

DCC PLAN NO 3274/24
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I NORTHWALL QUAY

DUBLIN CITY COUNCIL

ENVIRONMENT IMPACT ASSESSMENT REPORT VOLUME III: HERITAGE, TOWNSCAPE, LANDSCAPE AND VISUAL IMPACT ASSESSMENT



Prepared for : NWQ DEVCO LTD

FEBRUARY 2024

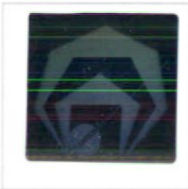
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CONTENTS

1.0	Introduction.....	1
2.0	Methodology	3
3.0	Historical Development of The Site and its Study Area Context	10
4.0	The Development of the Site and Current Context.....	16
5.0	Cumulative Development.....	18
6.0	Characteristics of the Proposed Development	20
7.0	Demolition and Construction	28
8.0	Effects on Townscape and Landscape Receptors.....	30
9.0	Effects on Built Heritage Receptors	40
	Conservation areas	41
	Architectural Conservation Areas	43
	Protected Structures	46
10.0	Visual Impact Assessment	64
11.0	Conclusions and Residual Effects	154
	Appendix 1 – Heritage Significance Report	158
	Appendix 2 – Visual Lab Methodology	170

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I.0 INTRODUCTION

1.1 Citydesigner ('the consultancy') has been commissioned by NWQ Devco Limited ('the applicant') to provide heritage, townscape, landscape, and visual assessment advice on the proposed commercial redevelopment the site at 1 North Wall Quay, Dublin ('the site') (outlined in Fig.1.1). Where in the document a red line boundary is shown, it is shown as indicative. The accurate and legal boundary is as set out in the architect's planning application documents. The consultancy has prepared this Heritage, Townscape, Landscape, and Visual Impact Assessment (HTLVIA) report in support of the planning application for the development proposals on the site.

1.2 The proposed development, designed by Henry J Lyons, consists of the following:

The proposed development provides for the demolition of the existing building and construction of a new building ranging in height from 9 no. to 17 no. storeys over lower ground floor and double basement comprising of office accommodation, arts/community/cultural uses and a retail/café/restaurant unit. Office accommodation is provided from lower ground floor to 15th floor level, arts/community/cultural uses are provided at lower ground, ground, 1st and 16th floor level with a retail/café/restaurant unit at ground floor level. Landscaped terraces are located at 8th, 9th, 10th, 11th, 15th, 16th floor level with winter terraces located at 4th, 6th 9th floor level. Provision of a new landscaped street to the east of the building to include external arts/community/cultural uses. The double basement comprises 30 no. car parking spaces, 923 no. bicycle parking spaces and 6 no. motorbike spaces as well as shower/changing facilities and plantroom.

1.3 In this HTLVIA report, the consultancy sets out the development history of the surrounding area and the buildings on the development site and assesses the effects of the proposed development within its urban context. This includes assessment of: the townscape/landscape character of the area; the design quality of the proposed development; and the likely effects on the significance of nearby conservation areas, architectural conservation areas and protected structures, in relation to the requirements of relevant planning policy and guidance.

1.4 The report provides an assessment of verified views from 22 close and more distant locations. Assessments are based on 22 verified views produced by visualisation specialists Visual Lab, which provide quantitative and in some cases qualitative evidence of the visual effect of the proposal in its townscape and landscape contexts. The 22 verified views have been photo-realistically 'rendered' to give a qualitative impression of likely effects. The consultancy's assessments of the verified views and the significance ratings assigned to the residual effects follow a full and complete analysis of the site, its environs, and an assessment of the design quality.



Fig. I.1: Site plan with the application site outlined in red.

I.0 INTRODUCTION (CONTD.)

- 1.5 This HTLVIA report forms part of a planning application by planning consultants John Spain Associates. The HTLVIA presents a bespoke approach to heritage, townscape, landscape, and visual assessment, recognising the important overlaps between townscape, landscape, and visual effects, and the benefits of assessing these together in a single document. The HTLVIA should be read in conjunction with the Architectural Design Statement produced by Henry J Lyons Architects, and accompanying planning application documents.
- 1.6 This HTLVIA has been supervised by the founder of Citydesigner, Richard Coleman Dip Arch ARB/RIBA/RIAI, with support from the consultancy's team of experienced professionals from the areas of architecture, urban design and heritage. Richard was Deputy Secretary of the Royal Fine Art Commission in the UK (precursor of CABE) for 13 years and during that time developed highly refined skills in assessing architecture, urban design and heritage conservation. These skills are coupled with more than 40 years' experience as a chartered architect, since 1980, and more than 20 years being an independent consultant, since the consultancy was first established in 1997. Richard provides objective and informed judgments on urban design, view assessment and matters concerning new design in heritage contexts. With experience in proposals affecting World Heritage Sites, Royal Parks, sensitive and strategic views, listed and protected buildings and conservation areas, the consultancy has been commissioned to assess over fifty major schemes of Environmental Statement status in London, Dublin and also across the United Kingdom. The consultancy's Dublin work began in 2007.

2.0 METHODOLOGY

GENERAL

- 2.1 This chapter sets out the methodology developed by Citydesigner to assess the likely effects of new development on the townscape, landscape, visual amenity, and built heritage. It draws upon best practice guidance set out in the 'Guidelines on the information to be contained in Environmental Impact Statements' produced by the Environmental Protection Agency (EPA) in 2022; DHPLG, Guidelines for planning authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, 2018; the 'Guidance for Landscape and Visual Impact Assessment (GLVIA) Third Edition' published by the Landscape Institute and Institute of Environmental Management and Assessment within the UK in 2013; and other Irish and British national, regional and local planning guidance set out in paragraph 2.4. The purpose of the Heritage, Townscape, Landscape, and Visual Impact Assessment (HTLVIA) is to determine which effects on built heritage, townscape, landscape, and visual amenity are likely to be significant and whether those changes will be negative (adverse) or positive.

- 2.2 Three inter-related impact assessment methodologies have been used in this report, relating to:

- (i) Effects on Built Heritage: assessment of the effects of new development on the significance of built heritage receptors, such as conservation areas, architectural conservation areas, and protected structures;
- (ii) Townscape and Landscape Effects: assessment of the effects of new development on elements of townscape and landscape character known as townscape and landscape receptors; and
- (iii) Visual Effects: assessment of the effects of new development on visual amenity, where the receptors are people experiencing views.

INTERACTIONS

- 2.3 There are important overlaps between built heritage, townscape and landscape, and visual effects, particularly in a dense urban environment, and it is sensible, therefore, to assess them together in a single document. In this HTLVIA, they are recognised as separate topics and each is considered in a separate chapter for this reason.

POLICY AND GUIDANCE

- 2.4 The assessment methodology takes into account national, regional and local planning policy and guidance, in particular that relating to townscape, landscape, urban design, views, built heritage and supplementary guidance related to specific sites. The proposed development has been designed in the context of policy and guidance listed below, in order to comply with the planning framework. Assessment of the proposed development against relevant policy and guidance is included at the end of each assessment chapter. The relevant publications informing this report include:

International level:

- Landscape Institute and Institute of Environmental Management and Assessment within the UK, Guidance for Landscape and Visual Impact Assessment (GLVIA) Third Edition, 2013; and
- Landscape Institute, Visual Representation of Development Proposals Technical guidance Note 06/19, 2019.

National Level:

- EU Directive 85/387/EEC as amended by Directives 97/11/EC, 2003/35/EC, 2011/92/EU, and 2014/52/EU;
- Environmental Protection Agency (EPA), Guidelines on the Information to be Contained in Environmental Impact Statements (EIS), 2022;
- Planning and Development Act 2000 (as amended);
- Planning and Development Regulations 2001 (as amended);
- Government of Ireland, Project Ireland 2040, National Planning Framework, 2018;
- Department of Arts, Heritage and the Gaeltacht, Architectural Heritage Protection, Guidelines for Planning Authorities, 2011; and
- Department of Housing, Planning and Local Government, Urban Development and Building Heights, Guidelines for Planning Authorities, December 2018;
- Government of Ireland, guidelines on sustainable residential development in urban areas, 2009; and
- Department of Housing, Planning and Local Government (DHPLG), Guidelines for planning authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, 2018.

Regional and Local Level:

- Eastern and Midland Regional Assembly, Regional Spatial and Economic Strategy, 2019-2031;
- Dublin City Council (DCC), Dublin City Development Plan, 2022-2028; and
- DCC, O'Connell Street ACA, Executive Summary, 2001.

ENSURING DESIGN QUALITY

- 2.5 The consultancy has worked with the architects and design team to understand the proposed development and to provide feedback on design throughout its development, as well as potential effects on built heritage, townscape, landscape, and visual amenity. Through this process, the intention has been to achieve a high quality of design in order to maximise the beneficial effects of the proposed development, on potentially affected receptors.

- 2.6 Computer and physical models were used during the design process to illustrate how different iterations of the design would affect views. This information was used to make early assessments on the townscape, landscape, heritage, and visual effects and thereby inform modifications to the design. The resulting high quality design provides integrated mitigation measures eliminating potentially harmful or adverse effects. This is further explained later in this chapter under the heading 'Mitigation and enhancement through design'.

- 2.7 The process of consultation with ABP and DCC, also enabled the current proposal to be further optimised, in terms of its design quality and associated heritage, townscape, landscape, and visual effects, prior to the assessments in this report being undertaken.

DISTINCTIONS BETWEEN HERITAGE, TOWNSCAPE, LANDSCAPE, AND VISUAL ASSESSMENT

- 2.8 Assessment of effects on built heritage considers the significance of heritage receptors. Heritage receptors may include conservation areas, architectural conservation areas, buildings therein and protected structures. These assets are known as 'built heritage receptors' in this HTLVIA.

- 2.9 In assessing the likely townscape and landscape effects of the proposed development, the aim is to identify how and to what degree it would affect the elements that make up the townscape and the landscape, its aesthetic and perceptual aspects and its distinctive character. These elements may include urban grain, building heights, scale, permeability, legibility, sense of place, or other architectural, urban design, townscape or landscape characteristics. These townscape and landscape elements are known as 'townscape and landscape receptors' in this HTLVIA. Where applicable, they are assessed in relation to character areas identified within the townscape and landscape.

- 2.10 Visual assessment considers the changes in visual amenity resulting from the proposed development as seen from specific viewpoints. It is concerned with the effect on the viewer of changes in the view. The people experiencing views are known, therefore, as 'visual receptors' in this HTLVIA.

- 2.11 The methodology for assessing built heritage, townscape, landscape and visual effects varies in response to their different characteristics and different statutory policy requirements affecting them. It also recognises, however, that in reality built heritage receptors, the townscape and the landscape are principally experienced by people in a visual way. The verified views included in Chapter 10.0 of this report are primarily used in the assessment of visual effects and the visual amenity of people, but they are also of value as representative views illustrating the effects of the proposed development on the built heritage, townscape, and landscape receptors considered in Chapters 8.0 and 9.0. For this reason, when an assessment of the effect of the proposed development on built heritage, townscape and landscape receptors made in Chapters 8.0 and 9.0 can be illustrated by one or more of the verified views in Chapter 10.0, a cross reference is made for the benefit of the reader.

2.0 METHODOLOGY (CONTD.)

ESTABLISHING THE BASELINE CONDITIONS - THE EXISTING RECEIVING ENVIRONMENT

2.12 Desktop and archival research and site visits have been carried out to establish:

- (i) the developmental history of the site and its surroundings;
- (ii) the planning context;
- (iii) the location, settings and significance of built heritage receptors;
- (iv) the townscape and landscape character including topography, urban grain, building height, scale, uses, permeability, legibility and townscape and landscape features;
- (v) viewpoint positions from where the proposed development would be visible; and
- (vi) the availability of studies already undertaken by other institutions or bodies which help determine the baseline conditions (for example, urban and landscape character appraisals or historical landscape characterisation studies).

