjacent lower buildings and vegetation. The set back from adjacent roads and reduction of building heights towards existing residential properties ensures that the development, while sizeable, does not have overbearing characteristics.
- 4.19 The proposal will include positive effects in terms of placemaking and local townscape character in terms of improved streetscape providing a landmark building at this new nodal point via built-form variation and identity. Further by giving this part of Beaumont such variation in scale and form, it will introduce vitality into the townscape as well as being a readable and notable connection point linking the previously unconnected Beaumont and Ellenfield areas.
- 4.20 Existing vegetation towards Beaumont Grove and the nature of the peripheral residential areas collectively frame the site allowing it to be contained in character and visual terms. Consequently, a development of this scale can be successfully absorbed into this area without causing adverse townscape / landscape effects and the site lends itself to such a proposal. Beyond a short section of Beaumont Road, Grace Park Court and Ellenfield Road where there are close proximity views, the existing built environment comprises a density of building and vegetation ensuring the majority of areas in the Ellenfield / Beaumont area will experience *slight / negligible effects* (i.e., insignificant) due to the proposal being visually obscured.

Beaumont / Ellenfield

- 4.21 The existing cityscape and built environment has a density of built form that ensures the majority of areas in this part of the city including the public park at Ellenfield Park will experience *negligible* or *no* effects due to the proposal being visually obscured i.e., impacts are assessed as insignificant. There will be no effects to any designated historic sites / environments at a local or city-wide level.
- 4.22 In isolation, the proposal will result in a distinctive and major new set of buildings that will be

a significant addition to the local architecture and townscape; as noted above such an introduction would have positive effects to this area in terms of the Beaumont / Ellenfield townscape character, placemaking, legibility and variety of built form.

- 4.23 The proposal offers the opportunity to act as a connection point between Beaumont Road and Ellenfield that is currently absent. This link would be a significant enhancement in terms of local community and amenity provision via a shared external public realm and landscaped parkway through the site (and the removal of an unsightly wall on Ellenfield Road).

Dublin City

- 4.24 The current site and setting contributes little to the character or quality of this part of the city. This development will signify a fresh phase or stage for this area which will have *substantial* effects on areas closer to the proposed development but the baseline setting ensures this can be successfully absorbed without causing any adverse townscape / landscape effects
- 4.25 In townscape character terms, the completed building will improve the quality and character of this area that would symbolise progress, revitalisation and positivity in terms of built form and linkages. There are no designated views, landmarks, prospects or vistas noted in the Area Plan or other agencies affected by this proposal.
- 4.26 In general, views experienced by pedestrians are focused at ground level where the proposal will be obscured by existing buildings ensuring *negligible / no* effects to the vast majority of the city. Where visible in glimpse views, it will invariably be a part of a built townscape and its existing condition, proximity, infrastructure and adjacent land-uses ensure it can be accommodated without causing any detriment to townscape character. For passing traffic on the Beaumont Road, it will be seen in context with the townscape and contribute positively to this area's identity and the emerging architectural character of skyline.

Visual Impact Assessment

- 4.27 The following tables summarise the existing setting and likely or anticipated effects on the six no. representational viewpoints. An extract from the proposed view photomontage (prepared by *3D Design Bureau*) is included below for ease of cross-reference but the existing and proposed views are set out in larger scale in the Photomontage & Visualisations Booklet that accompanies this application (prepared by *Model works*).

Viewpoint 1 - Beaumont Road (to the north-east)



Image courtesy of Modelworks (2026)

Viewpoint Address or Location	Beaumont Road	Distance to Application Site (Approx)	75m
Viewpoint Baseline	Beaumont Road is a broad single lane carriageway linking to Collins Avenue towards the city centre to the south and the Beaumont Hospital to the north-east. It has footpaths and cycle-lanes and extends to approximately 12m wide as it passes the Application Site area. Set in dense townscape, it is generally aligned with two-storey terraced and semi-detached properties which, in conjunction with trees towards Beaumont Grove serve to contain views towards the Application Site. Travelling south, views of the site are curtailed by intervening townscape until within 150m of the Application Site. The majority of visual receptors will be local residents and road-users.		
Viewpoint Sensitivity	Medium		
Predicted Change	The proposal will be a notable addition rising above the trees within and aside Grace Park Court into part of the skyline having a <i>substantial</i> visual effect. The form and scale will represent a change from the conventional townscape and the scale and form would have some landmark status. It would not affect the visual amenity or any broader appeal of this view as changes are primarily related to the backdrop view and sense of place and the quality of townscape would remain comparable to the existing situation. The nature of the development would enhance townscape legibility and offer variation and relief from the prevailing monotonous and repetitive building type in the Dublin 9 area. The changes are of a locally high magnitude due to close proximity but rated as <i>neutral</i> due to having no detrimental effects to the townscape quality or visual amenity in this area.		
Significance Summary	Major: A prominent change that would change the visual backdrop but includes positive elements in terms of architecture and public realm treatments.		

