



SCHEDULE OF POTENTIAL VISUAL IMPACTS OF
THE PROPOSED DEVELOPMENT AT TARA STREET, DUBLIN

DECEMBER 2007



Definition of Visual Impacts on the Built Environment

The assessment of visual impacts on landscape and on the built environment had regard to the Guidelines on the Information to be Contained in Environmental Impact Statements prepared by the Environmental Protection Agency (2002), and to the European Communities (Environmental Impact Assessment) (Amendment) Regulations, 1999.

The list of definitions given below is taken from Section 5: Glossary of Impacts contained in the Guidelines on the Information to be Contained in Environmental Impact Statements prepared by the Environmental Protection Agency. Some comment is also given below on what these definitions might imply in the case of visual impact or landscape and visual impact. The definitions from the EPA document are in italics.

Imperceptible Impact: An impact capable of measurement but without noticeable consequences. The definition implies that the development would be visible, capable of detection by the eye, but not noticeable. If the development were not visible, there could be no impact.

Slight Impact: An impact which causes noticeable changes in the character of the environment without affecting its sensitivities. For this definition to apply, a development would be both visible and noticeable, and would also bring about a change in the visual character of the environment. However, apart from the development itself, the visual sensitivity of the surrounding environment should remain unchanged.

Moderate Impact: An impact that alters the character of the environment in a manner that is consistent with emerging trends. In this case, a development must bring about a change in the visual character of the environment; and this change must be consistent with a pattern of change that is already taking place.

Significant Impact: An impact which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment. The wording of the definition is clear. Difficulty in assessing whether an impact might or might not be significant lies in the word 'sensitive'. In visual terms, particularly when related to the appearance of landscape or the built environment, what one person might be sensitive to another might not. A conservative approach, classifying impacts as significant even though many observers might not regard them as significant, is taken here.

Profound Impact: An impact which obliterates sensitive characteristics. In visual terms, profound impacts are only likely to occur on a development site, in that it is only on the site that all previous visually sensitive characteristics could be obliterated. Outside the site, some visual characteristic of the original environment is likely to remain.

The range of possible impacts listed above deal largely with the extent of impact; and the extent of the impact of a development is usually proportional to the extent to which that development is visible. This proportionality may be modified by the extent to which the development is seen as culturally or socially acceptable. Whether a visual impact is positive, negative or neutral depends on the interaction between the visual character of the proposed development, and the visual character of the receiving environment.



View	Visible	Potential Impact	
<u>DISTANT VIEWS</u>			
1	Point Depot	Yes	Slight
2	North Wall Quay at Spencer Dock	Yes	Moderate
3	St. Stephens Green West	Yes	Imperceptible
4	Victoria Bridge	No	None
5	Lord Edward Street	Yes	None
6	Pembroke Road	No	None
7	North Strand Road at Five Lamps	Yes	Moderate
8	Parnell Square	Yes	Imperceptible
9	Henrietta Street	Yes	Imperceptible
<u>MEDIUM VIEWS</u>			
10	Batchelors Walk	Yes	Significant
11A	Halpenny Bridge (North)	Yes	Moderate
11B	Halpenny Bridge (South)	Yes	None
12	Millennium Bridge (North of Centre)	Yes	Moderate
13A	Grattan Bridge (Centre)	Yes	Moderate
13B	Grattan Bridge (North)	Yes	Moderate
13C	Grattan Bridge (South)	Yes	Moderate
14	O'Donovan Rossa Bridge (South)	Yes	Moderate
<u>NEAR VIEWS</u>			
15	Custom House Steps	Yes	Significant
16A	O'Connell Bridge (North)	Yes	Significant
16B	O'Connell Bridge (South)	Yes	Significant
16C	O'Connell Bridge (Centre)	Yes	Significant
17	Beresford Place	Yes	Significant
<u>TRINITY COLLEGE</u>			
18A	College Street/College Green	Yes	Imperceptible
18B	College Green/College Street	Yes	Imperceptible
18C	College Green at eastern gate of Bank	Yes	Imperceptible
18D	College Green on traffic island	No	None
18E	College Green West, at bicycle stands	Yes	Imperceptible
19A	Front Square, steps of Examinations Hall	Yes	Slight
19B	Front Square, top floor	Yes	Significant
20A	New Square, library steps	Yes	Imperceptible
20B	New Square, southern path	Yes	None
20C	New Square, upper floor	Yes	Imperceptible
20D	New Square, top floor	Yes	Imperceptible
21A	Moyne Institute steps	Yes	Significant
21B	College Park	Yes	Significant
21C	College Park	Yes	Significant
<u>CUSTOM HOUSE</u>			
22	Amiens Street	Yes	Significant
23	Amiens Street at Busarus	Yes	Significant
24	Gardiner Street Lower at Beresford Place	Yes	Significant