2.13 The outcome of this research is set out in the baseline conditions presented in the different chapters of this HTLVIA. Although they are not necessarily titled 'baseline' in the assessments at Chapters 8.0, 9.0 and 10.0, these conditions are meant to reflect the situation at the time of writing this report. In all assessments, therefore, there is an 'as currently existing' baseline condition against which the likely effects of the proposed development are assessed. In Chapter 7.0 the effects are those arising during demolition and construction works and hence considered to be temporary. In Chapters 8.0, 9.0 and 10.0 the effects assessed are operational, i.e. when the proposed development will be finished and in use.

Identifying potential built heritage, townscape and landscape receptors

2.14 The criteria for the selection of built heritage, townscape and landscape receptors (as presented in Chapters 8.0 and 9.0) are based primarily on the professional judgement of the assessor, informed by site visits and map analysis, and interpolations from verified views in order to identify potential receptors and whether or not they might be affected by the proposed development, depending on their sensitivity and their location in relation to the site.

ASSESSING EFFECTS ON THE SIGNIFICANCE OF BUILT HERITAGE RECEPTORS

2.15 The methodology for the assessment of potential and predicted effects on built heritage receptors takes into account national and regional planning policy and guidance, in particular that relating to conservation areas, architectural conservation areas, and protected structures.

2.16 Structures that are of special architectural, historical, archaeological, artistic, cultural, social, or technical interest or value have been identified by DCC and included in the Record of Protected Structures for Dublin (Volume 4 of the 2022-2028 Dublin City Development Plan) that came into force on 14th December 2022. Similarly, areas, places, groups of structures, or townscape of special interest or value have been designated architectural conservation areas (ACAs) by DCC. Their designation affords particular protection to all buildings and spaces within them. DCC has also designated a number of conservation areas (CAs) in recognition of their unique architectural character and important contribution to the heritage of the city. CAs enable managed development, sympathetic to their character.

2.17 There are two ways in which new development can affect the significance of built heritage receptors:

- (i) by direct changes to the fabric of built heritage receptors, i.e., if the proposed development includes the demolition or alteration of protected structures, demolition within or changes to the character and appearance of architectural conservation areas; and,
- (ii) by changes to the setting of built heritage receptors located in the vicinity of the development site.

The proposed development concerns the latter.

2.18 The Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of Arts, Heritage and the Gaeltacht in 2011 provide guidance to support planning authorities in their role to "protect the architectural heritage when a protected structure, a proposed protected structure or the exterior of a building within an architectural conservation area is the subject of development proposals". The document states that "when dealing with applications for works outside the curtilage and attendant grounds of a protected structure or outside an ACA which have the potential to impact upon their character, similar consideration should be given as for proposed development within the attendant grounds....A new development could also have an impact even when it is detached from the protected structure and outside the curtilage and attendant grounds but is visible in an important view of or from the protected structure. The extent of the potential impact of proposals will depend on the location of the new works, the character and quality of the protected structure, its designed landscape and its setting, and the character and quality of the ACA. Large buildings, sometimes at a considerable distance, can alter views to or from the protected structure or ACA and thus affect their character. Proposals should not have an adverse effect on the special interest of the protected structure or the character of an ACA".

Effects on built heritage receptors

2.19 The effects on the significance of built heritage receptors can range between enhancement and harm, and are rated according to the following criteria, where the proposed development can:

- 'Enhance its significance';
- cause no harm to the significance of the built heritage receptor, hence 'no effect on its significance'; or
- cause 'harm' or 'loss' to the built heritage receptor, to be taken into account in making a balanced judgement.

2.20 With the exception of 'no effect', the effects abovementioned are considered significant effects in terms of EIAR. The reader should note that the tests for the assessment of effects on built heritage receptors are different to the tests for townscape, landscape and visual receptors, and, therefore, the ratings used to describe these effects are also different. The ratings for townscape, landscape and visual effects are described later in this methodology under 'Assessing effects on townscape, landscape and visual receptors'.

2.21 Based on policy and guidance, the following four steps are used in the consultancy's methodology to determine the potential effects of the proposed development on the significance of built heritage receptors, i.e. protected structures, CAs and ACAs:

Step 1: Selecting built heritage receptors

2.22 Selection is undertaken as described under 'Identifying potential built heritage, townscape and landscape receptors' in this methodology chapter. Built heritage receptors are protected structures, CAs and ACAs likely to be affected by the proposed development.

Step 2: Determining the significance of built heritage receptors

2.23 The significance of built heritage receptors is established by understanding the different characteristics which contribute to the receptor's significance, as described in the Planning and Development Act 2000 (as amended) and in the 2011 Architectural Heritage Protection Guidelines for Planning Authorities. The characteristics are considered under one or more of the following categories: architectural, historical, archaeological, artistic, cultural, scientific, technical, and social interest.

Step 3: Establishing the contribution of the setting to the significance

2.24 The assessor then establishes whether, and to what degree, the setting of the built heritage receptor also contributes to its significance. In this case the 'characteristics' approach is applied specifically to the setting of the receptor and the extent to which that setting makes a contribution to the asset's: special interest (in the case of protected structures); and special interest, the character or appearance of which it is desirable to preserve or enhance (in the case of architectural conservation areas).

2.0 METHODOLOGY (CONTD.)

	<p><u>Step 4A: Assessing the effects of development on the fabric of built heritage receptors</u></p>	
<p>2.25 When development affects the fabric of a built heritage receptor, such as a protected structure or architectural conservation area, through demolition, alteration, or addition, the effect on the receptor's significance is considered and rated in terms of its potential harm, loss or benefit to the significance of the heritage receptor, according to the ratings presented earlier under 'Effects on built heritage receptors'.</p>	<ul style="list-style-type: none"> the layout and scale of buildings, including architectural qualities, period and materials; patterns of land use, past and present; contributions made by vegetation, green space and water bodies; contributions made by open space and the public realm; and access and connectivity through and across the area. 	<p>hierarchy of viewpoint (e.g. public or semi-public access); the significance of the place; and ability for surveyors to safely place equipment without obstructing the public realm. Views are generally restricted to street level (i.e. 1.6m above ground), as this is from where townscapes and mostly appreciated. The most appropriate of these positions are chosen for formal assessment.</p>
	<p><u>Step 4B: Assessing the effects of development on the setting of built heritage receptors</u></p>	
<p>2.26 When development does not affect the fabric of a built heritage receptor, but does change its setting, this may have an effect on the significance of the heritage receptor. This is also considered and rated where relevant in accordance with the 'Effects on built heritage receptors'.</p>	<p>2.30 Townscape and landscape character areas and their key characteristics may be identified by the consultancy through field survey, but may also have been identified and illustrated by other bodies producing urban character appraisals. Where architectural conservation areas are designated in proximity to the development site, their appraisals may also be relevant to understanding the key characteristics of the townscape.</p>	<p>2.36 The consultancy considered the use of Zone of Visual Influence (ZVI) and Zone of Theoretical Visibility (ZTV) studies to inform the visual impact assessment, but concluded that verified views would provide greater accuracy and more detail with which to determine effects of the proposed development within the existing visual context.</p>
<p>ASSESSING EFFECTS ON TOWNSCAPE, LANDSCAPE AND VISUAL RECEPTORS</p>	<p><u>Identification of townscape and landscape receptors and the assessment process</u></p>	<p>2.37 The viewpoints represent a spread of close, medium and long-distance views, where particular topographical conditions allow longer views towards the development site. These include views from all directions, which illustrate the urban relationships likely to arise between the proposed development in its urban context and its surroundings, including built heritage receptors and other important elements of the townscape and the landscape. The viewpoints represent a range of publicly accessible spaces, from which viewers would experience the proposed development.</p>
<p>2.27 The methodology for the assessment of effects on townscape, landscape and visual receptors is different to that used to assess the effects on built heritage receptors. It considers effects on the townscape and landscape resource as a whole and on visual receptors, i.e., people experiencing particular views.</p>	<p>2.31 Only the key characteristics of the townscape and the landscape within character areas that are likely to be affected by the proposed development are identified as townscape or landscape receptors. It is the effects on these townscape and landscape receptors that are assessed in Chapter 8.0.</p>	<p>2.38 Each viewpoint and view from it aims to represent the 'maximum exposure' of the proposed development as well as its 'maximum conjunction' with sensitive elements in the built environment.</p>
<p>Effects on townscape and landscape receptors</p>		<p><u>The assessment process</u></p>
<p>2.28 The purpose of the townscape and landscape assessment, undertaken in Chapter 8.0 of this HTLVIA, is to establish whether the effects of the proposed development on townscape and landscape receptors as an environmental resource are significant and whether positive or negative/adverse. The approach taken is in accordance with the EPA Guidelines (2022), the DHPLG EIA Guidelines (2018) and the GLVIA (2013), and considers how the proposed development will affect the key components of the townscape and landscape, its perceptual and aesthetic qualities, and its distinctive character.</p>	<p>2.32 The interactions between the proposed development and the townscape and landscape receptors identified are assessed by combining judgements about the sensitivity of the townscape and landscape receptor and the magnitude of change it would experience as a result of the proposed development. This is done in accordance with the table illustrated at Fig. 2.1, giving rise to the identification of significance of effects which are rated as 'profound', 'substantial', 'moderate', 'slight', 'very slight' or 'imperceptible'. These ratings and how they are arrived at are explained in more detail under the heading 'Establishing the significance of effects'.</p>	<p>2.39 Verified views of the proposed development assessed in Chapter 10.0 were constructed from the viewpoint locations. The verified views were produced by incorporating a computer model of the proposed development accurately into surveyed photographs of the local area, in accordance with Visual Lab's methodology (see Appendix 2).</p>
<p><u>Establishing baseline conditions (the existing receiving environment)</u></p>		
<p>2.29 To undertake the assessment, the baseline conditions are first established. This includes identifying areas of distinct townscape and landscape character in proximity to the application site, which have the potential to be significantly affected by the proposed development. These townscape and landscape character areas are mapped and key characteristics are described and illustrated using photography where appropriate. Key characteristics may include:</p>	<p>2.33 This rating is then combined with a qualitative assessment of the effects, whether 'positive', 'neutral' or 'negative', as explained in later paragraphs. The assessments may refer, where relevant, to the townscape and landscape character areas identified in the baseline.</p>	<p>2.40 Where pertinent, cumulative effects owing to interaction between the proposed development and other relevant proposals have also been assessed.</p>
<ul style="list-style-type: none"> the context or setting of the urban area or site; the topography; the grain of built form and its relationship to historic patterns of development; 	<p>Effects on visual receptors</p> <p>2.34 The assessments of effects on visual amenity presented in Chapter 10.0 are focussed on the likely effects of changes to views on visual receptors, i.e., people experiencing the views.</p> <p><u>Identifying viewpoint positions for visual receptors</u></p> <p>2.35 Site visits, supported by map analysis and the use of computer models, allow for the identification of publicly accessible ground level viewpoint positions from which the proposed development would potentially be visible (as presented in Chapter 10.0). Though digital means are used in the view studies, the choice of views is only made once the site has been visited. Considerations for selected views include, amongst other factors: the likely maximum visibility of the proposal; tree cover; traffic sign positions;</p>	<p>2.41 The verified views have been used in this HTLVIA as a tool to illustrate how the proposed development would appear if built, and to assist with establishing significance ratings (see table at Fig. 2.1).</p> <p>2.42 The assessments of visual effects in Chapter 10.0 are based therefore on the comparison of the 'existing' situation with an interpretation of likely effects using the 'proposed' verified view as a tool. The assessments are structured under the following elements:</p> <ul style="list-style-type: none"> (i) Existing: a description of the existing view, which seeks to evaluate its townscape and landscape qualities and visual amenity observed; (ii) Sensitivity of the view to change: this considers both the townscape/landscape value of the view and the susceptibility of people experiencing it;

2.0 METHODOLOGY (CONTD.)

- (iii) Proposed: a description of the proposed development's design quality and mitigation achieved through the design process;
- (iv) Magnitude of change: a quantitative assessment of the magnitude of change in the view, owing to the proposed development;
- (v) Residual significance of effect: a combined assessment of the sensitivity of the view and the magnitude of change, which gives rise to an overall effect; and an assessment of the qualitative aspects of the design to determine if the likely residual effect is of a 'positive', 'neutral' or 'negative' nature; and
- (vi) Cumulative effect: where applicable, an assessment of the potential cumulative effects arising in combination with other consented or emerging development proposals is made, using all the previous elements of assessment to come to a residual cumulative effect.