Viewpoint 2 - Beaumont Grove

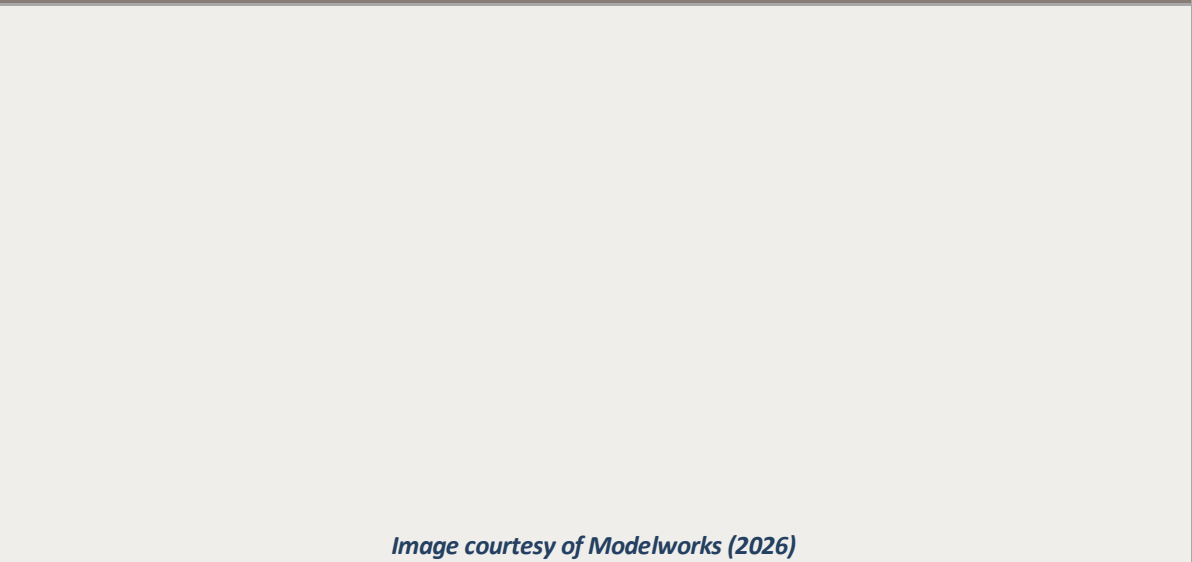


Image courtesy of Modelworks (2026)

Viewpoint Address or Location	Beaumont Grove	Distance to Application Site (Approx)	30m
Viewpoint Baseline	Beaumont Grove is a cul-de-sac located to the north and north-east of the Application Site and comprises 24 semi-detached two-storey houses all set to the east of the road. The west of the road (towards the site) is an area of publicly owned land in which the collective of approximately 40 no. Norway Maples noted above exist and limit views towards the Application Site. The majority of visual receptors will be the residents of Beaumont Grove.		
Viewpoint Sensitivity	Medium		
Predicted Change	The proposed development will be a notable change to Beaumont Grove on account of the close proximity though this is balanced due to the retention of the intervening woodland belt which will, even in winter months, visually obscure or filter views of much of the proposal. While views are curtailed across much of the site by this belt, parts of the proposed development will be visible components of the view to the south and south-east having <i>substantial</i> effects to the sense of place on this short section of Beaumont Grove. While forming a distinctive new and taller building in the locality, no significant detrimental effects on Beaumont Grove are predicted when measured against the existing townscape quality, wooded and urban context and open nature of the existing site.		
Significance Summary	Major: A prominent change that would change the visual context but the retention of the woodland belt ensures notable visual separation between the site and Beaumont Grove.		

Viewpoint 3 - Ellenfield Road



Image courtesy of Modelworks (2026)

Viewpoint Address or Location	Ellenfield Road	Distance to Application Site (Approx)	140m
Viewpoint Baseline	Ellenfield Road is located to the north-west of the Application Site and aligned with two-storey terraced houses with the majority facing the wooded boundary of Ellenfield Park to the south. A spur from its junction with Glencorp Road leads to a 60m long cul-de-sac towards the site boundary which comprises a concrete block wall set across the end of the road between the end of terrace properties. The wall serves to obscure the Application Site but roofs of residential properties beyond this are visible in the distance. The majority of visual receptors will be local residents.		
Viewpoint Sensitivity	Medium		
Predicted Change	The proposal will be a discernible addition to the townscape to the south-east with higher floors rising above the intervening buildings at the eastern end of Ellenfield Road having <i>moderate</i> visual effects. The proposal will be of a higher nature than the prevailing house type and be locally distinctive. The opening up of link between Ellenfield Road and Beaumont Road will be discernible and positive change with the existing wall removed and more open vantage afforded. No detrimental visual effects on this part of Ellenfield Road are predicted when measured against existing townscape quality, street scale and urban context and this proposal offers the opportunity for variation and an architectural nodal point of landmark in this otherwise uniform part of the city.		
Significance Summary	Moderate: The proposal will be a readily apparent component within the overall view but the baseline characteristics will continue to prevail.		