Establishing the sensitivity of townscape, landscape and visual receptors

- 2.43 Understanding the sensitivity of townscape, landscape and visual receptors potentially affected by new development is an important part of the assessment. As mentioned above, establishing the sensitivity of receptors involves combining judgments about: (i) the value of the townscape and landscape receptor or the view; and (ii) the susceptibility of the receptor to change.

Townscape and landscape receptors

- 2.44 Where possible, distinct character areas of townscape and landscape are considered, in accordance with the EPA Guidelines (2022), the DHPLG EIA Guidelines (2018), and the GLVIA (2013). Townscape and landscape character areas are not a statutory designation, but arise out of historical patterns of development. They are not necessarily sensitive, though in each case their potential sensitivity has been considered by combining judgements about the value attached to their townscape or landscape qualities and their susceptibility to the type of change or development proposed.

- 2.45 The value of the townscape and landscape receptors could be identified by a range of criteria such as condition, scenic quality, rarity, representativeness/recreational value, perceptual qualities and associations. The susceptibility to change is the ability of the townscape and the landscape receptors to accommodate the proposed development without negative consequences for the characteristics identified as being of value.

Visual receptors (people)

- 2.46 Chapter 10.0, which considers representative verified views of the proposed development from 22 viewpoints, enables assessment of the effects on people and their visual amenity. The sensitivity of visual receptors has been considered by combining judgements of the value attached to a particular view and the receptor's susceptibility to change in the view. It is

acknowledged that people may have different responses to the appearance of the proposed development, depending on their circumstances and personal aesthetic preferences. Local residents are likely to have a different response than, for example, those working in the area or passing through as visitors. The viewpoints were chosen to address this factor by including a spread of viewpoints that different viewers would experience across the study area. Some of the viewpoints are located on important thoroughfares, while some are on minor streets where local residents are more likely to be the principal receptors.

- 2.47 The assessment of the effects of the proposed development on visual amenity is made with full awareness of these different standpoints and particular categories of visual receptors (i.e. people) are referred to where it is appropriate.

- 2.48 In this HTLVIA, the sensitivity of receptors (whether townscape, landscape or visual receptors) is described as 'very high', 'high', 'medium', or 'low'.

Establishing the magnitude of change

- 2.49 In EIA terms, the magnitude of change for townscape, landscape and visual impact assessment is generally considered to be a combination of (i) the size and scale of the potential impact; (ii) the geographical extent of the area affected; and (iii) the duration of the impact of the proposed development in operation and its reversibility. These are quantitative factors which can generally be measured with some certainty. The assessment takes all these factors into account. In considering new development in urban contexts, the duration of the impact is generally considered to be permanent and non-reversible.

- 2.50 The magnitude of change in relation to visual receptors, in particular, is considered through assessing verified views, which indicate the proposed development's physical scale and visibility. The magnitude of change is largely a quantitative, objective measure of the impact of the proposed development as shown in the verified views.

- 2.51 In this HTLVIA, the magnitude of change (whether for townscape or visual receptors) is described as 'very high', 'high', 'medium', 'low' or 'nil'.

Establishing the significance of effects

- 2.52 The significance of townscape, landscape and visual effects is established by combining judgements about the sensitivity of the receptors affected with judgements about the magnitude of the change, in order to identify the potential effect. Thereafter, the mitigation and/or enhancement achieved through design is considered, giving rise to a residual, or overall, level of significance of effect.

- 2.53 The significance of townscape, landscape and visual effects is rated on a scale of 'Profound', 'Substantial', 'Moderate', 'Slight', 'Very Slight' or 'Imperceptible'. They are defined as follows:

Profound effects

- 2.54 Profound townscape and landscape effects are those which fundamentally change the existing townscape and/or landscape characteristics or fundamentally affects highly sensitive aspects of a townscape or landscape. Profound visual effects are those that fundamentally alter the character of a view or completely obscure or alter highly sensitive elements of a view.

- 2.55 They are produced by a combination of (i) very high receptor sensitivity and a very high magnitude of change; (ii) high receptor sensitivity and a very high magnitude of change; or (iii) a very high receptor sensitivity and a high magnitude of change, owing to the proposed development.

- 2.56 For the purposes of this HTLVIA, profound effects (whether negative, neutral, or positive) are considered significant and are therefore material in planning terms.

Substantial effects

- 2.57 Substantial townscape and landscape effects are those that cause notable changes to townscape and/or landscape characteristics. Substantial visual effects are those that notably alter the character of a view or notably affect or partially obscure sensitive elements of a view.

- 2.58 They are produced by a combination of either (i) very high receptor sensitivity and a medium magnitude of change; (ii) high receptor sensitivity and a high magnitude of change; (iii) high receptor sensitivity and a medium magnitude of change; (iv) medium receptor sensitivity and a very high magnitude of change; or (v) medium receptor sensitivity and a high magnitude of change, owing to the proposed development.

- 2.59 For the purposes of this HTLVIA, substantial effects (whether negative, neutral or positive) are considered significant.

Moderate effects

- 2.60 Moderate townscape and landscape effects are those that alter the townscape and/or landscape characteristics in a manner that is consistent with the existing baseline and emerging trends (where relevant). Moderate visual effects are caused by clearly perceptible changes to a view that is coherent with the character of the view or affecting any sensitive elements within the view in a minor way.

- 2.61 They are produced by a combination of either (i) very high receptor sensitivity and a low high magnitude of change; (ii) high receptor sensitivity and a low magnitude of change; (iii) medium receptor sensitivity and a medium magnitude of change; (iv) low receptor sensitivity and a very high magnitude of change; (v) or low receptor sensitivity and a high magnitude of change, owing to the proposed development.

- 2.62 For the purposes of this HTLVIA, moderate effects (whether negative, neutral or positive) are considered significant.

2.0 METHODOLOGY (CONTD.)

2.63 Slight effects

2.64 Slight townscape and landscape effects are those that cause minor changes to the townscape or landscape characteristics. Slight visual effects are caused when there are minimal perceptible changes in a view.

2.65 They are produced by combination of either (i) low receptor sensitivity and a medium magnitude of change; or (ii) medium receptor sensitivity and a low magnitude of change, owing to the proposed development.

Very Slight

2.66 'Very slight' townscape and landscape effects are those that cause changes to the townscape or landscape that are negligible.

2.67 They are produced by combination of (i) low receptor sensitivity and a low magnitude of change, owing to the proposed development.

2.68 Frequently, when the effects are very slight, it may not be possible to identify whether they are beneficial, neutral, or adverse, though this is not always the case, and rating decisions are modified in such exceptional circumstances.

Imperceptible

2.69 'Imperceptible' in terms of townscape, landscape or visual effects refers to those cases where it is not possible to identify/discern any effects on receptors owing to the proposed development. This may occur when receptors are located at considerable distance from the proposed development, such that it does not have any effect on their setting or is not visible from that assessment location owing to obscuration by surrounding buildings or vegetation.

2.70 The table at Fig. 2.1 summarises how judgements about receptor sensitivity and magnitude of change are combined to establish the significance of potential townscape, landscape and visual effects.

Significance of Likely Effects					
		Sensitivity of the Receptor			
		Very High	High	Medium	Low
Magnitude of change	Very High	Profound	Profound	Substantial	Moderate
	High	Profound	Substantial	Substantial	Moderate
	Medium	Substantial	Substantial	Moderate	Slight
	Low	Moderate	Moderate	Slight	Very Slight
	Nil	Imperceptible	Imperceptible	Imperceptible	Imperceptible

Table 2.1: Significance of Effects

2.71 In exceptional cases the assessor may make judgements which are not in accordance with the above table. For example, the assessor may consider that effects are substantial, even when the sensitivity of the receptor is low. Such cases are usually owing to the magnitude of the change being exceptionally high in the context within which it is experienced. Vice-versa, low magnitudes of change can also give rise to substantial (and therefore significant) effects when townscape, landscape or visual receptors are exceptionally sensitive. Where such exceptional professional judgements are made, they are explained in the assessment text.

Establishing the qualitative nature of effects

2.72 Once the significance of the potential effect has been established, the assessor must consider to what extent mitigation and enhancement (as detailed later in this Chapter) has been achieved through design and whether the qualitative nature of the overall, or residual, effect is 'positive', 'neutral' or 'negative'.

Positive effects

2.73 Positive townscape, landscape and visual effects occur when the proposed development would give rise to an improvement in townscape, landscape or view quality and the visual amenity of the viewer owing to:

- enhancement of the townscape or landscape quality;
- enhancement or reinforcement of the key characteristics of the townscape or landscape character areas; and/or
- the introduction of features or elements of high design quality, which enhance the existing character, view and/or visual enjoyment.

Neutral effects

2.74 Neutral townscape, landscape and visual effects occur when:

- there is neither a beneficial nor adverse effect, i.e., it is 'neutral';
- beneficial and adverse effects are finely balanced, i.e., the effect is a 'net equation' judgement that takes into account both beneficial and adverse impacts; or
- the form and silhouette of the proposed development are clearly seen but the detailed design aspects of it are not discernible (for example, when views are too distant for the architectural detail of facades to be seen); the qualitative contribution is therefore limited, leading to a 'neutral' effect.

Negative effects

2.75 Negative townscape, landscape and visual effects occur when the proposed development would give rise to deterioration in townscape/landscape key characteristics or features, or view quality, composition and the visual amenity of the viewer owing to:

- harm to the townscape or landscape quality;
- harm to the key characteristics of townscape or landscape character areas, if applicable; and/or
- the introduction of features or elements of poor design quality, which detract from the existing view composition and/or character, and harm visual enjoyment.

Overall significance ratings

2.76 The townscape, landscape and visual effects of the proposed development are given a rating that refers to both, the significance of the potential effect and whether it is positive, neutral, or negative, after mitigation and/or enhancement through design have been taken into account. These effects are referred to as 'overall' or 'residual' effects. The overall significance ratings for townscape, landscape and visual effects, therefore, can be:

- **profound and positive;**
- **substantial and positive;**
- **moderate and positive;**
- **slight and positive;**
- **very slight and positive;**
- **profound and neutral;**
- **substantial and neutral;**
- **moderate and neutral;**
- **slight and neutral;**
- **very slight and neutral;**
- **profound and negative;**
- **substantial and negative;**

2.0 METHODOLOGY (CONTD.)

- **moderate** and **negative**;
- **slight** and **negative**;
- **very slight** and **negative**; or
- **imperceptible**

- 2.77 The overall significance ratings should not be converted into statistics, because it is crucial that the qualitative written assessment of each effect is taken into account by decision makers.
- 2.78 Judgements about the significance of effects are made as transparently as possible so the reasoning can be traced and examined by others. It is not possible to make these qualitative or perceptual measurements wholly scientifically; rather they depend on professional judgement, as the EPA Guidelines and GLVIA makes clear. The commentary used to express the judgement uses words and phrases to qualify the nature of change and effect on human perception. The intention has been to use these qualifiers consistently; the reader is encouraged to read and understand them in the context of the wider narrative about each effect.

CUMULATIVE EFFECTS

- 2.79 In addition to an assessment of the townscape, landscape, visual, and built heritage effects of the proposed development in isolation, this HTLVIA also considers the contribution of the proposed development when assessed in combination with other committed development. For the purposes of this HTLVIA, committed development includes development currently under construction or development in receipt of a planning consent, as well as developments that were granted permission by the local authority, but are pending decision by the Board. The committed developments considered as part of the cumulative assessment are those in close vicinity to the development site that have been tested for their visibility in the verified views. They are presented in Chapter 5.0.
- 2.80 The significance ratings given for cumulative effects refer to the contribution of the proposed development to the overall effect, in combination with other relevant committed and emerging development. Those schemes which have been consented have been accepted as appropriate in their urban context through the operation of the planning process. In cases where the proposed development has an effect when considered in isolation, but does not act cumulatively with committed or emerging development, the significance rating will be indicated as 'no cumulative effect'.
- 2.81 Where the cumulative effect is very different to that of the proposed development in isolation, the individual contribution of the proposed development to the cumulative effect will be made clear in the assessment text.

DEMOLITION AND CONSTRUCTION EFFECTS

- 2.82 Demolition and construction effects are usually temporary, short-term and reversible. They would typically be adverse in terms of townscape, landscape and visual receptors and harmful to the setting of built heritage receptors, as the proposed development is erected behind scaffolding and with the visible use of heavy machinery. Though temporary, construction effects could also be potentially significant, especially for people (visual receptors) who live or work in the area of the development site. The assessments of effects on the setting of built heritage, townscape, landscape, and visual receptors likely to arise during demolition and construction are presented in Chapter 7.0.

MITIGATION AND ENHANCEMENT THROUGH DESIGN

- 2.83 The process of design development allows potentially harmful effects on the setting of built heritage receptors and adverse effects on the townscape, landscape or visual amenity to be reduced as far as possible or eliminated. In proposing a notable object in the townscape, it is incumbent on the design team to develop a design which will be a delight to see from all directions. This is part of the normal iterative design process and the skill of the designer ensures that mitigation need not be 'added on' later. Hence, for the purpose of this HTLVIA, the mitigation is considered to be embedded in the design.
- 2.84 Many urban development projects provide an opportunity to enhance the existing townscape and landscape through sensitive and high quality design. This is because the existing townscape is itself a layering of built form which has developed over time, providing an engaging and often unique character that, despite its existing qualities, can often be added to in a beneficial way. In addition, there is a requirement in the planning system for new development to preserve or enhance the setting and character and appearance of built heritage receptors and therefore there has been an intention to provide such enhancements from the outset. The degree of enhancement achieved through high quality design is an important component in determining the overall residual effect of the proposed development. A description of the design of the proposed development and its particular qualities can be found in Chapter 6.0 of this document.
- 2.85 Given that the proposed development has been designed with the purpose of enhancing its urban environment and mitigating its potential effects on the townscape and the landscape, it is unlikely that any further or 'supplementary mitigation' will need to be considered. If considered necessary, however, it would be clearly stated in the assessments and in the conclusions of the assessment Chapters (8.0, 9.0 and 10.0).

AVOIDANCE, REMEDIAL AND MITIGATION MEASURES

- 2.86 The HTLVIA considers the likely residual effects of the proposed development, i.e., the effects after mitigation and enhancement measures, inherent in the proposed development's design, have been taken into account in Chapter 6.0 of this document. The mitigation measures incorporated into the proposed development's design are explained below.
- 2.87 The most appropriate form of mitigation is 'primary mitigation' where mitigation is fully incorporated into a series of iterations on the design of the new development. The proposed development would incorporate primary mitigation through its high-quality design. Potential impacts on views more widely would also be mitigated by high quality detailing and a sensitive approach to the visibility and use of materials and colour.
- 2.88 In this case, the scale, proportion and composition of the proposed development would embody not only mitigation, as outlined above, but also significant benefits in terms of enhancement. The qualities of the design would be such that its visibility and high quality of design would add to the townscape, making it more legible and creating a more characterful frontage along North Wall Quay. Beneficial townscape, landscape, and visual effects would be experienced from within the River Liffey corridor and surrounding areas. The effects of the proposed development are set out in detail in Chapters 8.0, 9.0 and 10.0 of this HTLVIA report.

REINSTATEMENT

- 2.89 The proposed development, including its hard and soft landscaping, aims to regenerate the site and the wider area and provide an enhanced public realm and high-quality architecture. Following the completion of the construction stage, features such as temporary signage would be removed and any damage to roads, pavements and other street features would be reinstated to their previous state.

DO NOTHING IMPACT

- 2.90 In the absence of redeveloping the site, the due to be vacant former corporate headquarters is likely to remain vacant in the absence of any long-term, sustainable occupation. As a substantial bespoke HQ for an American bank, it is highly unlikely to attract a similar HQ purpose, in particular its spatial arrangements no longer provide acceptable workspace and, though efficient in its early life, no longer matches the sustainability requirements of similar occupants. The effect of it remaining empty for a substantial amount of time on the local and wider townscape and landscape character and visual amenity would be adverse, owing to the site's lack of life and the necessary security measures, and the connectivity with its surroundings. To do nothing, therefore, is not an option.

2.0 METHODOLOGY (CONTD.)

ASSUMPTIONS AND LIMITATIONS (DIFFICULTIES ENCOUNTERED) IN COMPILING THIS REPORT

2.91 The methodology for assessing townscape, landscape, visual, and heritage effects in this HTLVIA includes some assumptions and has limitations:

- (i) The baseline conditions have been established through site visits and reference to publicly accessible documentation relating to the development site and its surroundings;
- (ii) The assessments have been arrived at from the verified views which were fully researched on-site and in a real life sense. The experience on the ground, however, can only be represented through photographs, verified views, maps, and plans. Readers of this document are encouraged to visit the development site and surrounding area with this HTLVIA in hand;
- (iii) The views included in Chapter 10.0 of the HTLVIA do not cover every possible view of the proposed development, but are rather a broad spread of representative views from publicly accessible places or from points where there are particular conjunctions of townscape, landscape, visual, or heritage sensitivity;
- (iv) The assessments have been based on the architects' planning application drawings and Architectural Design Report, site visits, as well as verified views produced by visualisation specialists Visual Lab. The photorealistic verified views included in Chapter 10.0 are a useful tool for assessment, but there is a degree of professional judgment made by the visualisation specialists in the artistic representation of materials and the effects of weather conditions, daylight and distance;
- (v) Assumptions have been made in the HTLVIA about the susceptibility of particular groups of people to visual changes in the urban environment and the types of people at particular viewpoints. These assumptions have been based on professional judgment but inevitably have limitations because in reality the responses of individuals are varied and not all can be covered in the assessment.

PROFESSIONAL STANDPOINT OF THE AUTHOR

2.92 Assessments in this HTLVIA are made from a professional point of view and from a particular standpoint. The standpoint is that of a townscape and heritage consultant employed by the applicant to qualitatively assess and advise on the design as it was being developed by the architects and following feedback from consultees. The HTLVIA presents the results of the townscape and heritage consultant's independent professional advice. In accordance with guidance, however, the townscape, landscape, visual, and heritage assessments are undertaken on an independent and transparent basis and weigh up both the positive and negative effects of the proposed development.

2.93 Naturally, for the more subjective aspects of the assessment to be of substance, the assessor must have the necessary skills. Citydesigner is a consultancy of experienced professionals from the areas of architecture, urban design and heritage, all trained in townscape, landscape and architectural assessments by its founder, Richard Coleman, Chartered Architect and former Deputy Secretary of the Royal Fine Art Commission (the national design review body for England, Wales and Northern Ireland from 1985 - 1998) for 13 years.

PHOTOGRAPHY IN VERIFIED VIEWS AND ASSESSMENT

2.94 Photographs and photomontages are a useful way to replicate the experience of the human being when standing at a particular viewpoint, but they cannot fully convey the visual effect of a new development in the townscape and the landscape. For this reason, it is recommended that readers of this document and decision makers visit each viewpoint to fully understand the effects illustrated by each verified view. It is understood, however, that not everyone is able to do this, and for those readers the verified views remain an essential tool. Though monocular, the verified images can be held up in front of the viewer with one eye closed and used to replace the view in accurate terms, while the associated commentaries describe the effects likely to be experienced.

2.95 In current guidance, it is accepted that the field of view and image size of photographs and photomontages should be selected to give a reasonably realistic view of how the townscape and landscape will appear when the image is held at a comfortable viewing distance from the eye. Good practice for townscape and landscape photomontage usually gives rise to a lens with a field of view of between 68 and 73 degrees so that sufficient context can be included to make the assessment meaningful. The field of view may be reduced to as little as 40 degrees in the case of particularly long distance views. The visualisation specialist's methodology in this case is included at Appendix 2 of this document.

2.96 It is often said that a photograph makes the subject look further away. This is true only in regard to a cursory comparison. If the photograph is cropped and held in the right position on site and from the right spot with one eye closed, it will replicate the view. The eye will tend to zoom in on the subject and is able to appreciate much greater detail than is normally possible with a photograph. In certain circumstances, where this is important to illustrate, zoomed photographs can be included in the assessment, on request.

USING AN ORIGINAL COPY OF THIS DOCUMENT

2.97 The AVRs in this HTVIA originate from high resolution photographs. It is important to use an original copy printed at high resolution so that the detail can be fully understood. For this reason, the 'Contents' page of top-quality copy versions includes a Citydesigner hologram which guarantees the highest resolution. Photocopies or downloaded versions may not depict such a high level of definition.

2.98 In the case of digital copies, the file size of a high resolution version will be indicated on the 'Contents' page to enable readers to identify whether they have a top-quality digital version of the report. If the reader is only able to download low resolution split sections of the report from the local planning authority's planning portal, a combined high resolution pdf of the document can be provided upon request.

3.0 HISTORICAL DEVELOPMENT OF THE SITE AND ITS STUDY AREA CONTEXT



Fig. 3.1: 1756 John Rocque's detailed map of Dublin showing the approximate location of the site (British Library).

3.1 North Wall is an area east of the inner north side of Dublin, along the River Liffey where it forms one of the Dublin quays.

3.2 The following chapter introduces the historical development of the site and its study area context. Documentary evidence is analysed through maps, photographs, archival records and publications.

Dublin City

3.3 The first recorded settlements in the Dublin area were located on the south side of the River Liffey, to the west of the development site. In the subsequent centuries Dublin became an independent city state with wide reaching trading connections but following the Anglo-Norman invasion of 1171 it lost this status.

3.4 The 18th century was a period of peace and economic growth and port activity expanded. The development schemes of the late 18th century reflected the role of Dublin as the capital of Ireland. In 1757 an Act of the Irish Parliament established the Wide Streets Commissioners who became an early planning body ensuring the quality of streets and developments.

3.5 The map at Fig.3.2 illustrates the location of the site as peripheral to the development of Dublin. Gradually, the quays extended eastwards.

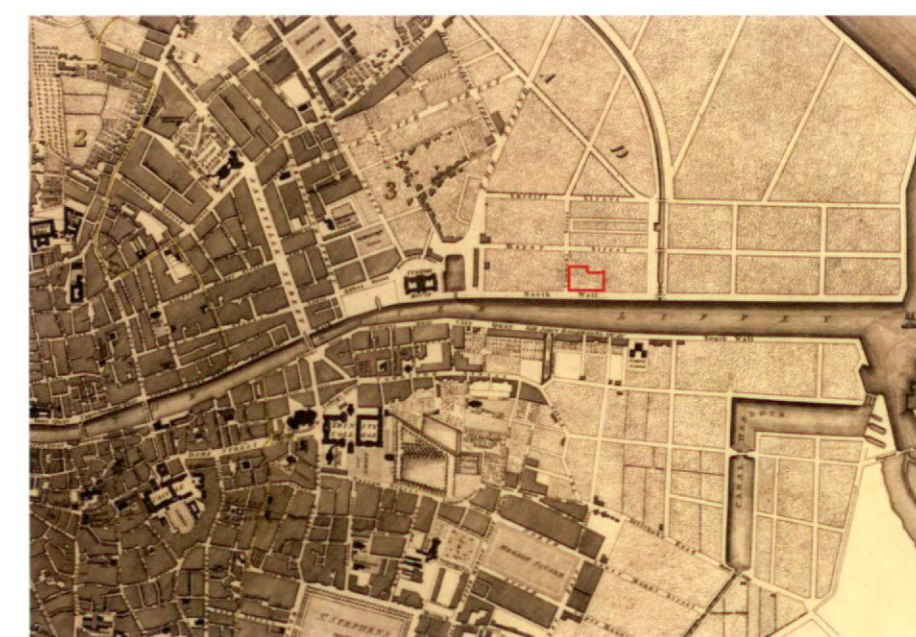


Fig. 3.2: 1779 map showing the new canal system and the Custom House on the north side of the river (Map by W. Faden, Dublin).