Viewpoint 4 - Grace Park Court



Image courtesy of Modelworks (2026)

Viewpoint Address or Location	Grace Park Court	Distance to Application Site (Approx)	23m
Viewpoint Baseline	Grace Park Court is a small, private apartment development located just off Beaumont Road, close to its junction with Grace Park Road and Collins Avenue and set to the south of the Application Site. The two to three-storey development is tucked slightly back from the main road, giving it a quiet and enclosed character. Parking areas dominate the ground or open space areas. The site is largely obscured by an intervening wall set on the property boundary. The majority of visual receptors will be local residents.		
Viewpoint Sensitivity	Medium		
Predicted Change	The proposed development will be a notable change in the view to the north with the upper parts of the new buildings visible over the boundary wall. Due to close proximity, visual effects are rated as substantial but the nature of impact is reduced on account of the limited sensitivity of the view, it being set to the north (i.e. no sunlight issues) and the townscape context. It will not have any significant effects on the visual quality or character of Grace Park Court or any appreciation of the townscape in this area.		
Significance Summary	Major: A prominent change that would change the overall backdrop view but visually correlate with the character of the receiving townscape.		

Viewpoint 5 - Beaumont Road(to south)



Image courtesy of Modelworks (2026)

Viewpoint Address or Location	Beaumont Road	Distance to Application Site (Approx)	125m
Viewpoint Baseline	Beaumont Road is a broad single lane carriageway linking to Collins Avenue towards the city centre to the south and the Beaumont Hospital to the north-east. It has footpaths and cycle-lanes and extends to approximately 12m wide as it passes the Application Site area. Set in dense townscape, it is generally aligned with two-storey terraced and semi-detached properties which, in conjunction with trees towards Beaumont Grove serve to contain views towards the Application Site. Long views north on Beaumont Road are afforded from approximately 220m distant (near the junction with the Thatch Road) though the existing buildings are obscured by buildings and vegetation with the trees on Beaumont Grove evident. The majority of visual receptors will be local residents and road-users.		
Viewpoint Sensitivity	Medium		
Predicted Change	The proposed development will have moderate effects on views from this area. The lower floors will be screened on a year-round basis by intervening vegetation but the higher floors will form a readily apparent component on the northern skyline representing a notable change in built form on this section of Beaumont Road. No detrimental effects on this part of Beaumont Road are predicted when measured against the existing visual context. The new buildings will provide enhanced townscape legibility and offer variation and relief from the prevailing monotonous and repetitive building type in the Dublin 9 area.		
Significance Summary	Moderate: The proposal will be a readily apparent component within the overall view but the baseline characteristics will continue to prevail.		

Viewpoint 6 - Thornwood



Image courtesy of Modelworks (2026)

Viewpoint Address or Location	Thornwood	Distance to Application Site (Approx)	79m
Viewpoint Baseline	Thornwood is located directly opposite the Application Site and to the east of Beaumont Road. It comprises a low-rise two to three-storey residential area set within a cul-de-sac and accessed off Beaumont Road opposite the Beaumont Grove junction. Views of the Application Site are largely obscured by intervening townscape set along Beaumont Road with this view set on the main entrance road where the site is partially identifiable but association with the group of maple trees set to its north off Beaumont Grove. The majority of visual receptors will be local residents.		
Viewpoint Sensitivity	Medium		
Predicted Change	The proposal will be a notable addition rising above the houses and private gardens of properties on Beaumont Road into part of the skyline having a <i>substantial</i> visual effect. The form and scale will represent a change from the conventional townscape and the scale and form would have some landmark status. It would not affect the visual amenity or any broader appeal of this view as changes are primarily related to the backdrop view and sense of place and the quality of townscape would remain comparable to the existing situation. The nature of the development would enhance townscape legibility and offer variation and relief from the prevailing monotonous and repetitive building type in the Dublin 9 area. The changes are of a locally high magnitude due to close proximity but rated as <i>neutral</i> due to having no detrimental effects to the townscape quality or visual amenity in this area.		
Significance Summary	Major: A prominent change that would change the visual backdrop but includes positive elements in terms of architecture and public realm treatments.		