3.0 HISTORICAL DEVELOPMENT OF THE SITE AND ITS STUDY AREA CONTEXT (CONTD.)

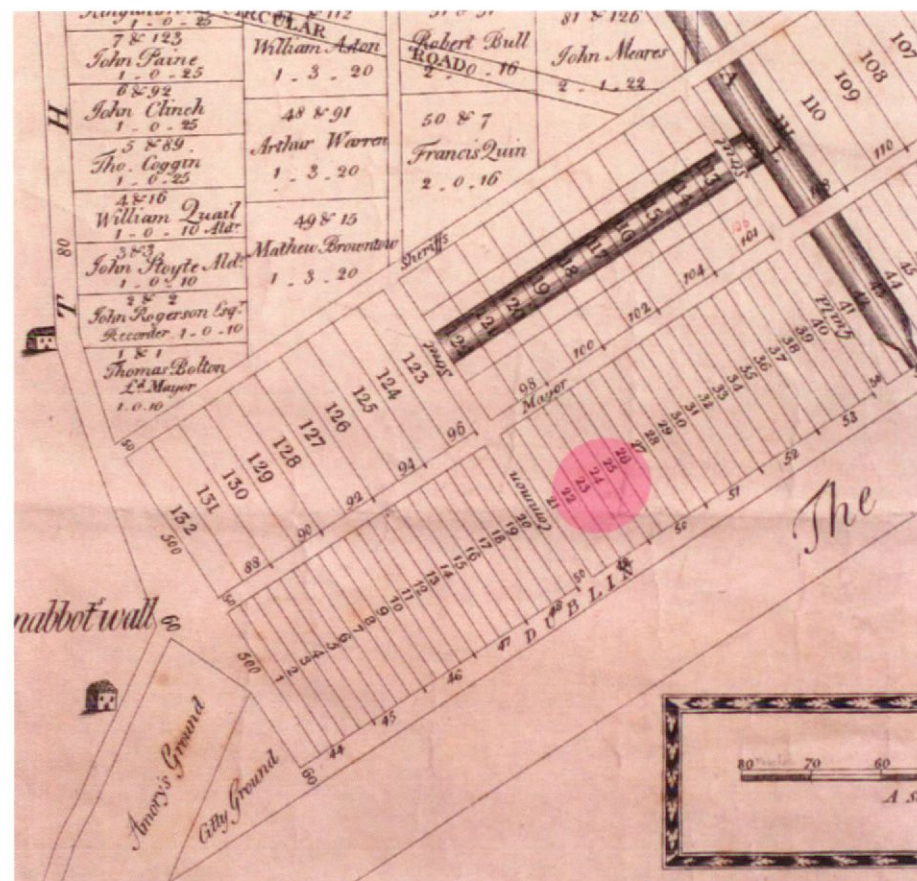


Fig. 3.3: 1717 map indicating allocation of lots 'North side of the Channel River Anna Liffe'.

History of the docklands

3.6 In 1707 an act was passed for 'Cleansing the Port, Harbour, and River of Dublin and for Erecting a Ballast Office in the said city'. The key functions of the Ballast Office were: the imposition of port charges, the maintenance of the navigation channel, and to continue the progressive embanking of the river. The quays area as we know it now was mostly low-lying wasteland until circa 1717, when land to the east of the city was set out in lots on a regular grid pattern parallel to the quay.

3.7 The 1717 map (see Fig.3.3) shows the allocation of lots 'North side of Channel River Anna Liffe' by the Lord Mayor of the City of Dublin, Thomas Bolton and the Sherriff's William Empson and David King Esq. The narrow grid layout runs perpendicular to the 'Dublin Key' with larger rectangular lots, allocated to named individuals, plotted to rear. The principal streets were named by their creators: Commons, Sheriff, Mayor and Guild.

3.8 John Roque's map of 1756 (Fig.3.1) shows the plots in context with the rest of the city.

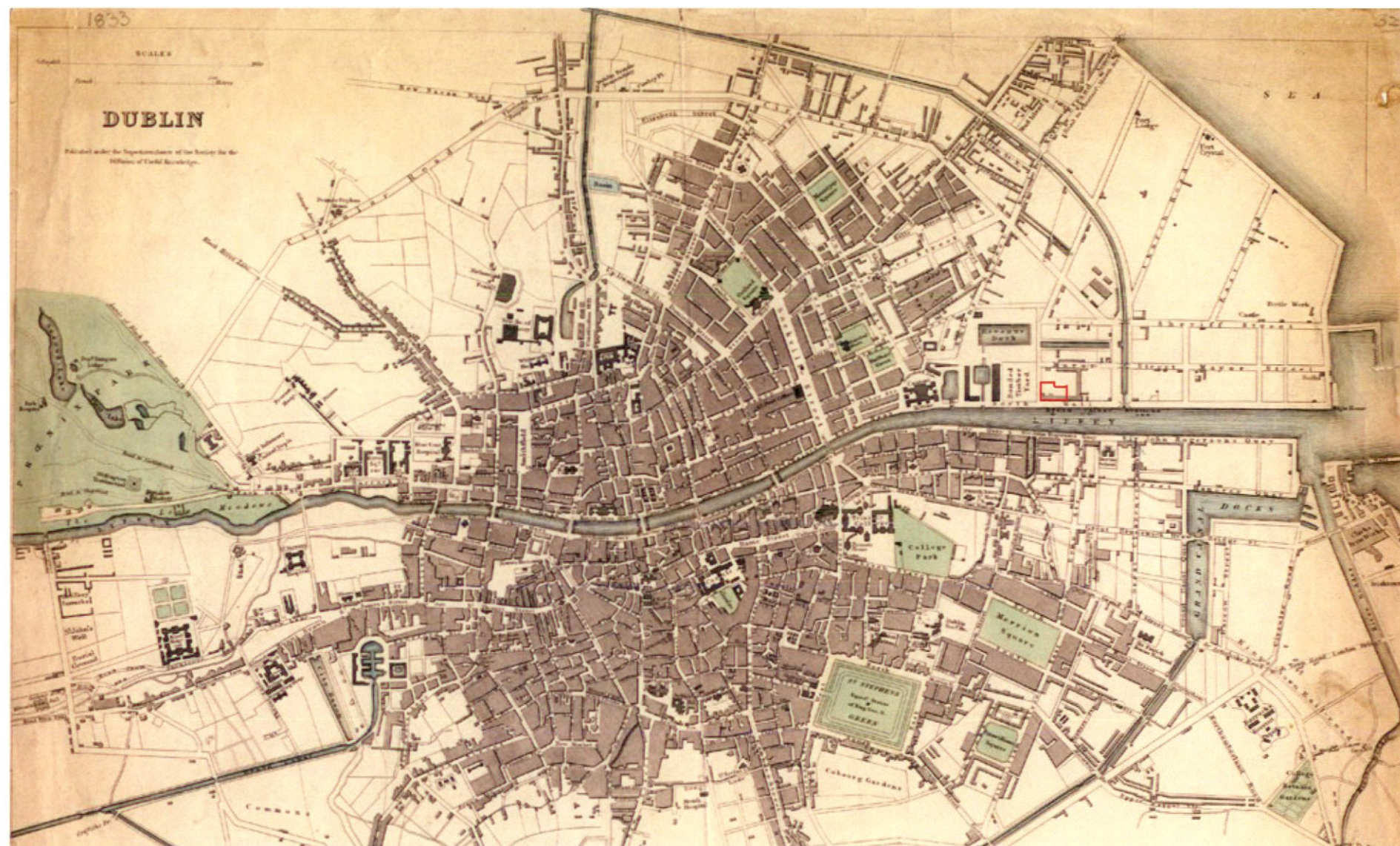


Fig. 3.4: 1833 map indicating new docks and development gradually spreading east (Dublin City Library and Archive).

3.9 Following the establishment of the Grand Canal and Grand Canal Dock in the south docklands in the 1790s, the Royal Canal began in the north docklands, cutting through the street grid to North Wall Quay; it was officially opened in 1806. It was built for freight and passenger transportation from the River Liffey in Dublin to Longford.

3.10 With the opening of the new Custom House in 1791, port development shifted to the north bank of the river and, as the port expanded, downriver.

3.11 In the 19th century, the area was characterised by 'campshires' - stretches of land between the quay and road on both the north and south quays. They were so named because various British military regiments, such as the Gloucestershires or Leicestershires, would camp there before setting off or returning from overseas, making 'campshire' a portmanteau of 'camp' and '-shire'. With most British regiments leaving Ireland tending to use Dublin Port as their point of embarkation, this often meant that the soldiers were often waiting for long periods for their ship and, while the officers would head to the comforts of a local hotel, the soldiers tended to 'camp' along the quayside. Before the Dublin Port facilities moved down river, this was the area of the Dublin quays where ships were loaded and unloaded. As a result, the area had a number of storage warehouses and travelling cranes.

3.0 HISTORICAL DEVELOPMENT OF THE SITE AND ITS STUDY AREA CONTEXT (CONTD.)

- 3.12 In the second half of the 19th century, Dublin Port was restructured and expanded and its governance vested in a new Port & Docks Board in 1868. The opening of Alexandra Basin in 1885 added to the port's capacity (see Dublin Harbour Plan at Fig.3.8). In 1873 Spencer Docks were constructed at the end of the Royal Canal to accommodate coal ships of the Midland and Great Western Railway Company.

Site Specific History

- 3.13 Late 19th century maps illustrate yards, docks, saw mills and other industrial uses established along the North Wall. Detailed plans show the site occupied by iron works and cattle pens and other industrial/warehousing premises.
- 3.14 The port continued to prosper into the 20th century. Mid-20th century aerial views illustrate North Wall Quay in use, with the site occupied by low, single to two-storey industrial buildings, sheds and warehousing.
- 3.15 By the later 20th century, the docks area fell into decline with a 1985 study carried out by the School of Architecture at UCD describing North Wall Quay as "an area of widespread dereliction and underuse of both land and buildings due to changes in transport and the organisation at Dublin Port over the years and the more recent transfer of warehousing and industries to suburban industrial estates".

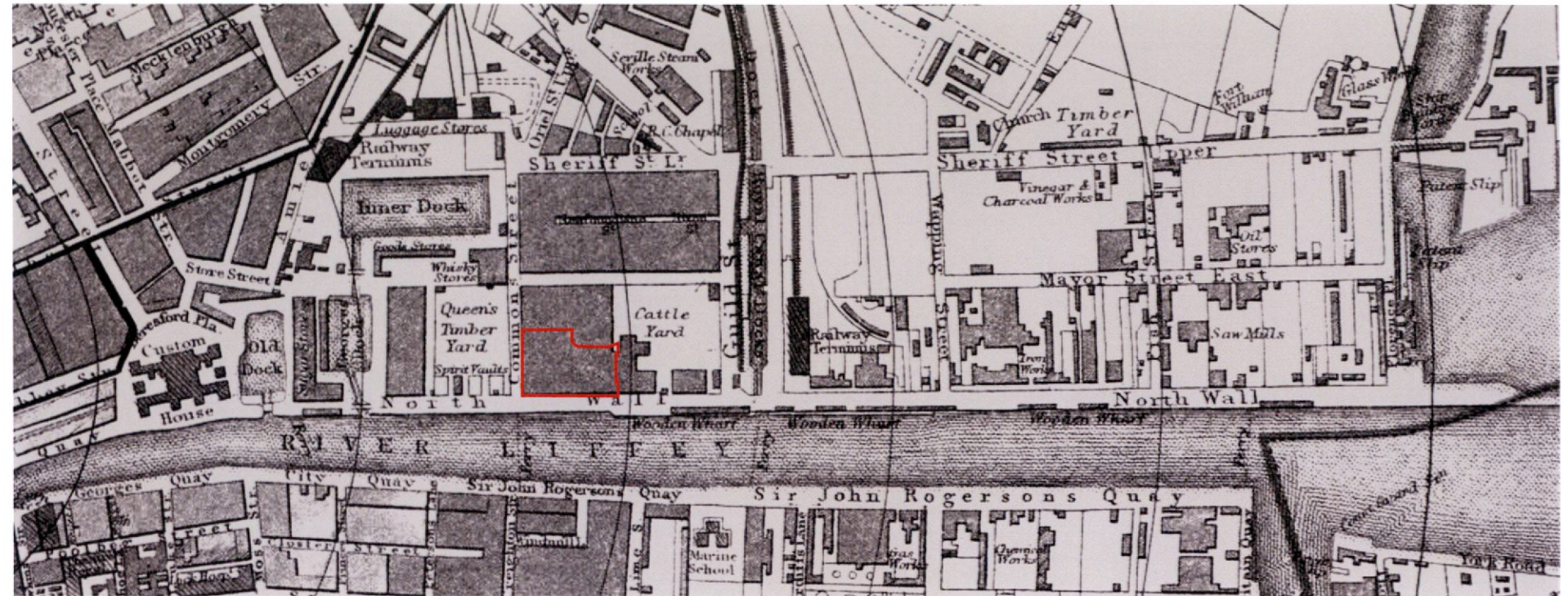


Fig. 3.5: 1883 plan showing the development of North Wall Quay to the east of the Custom House (OSI).

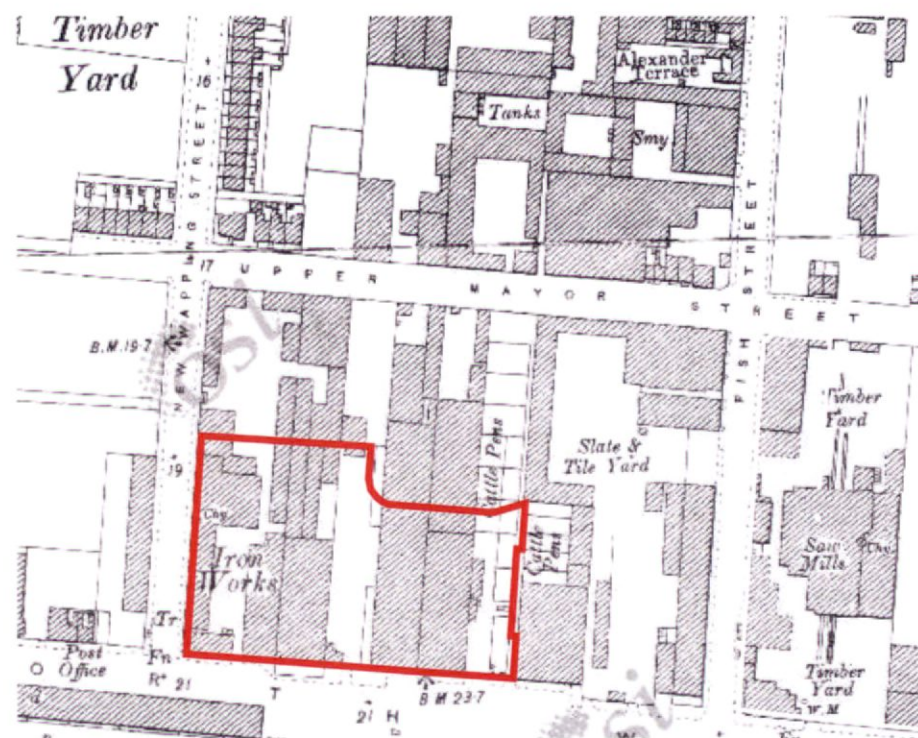


Fig. 3.6: 1888-1913 plan showing the iron works and cattle pens occupying part of the site.

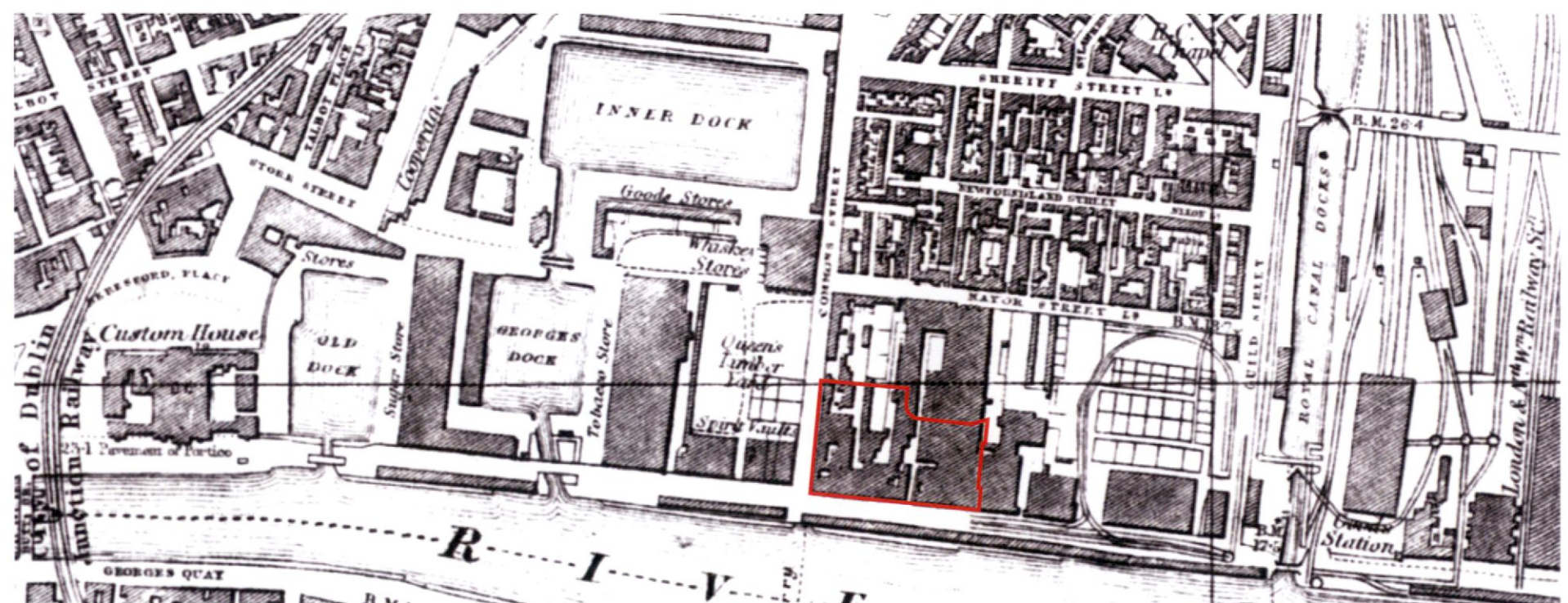


Fig. 3.7: 1894 Ordnance Survey.

3.0 HISTORICAL DEVELOPMENT OF THE SITE AND ITS STUDY AREA CONTEXT (CONTD.)

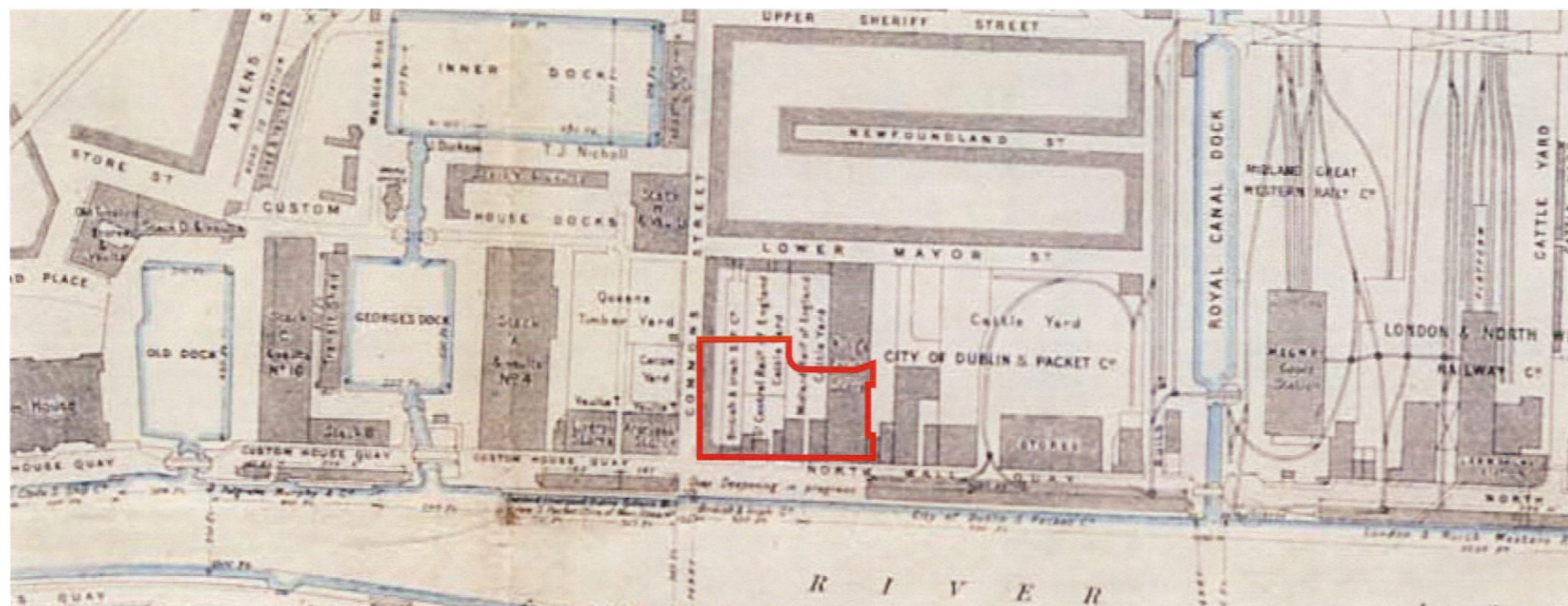


Fig. 3.8: 1906 Dublin Harbour Plan of Shipping Quays Sheds and Tramways (Dublin Port Archive).

3.16 The derelict premises on site were developed as part of the International Financial Services Centre (IFSC) initiative. This was established in the late 1980s as an urban regeneration area and special economic zone (SEZ) on the derelict state-owned former port authority lands of the reclaimed North Wall and George's Dock areas of the Dublin Docklands. The IFSC tax incentive zone was established with EU approval as an initiative of the Irish State in 1987.

3.17 The current building on the site was constructed by 2000 as one of a series of blocks within the second phase of the IFSC programme. It was a bespoke design by Scott Tallon Walker Architects (STW) and begun in 1997 for Citibank, part of Citigroup Corporation, to combine in one location their expanding front office and global business support operations.

3.18 Occupying a two-acre site with 125m of river frontage, it is bound by North Wall Quay to the south, Common Street to the west, Clarion Quay and development to the north fronting onto Alderman Way. The brief called for development of the site to its fullest potential to cater for an expected occupancy of up to 2000 persons. It was arranged with floorplans around two full-height, landscaped atria, permitting views to the River Liffey and allowing natural daylight to all areas. The facade was designed to reflect its setting and the corporate brand by the selected use of granite cladding and extensive areas of glazing. Internally, the building features glazed lift shafts, open staircases and link bridges.

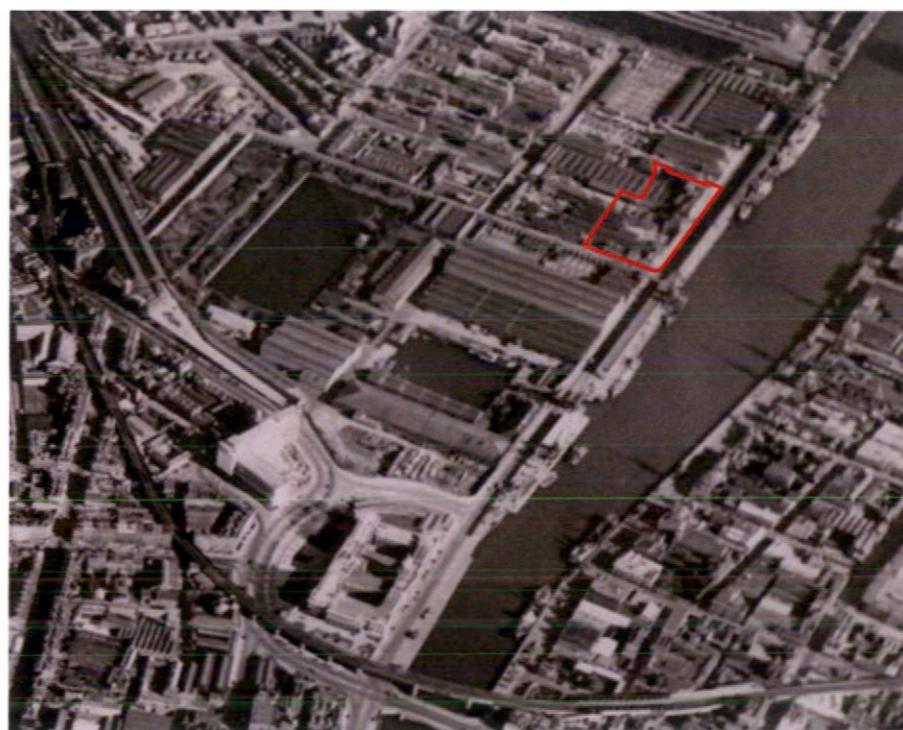


Fig. 3.9: Mid-20th century aerial view showing approximate location of the site and the active industrial waterfront (Dublin Port Archive).