5.0 TOWNSCAPE AND VISUAL EFFECTS SUMMARY

Baseline Setting

- 5.1 The Application Site comprises 0.63 hectares / 1.55 acres of land at No. 72 Beaumont Road in Dublin 9 D09 YD32. The city centre is located 4.2km to the south-west. The site comprises an irregular area set between Ellenfield Road to the north, Beaumont Grove to the north-east, Beaumont Road to the east and south-east, Grace Park Court to the south and Glencorp Road the west. It was formerly the location of the “Beaumont Drive-In Fresh Produce” and the collective commercial and run-down buildings are run-down or derelict in appearance and would be categorised as *poor* townscape of *low* sensitivity, quality and value and very capable of accommodating change in terms of baseline character and visual amenity.
- 5.2 The site carries no environment, amenity, heritage, visual amenity or landscape designations and possesses nothing that would be categorised as sensitive in terms of townscape character or features. The buildings are functional in design while yard and parking areas have a utilitarian character which collectively presents a low-quality landscape in character and visual terms. There is a notable group of trees to the northern boundary towards Beaumont Grove which merge into a scrub thicket within the Application Site.
- 5.3 In broad terms, the unmanaged state of the site and remnant building foundations present an unkempt and neglected site that detracts from the local townscape quality and setting. The ease of access has resulted in incidental fly-tipping and anti-social activity that further exacerbates this degraded character.
- 5.4 The townscape aside the Application Site is a mix of *ordinary* and *good* townscape of *medium* sensitivity dominated by large tracts of suburban housing dating from the 1950's and 1960's though there is a notable and valued open space at Ellenfield Park.
- 5.5 Built townscape ensures that views consistently change in context, scale and extent with many views of the Application Site, even from close proximity locations closed off by intervening buildings or vegetation.

Proposed Development

- 5.6 The proposed development comprises the construction of a Large Scale Residential Development of 102 no. apartments/duplexes (comprising 17 no. studios, 45 no. 1-beds, 29 no. 2-beds and 13 no. 3 beds) within 4 no. blocks ranging in height from 3 to 6 storeys. All associated site development works, services provision, open spaces, car parking, cycle parking, bin stores, vehicular/pedestrian accesses, landscaping and boundary treatment works.
- 5.7 Following the LRD Stage 2 meeting with Dublin City Council on 18th March, the proposed development was revised to address design, landscape, and parks-related feedback and concerns raised by the planning authority and consultees. This entailed a substantial refinement of the landscape strategy and communal open space provision, with supporting drawings updated to improve clarity, usability, and compliance.

Predicted Significance of Landscape and Visual Effects

- 5.8 Any assessment must be measured against that of the situation that pertains at present and the current site contributes little to local townscape or visual amenity being an area of vacant and unused land with limited aesthetic appeal. In broad terms, a proposal of this nature and scale will become part of the integrity, legibility and identity of the Beaumont Road and Ellenfield Road area and have landmark status. There will inevitably be substantial and significant effects to areas on and aside the site due to the change in use from a commercial land use to a taller residential apartment scheme and complex.
- 5.9 Existing trees / vegetation on the site boundary towards Beaumont Grove act to frame the site allowing it to be contained in character and visual terms from areas to the north and north-east. The assessment finds the development can be successfully absorbed without causing adverse townscape / landscape effects as the site lends itself to a landmark building and creation of a nodal point that would positively enhance townscape legibility and sense of place in this area.
- 5.10 Beyond short sections of Beaumont Road and Ellenfield Road, the existing built environment provides a density of building and vegetation ensuring the majority of areas will experience slight / negligible effects (i.e., insignificant) due to the proposal being visually obscured. There will be no effects to any public parks, designated historic sites, landscapes or environments at a local or city-wide level.
- 5.11 A significant positive townscape effect will be the provision of a pedestrian and cycle linkage between Ellenfield Road and Beaumont Road via new linear area of primarily public realm that will offer improvement to local permeability and access.
- 5.12 The proposed development includes planting of 50 no. standard and semi-mature trees as replacements. There will be no effects to the existing group of 40 no. maples towards Beaumont Grove.
- 5.13 The distinctive buildings will be significant additions to the local architecture skyline and townscape being a notable change in terms of building type and form. However, such a change does not translate to adverse as the exiting townscape has the capacity to accommodate and absorb this proposal without detriment to its character or visual amenity. Such a change will provide enhanced townscape legibility and offer variation and relief from the prevailing monotonous and repetitive building type in the Dublin 9 area.

Conclusion

- 5.14 The Application Site comprises a commercial and degraded site that contributes little to the character and visual quality of this part of Dublin. The proposed development, while substantial, would result in a positive contribution to the townscape character and urban fabric. While recognising there are some significant local impacts this report concludes that this proposal, on balance, has no unacceptable townscape / landscape or visual effects and can be successfully absorbed into the character and views of this part of the city.