Fig. 3.10: A & L Goodbody circa 2020, before the current redevelopment.



Fig. 3.11: Mayor House circa 2019, before the recent refurbishment (Google Images).

3.19 In the Citigroup article 'Citi Celebrates 50 Years of Progress in Ireland', of 3 September 2015, Emma Hynes, Citi Public Affairs Officer states that "in 1965, Citi opened for business in Ireland, focused on providing international banking services and products for US corporate clients and a small number of large Irish corporations" and that "it was the first international bank to be awarded a licence to operate in the newly-established International Financial Services Centre (IFSC) in the early 1990s".

3.0 HISTORICAL DEVELOPMENT OF THE SITE AND ITS STUDY AREA CONTEXT (CONTD.)

- 3.20 Two further nearby IFSC phase II blocks were built by 1999 and 2000. Mayor House (Fig.3.11), built for Custom House Docks Development, was the first completed building in the newly extended IFSC. It lies directly to the north of the site. It was refurbished by 2022 and renamed Dockline after 'green renewal' "set a new benchmark for green standards in the city's business district" (Irish Building Magazine 12 September 2022). The refurbishment appears to include the partial recladding and re-fenestration of the building.
- 3.21 The second A & L Goodbody building at 25 North Wall Quay (Fig.3.10), was designed to fit the specific needs of the law firm, and until recently has been occupied by it since 2000. Architecturally it was considered to retain some of the Miesian stylistic of Scott Tallon Walker Architects' work, but with strong 'buttresses' holding the central portion of the building, also reflecting solidity of the quayside. The Irish Times of 16 February 2022 stated that the law firm's headquarters was in the process of being redeveloped with the aim of creating Ireland's most sustainable building. The proposals will see the building's existing area increase by 36 per cent through the addition of two new floors, landscaped rooftop terraces, a new atrium and a new client floor at pent-house level. The concrete frame is being retained.
- 3.22 The 2012 Ordnance Survey (Fig.3.16) illustrates the completion of the three IFSC buildings and neighbouring sites cleared for development or under construction.
- 3.23 The recent aerial views at Figs.3.13 and 3.14 illustrate the current appearance of the North Wall Quay with its eclectic array of recent and late 20th century developments.



Fig. 3.12: 1906 Dublin Harbour Plan of Shipping Quays Sheds and Tramways, showing the layout of the North Wall Quay at that time (Dublin Port Archive).



Fig. 3.13: 2023 birds eye view of the building on the site (Google Earth)



Fig. 3.14: Recent birds eye view illustrating the redevelopment of the plots along North Wall Quay, the site outlined in red. (Google Earth).

3.0 HISTORICAL DEVELOPMENT OF THE SITE AND ITS STUDY AREA CONTEXT (CONTD.)

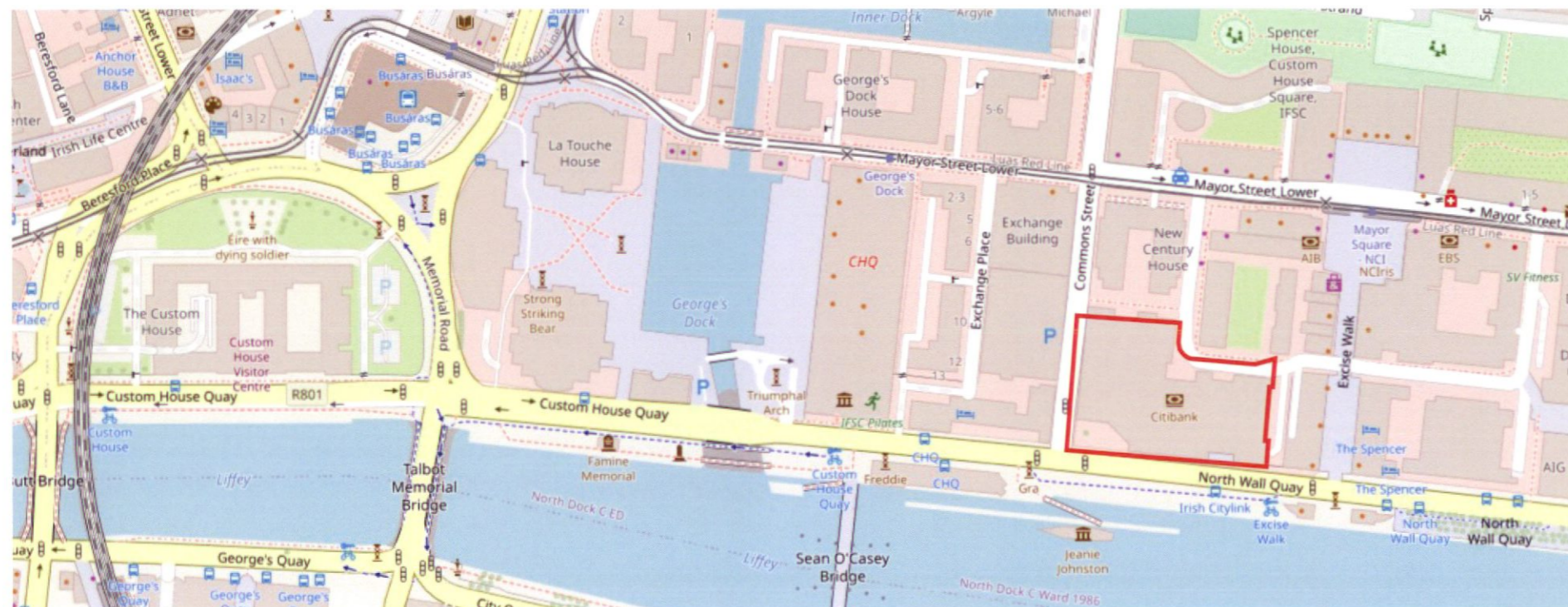


Fig. 3.15: Recent Ordnance Survey (OSI).

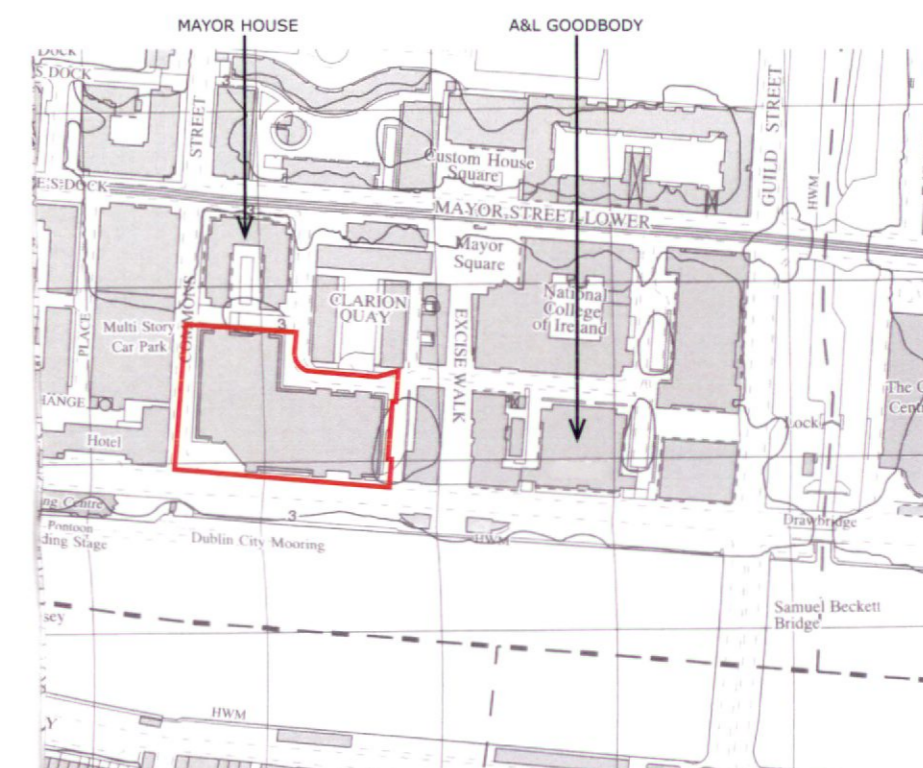


Fig. 3.16: 2012 Ordnance Survey map showing Mayor House to the north and A&L Goodbody to the east of the site. (Irish Historic Towns Atlas)

Historical Assessment

- 3.24 An in-depth 'Heritage Significance Report' has been prepared by the consultancy on the overall significance of the Citibank Building and is presented in Appendix 1 of this report. Below, the assessment specific to its historical significance is summarised.
- 3.25 There is no known association to a historically significant person or event other than both its distinguished and most prolific architects Scott Tallon Walker and the arrival of the U.S. Citibank Group in Dublin. It does not represent a rare example of a late 20th century commercial building being part of a wave of redevelopment along this tract of the riverside. It was constructed by 2000 as one of a series of blocks within the International Financial Services Centre (IFSC) extension area of central Dublin established in the 1980s as an urban regeneration on the derelict state-owned former port authority lands of the reclaimed North Wall and George's Dock areas of the Dublin Docklands.
- 3.26 With regards to architectural links to the history of the site and its surroundings, the area was characterised by low-lying wasteland until the early 18th century, when land to the east of the city was set out in lots on a regular grid pattern parallel to the quay. The scale of the building to some extent reflect qualities of the grid-like subdivision of the quayside, but

its canted south-western corner breaks away from this linearity. The site does not appear to have previously significant buildings associated to the port and docks but was only occupied by low quality industrial buildings or temporary structures. Surviving historic fabric lies outside the site as granite quay walls and associated elements (such as steps, mooring rings etc.) of the North Wall Quay, which are protected structures, on the riverfront. The 1821 Former Excise Store building is also outside the site, to the north-east of it, overlooking Mayor Street. It is described by the National Inventory of Architectural Heritage (NIAH) as "Symmetrical seven-bay single-storey over basement brown brick and granite former excise store, dated 1821, with recessed central entrance bay flanked by pair of three-bay elevations", and is protected structure RPS 5070 and NIAH Reg. No. 50010008.

- 3.27 Arguably, the site formed part of the economic phase of regeneration of this area of Dublin and of Ireland as a whole when, through the ambition of the IFSC, important companies were choosing to move business to Ireland and to build headquarters in Dublin. However, this is not considered to define the site as of significant historical interest.



Fig. 3.17: Street view of the former Excise Store (Google Earth).

4.0 THE DEVELOPMENT SITE AND CURRENT CONTEXT

- 4.1 The development site comprises the Citibank building located at 1 North Wall Quay. The site fronts onto the River Liffey and is bounded by North Wall Quay to the south, the mixed-use building at 8 North Wall Quay to the east, Clarion Quay and development to the north fronting onto Alderman Way to the north, and Commons Street to the west. The site falls partially within the River Liffey and its Quays Conservation Area. A map showing protected structures, conservation areas and architectural conservation areas is included in chapter 9.0 of this report.
- 4.1 Being on the north bank of the River Liffey, the development site is between the Docklands to the east and the city centre to the west. It lies directly opposite the office building at 1 Sir John Rogerson's Quay. This is a strategic point along the river where there is a distinct change in direction and a distinct widening of the river. Further south-west is Pearse Street and the grounds of Trinity College.
- 4.3 The existing development on the site is a six-storey building designed by Scott Tallon Walker Architects as the headquarters of Citibank in Dublin. It was built as one of the blocks within the International Financial Services Centre (IFSC) area of Dublin established in the 1980s as an urban regeneration area and special economic zone (SEZ). The consultancy has prepared an in-depth 'Heritage Significance Report' to assess the architectural and historical significance of the existing building, which is included in Appendix 1 of this report.
- 4.4 The following pages include a photographic inventory of the development site and the surrounding area.



Fig. 4.1: 2023 Street view of North Wall Quay at the junction with Commons Street (Google Earth).



Fig. 4.2: 2023 Street view of Commons Street looking south (Google Earth).



Fig. 4.3: 2023 Street view of Alderman Way looking west (Google Earth).



Fig. 4.4: 2023 Street view of Clarion Quay looking west (Google Earth).

4.0 THE DEVELOPMENT SITE AND CURRENT CONTEXT (CONTD.)



Fig. 4.5: Bird's eye view of the site looking north-east (Google Earth).



Fig. 4.6: Bird's eye view of the site looking north-west (Google Earth).



Fig. 4.7: Bird's eye view of the site looking south (Google Earth).



Fig. 4.8: Bird's eye view of the site looking south-west (Google Earth).

5.0 CUMULATIVE DEVELOPMENT

5.1 Cumulative townscape, landscape, heritage, and visual effects may occur where the proposed development would combine with other committed and emerging developments in certain views. This chapter contains a list of the cumulative developments included in the assessment of effects as part of the EIAR. The cumulative developments relevant to the assessments in this report are identified below; the numbering corresponds to that on the adjacent map at Fig. 5.1.

1. Hawkins House (consented, under construction)

DCC Reg. Ref.: 3037/16

Demolition of existing Hawkins House and construction of an office building ranging in height from 6 to 10 no. storeys.

2. College Square (consented, under construction)

DCC Reg. Ref.: 3036/16 / ABP Reg. Ref.: PL29S.247907

Demolition of existing Apollo House and the construction of an office building ranging in height from 5-12 no. storeys.

DCC Reg. Ref.: 4170/19 / ABP-306335-20

Amendments to previous permission to provide 54 no. BTR units over 10 no. storeys above permitted office building. The total height of the building will now stand at 21 no. storeys.

DCC Reg. Ref.: 2583/20

Demolition of the existing 'The Brokerage' building and the construction of a new 8-11 storey office building adjacent to the permitted College House and Apollo House.

DCC Reg. Ref.: 3684/21

Following numerous amendment applications, an additional floor of residential was added to the permitted building bringing the total height of the building to 22 no. storeys.

3. The Tara Building (consented)

DCC Reg. Ref.: 3560/19

Mixed-use development ranging in height from 3-8 no. storeys comprising hotel, co-working spaces and café.

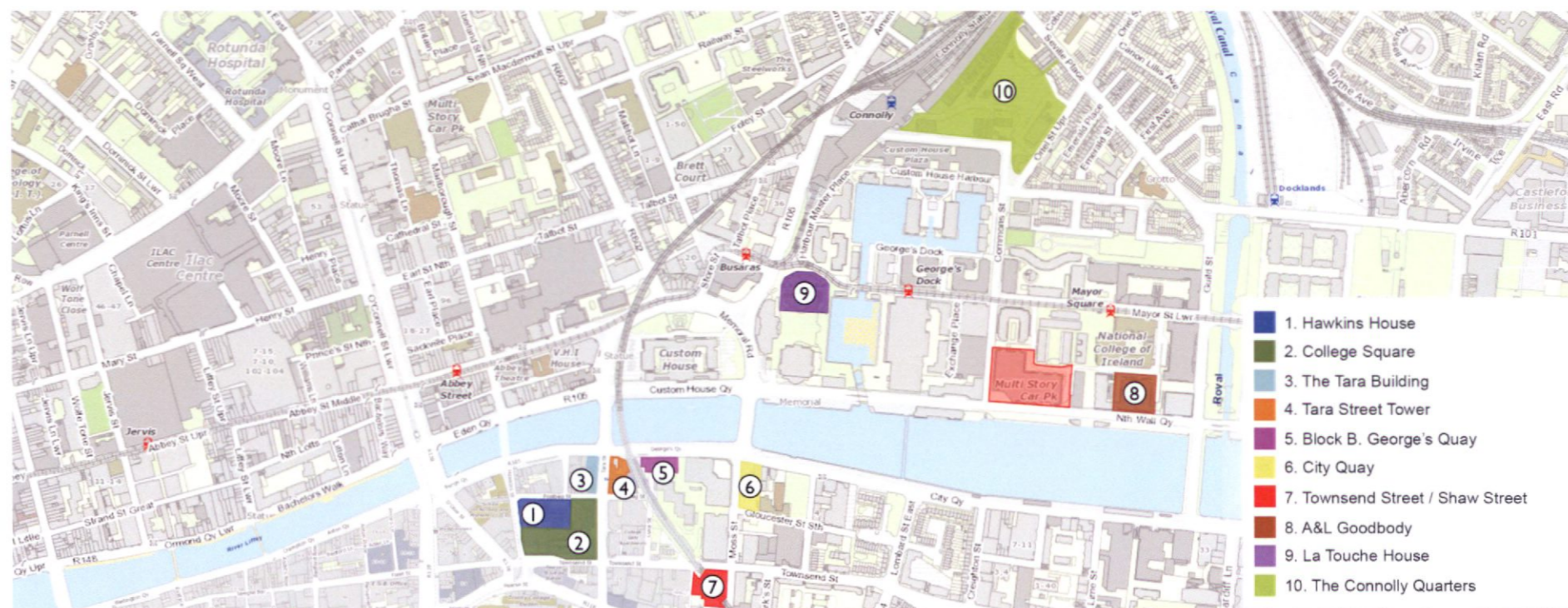


Fig. 5.1: Map showing the location of the cumulative schemes assessed in this report, in relation to the development site (Note: the base map does not show all recently completed schemes.).

4. Tara Street Tower (consented)

DCC Reg. Ref.: 3794/18 / ABP Ref. 302980-18

Demolition of existing Tara House Office Building and buildings at Nos. 2-16 Tara Street. Construction of a new 22 no. storey landmark hotel and office development with a rooftop restaurant over 2 No. levels of basement to include upgraded public concourse serving Tara Street Station

DCC Reg. Ref.: 4054/19

Amendments to previous permission to provide an additional hotel floor and mezzanine floor within the permitted envelope, no overall change to the building height.

5. Block B, George's Quay (consented, under construction)

DCC Reg. Ref.: 2532/20

Provision of 2 no. additional storeys onto an existing office development to provide a total of 7 no. storeys. Additional amendment application has been approved by DCC (Reg. Ref.: 3176/23) to provide terrace at roof level and minor alterations to the facades.

6. City Quay (City Arts Site) (emerging – subject to 1st Party appeal following DCC refusal)

DCC Reg. Ref.: 4674/22 & ABP Reg. Ref.: ABP-315053-22

Demolition of existing structures and construction of 24 no. storey mixed-use building comprising office, arts/cultural use and a gym. The total height of the development is 108.4m.

7. Townsend Street/Shaw Street (consented, under construction)

DCC Reg. Ref.: 4778/19

Construction of an 11 no. storey development with office, retail and BTR residential units.

8. A&L Goodbody, (consented, under construction)

DCC Reg. Ref.: 3245/20

Refurbishment of the existing 6 no. storey building and provision of 2 no.

additional floors and provision of new façade treatment to all elevations. The total height of the development is 8 no. storeys (31.7 m).

DCC Reg. Ref.: 4202/21

Amendments to previous permission for changes to layout and alterations of the roof profile. The total height of the development is 38.9m.

9. La Touche House, Custom House Dock (consented)

DCC Reg. Ref.: 3315/22

Refurbishment/reconfiguration, partial demolition, recladding and vertical extension of existing 7-storey building to a 10-storey office building (max. 45.84 m) with additional commercial floorspace provided.

10. The Connolly Quarter (consented)

DCC Reg. Ref: 2723/20

Construction of 3 no. commercial blocks (Blocks A, E and D3) ranging in height from 9-13 storeys, retention, and integration of protected structures Luggage Store Building, Workshop and boundary walls along Oriel St with new blocks.

DCC Reg. Ref: 5501/22

Amendments to previous permission to increase gross floor area, reconfiguration of internal layouts, modifications to facades treatment and minor reductions in height for blocks A and E increase in height of 300mm to block D3.

DCC Reg. Ref: 3054/22

Construction of 4 no. mixed-use blocks (Blocks B1, B2, B3 and B4) consisting of office and BTR residential units in blocks ranging in height from 5-16 no. storeys (max. 69.9m)

- 5.2 Cumulative effects arising from the interaction of the proposed development with the cumulative developments described above are assessed in detail, where they occur, in chapters 7.0, 8.0, 9.0, and 10.0 of this TLHVIA.

6.0 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

- 6.1 This chapter outlines the design quality of the proposed development, the policy context and the implications for the skyline. The effects of the proposed development are further assessed in chapters 8.0, 9.0 and 10.0, in relation to townscape and landscape, heritage, and visual receptors, respectively. This chapter is based on the consultancy's understanding of the project through its regular design involvement and information in the Architectural Design Statement produced by the architects Henry J Lyons, which also forms part of the planning application.
- 6.2 Both tests and professional judgement are applied to ascertain the level of design quality exhibited by the application building. The proposed landmark building will be seen from sensitive parts of the city and is intended to provide visual delight and public enjoyment both as a beneficial addition to the townscape and to give public access to an upper viewing platform. Its visibility means it must reach a higher-than-normal standard of refinement and authenticity. The architects' brief has been to achieve a design which serves all its purposes to the optimum, is not a passing fashion, and can become a 'classic' of its time.
- 6.3 The design quality aims, therefore, are to ensure that, in whatever conjunction with heritage buildings the application scheme is seen, the quality of the architecture overcomes any potential harm to their settings and that it provides a welcome addition to the North Wall Quay, its impact on landscape and townscape being wholly positive and acceptable.
- 6.4 This chapter assesses all these aims and concludes whether they are satisfactorily met.
- 6.5 The design seeks to be a modern, elegant commercial development, that provides a much-needed commodity and provides handsome frontages along North Wall Quay, Commons Street, Alderman Way and Clarion Quay. The images on the following pages illustrate the design quality of the application scheme, which is further discussed below.
- 6.6 The proposed development is office use led with other, active uses at the ground level and a viewing platform at the top, accessible to the public. It is split into four separate buildings expressed as such implicitly towards the Liffey. The highly visible west elevation is further articulated into multiple forms. The development as a whole, therefore, has the character of closely related forms, adopting a smaller scale than might otherwise be the case.
- 6.7 HJL Architects are known for skilful detailing of mostly glass buildings, as is evident from their recently completed Wilton One Plaza building and award-winning Salesforce Tower at Spencer Dock. This is the intention here too, to achieve the required quality of architecture. There is every likelihood that this will indeed be achieved.
- 6.8 The four elements of the proposed development are different interpretations of a glass and aluminium framed architectural language. Elements 1, 2 and 4 are anodised off-white while element 3 is a bronze colour. Each expresses a double floor vertical grid while element 4 has also a triple floor reading. The river frontage of the four elements is set at a slight angle in plan, differing in each case. This generous articulation, which is particularly apparent between elements 2 and 3, also enhances and enlarges the public realm, being set well back from the property line.

- 6.9 A 'banded' double floor is further set back within the height of each element. This steps up and down according to the overall height of the element. It modifies and calms the verticality of each element while also relating to the scale and height of neighbouring buildings. In this way it is sensitively contextual. However, the highest element regains its status of verticality by also incorporating a dramatically raked portion of facade, effectively leading to the upper two planted floors, the upper one being available for public use. Elements 3 and 4 also have planted roofs to aid biodiversity while also providing a visual enhancement. Element 1 has mostly plant equipment and PVs but is given similar interest by the extension of the facade with sky views through it.
- 6.10 From the images at Figs.6.1 and 6.2 the relationship between the scale of the proposed development and the scale of the river setting can be interpreted. It is judged that there is a compatibility between the two.



Fig. 6.1: CGI of the proposed development as seen from Samuel Beckett Bridge.

6.0 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT (CONTD.)



Fig. 6.2: CGI of the proposed development as seen across the River Liffey from Sir John Rogerson's Quay.