

Verified Photomontages

Proposed Amendment to Permitted Development (ABP-311190-21),

Cross Avenue, Blackrock



Verified photomontages are provided for 18 no. representative viewpoints in this document. Viewpoints 01-17 are the same viewpoints that were assessed in the Townscape and Visual Impact Assessment submitted with the original SHD planning application (ABP-311190-21) in 2021. A further viewpoint (No. 18) has been added for this assessment. This is a position directly across Cross Avenue from the two buildings that are proposed to be amended.

For each of the 18 no. viewpoints the following views are provided:

1. **Existing view:** This the baseline photograph taken at the viewpoint, towards the subject site.

In those views where the proposed amendment would make no material difference to the development's visibility/visual impact (e.g. distant views, or views in which the development is screened by foreground elements), the same baseline photograph that was used for the 2021 photomontages has been used for the new photomontages. These are Viewpoints No. 01-05, 07, 09-11, 14-17.

For five views in which the proposed amendment has the *potential* to make a material difference to the development's visual impact, new photographs have been taken, so that the baseline against which the proposed amendment is assessed is current. These are Viewpoints 06, 08, 12, 13, 18.

2. **Permitted view:** These photomontages show the permitted development (ABP-311190-21). Where the development is screened in the view by other buildings or vegetation in the intervening landscape, the permitted buildings are outlined in yellow.
3. **Proposed view:** These photomontages show the proposed amendment. Where the development is screened in the view, the proposed buildings are outlined in red.
4. **Comparison view:** These photomontages show the proposed amendment (red outline) overlaid on the permitted development (yellow outline). Where there is a difference in the permitted and proposed developments' outline/profile, this is shaded yellow, to highlight the change.





◀◀ Angle of View 73° Horizontal (24 mm Lens)

◀ Angle of View 39° Horizontal (50 mm Lens)





◀◀ Angle of View 73° Horizontal (24 mm Lens)

◀◀ Angle of View 39° Horizontal (50 mm Lens)

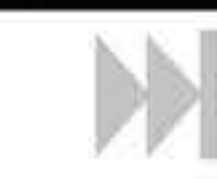


— Outline of permitted development (ABP-311190-21)



◀◀ Angle of View 73° Horizontal (24 mm Lens)

◀◀ Angle of View 39° Horizontal (50 mm Lens)



— Outline of proposed development



◀◀ Angle of View 73° Horizontal (24 mm Lens)

◀◀ Angle of View 39° Horizontal (50 mm Lens)



— Outline of proposed development (there is no difference between the outlines of the permitted and proposed developments in this view)



◀◀ Angle of View 73° Horizontal (24 mm Lens)

◀◀ Angle of View 39° Horizontal (50 mm Lens)

▶▶



◀◀ Angle of View 73° Horizontal (24 mm Lens)

◀◀ Angle of View 39° Horizontal (50 mm Lens)



— Outline of permitted development (ABP-311190-21)



◀◀ Angle of View 73° Horizontal (24 mm Lens)

◀◀ Angle of View 39° Horizontal (50 mm Lens)

▶▶

— Outline of proposed development



◀◀ Angle of View 73° Horizontal (24 mm Lens) ◀◀ Angle of View 39° Horizontal (50 mm Lens) ▶▶ ▶▶

- Outline of permitted development (ABP-311190-21)
- Outline of proposed development
- Difference between permitted and proposed developments



◀◀ Angle of View 73° Horizontal (24 mm Lens)

◀ Angle of View 39° Horizontal (50 mm Lens)

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▶▶



◀◀ Angle of View 73° Horizontal (24 mm Lens) ◀ Angle of View 39° Horizontal (50 mm Lens) ▶▶

— Outline of permitted development (ABP-311190-21)



◀◀ Angle of View 73° Horizontal (24 mm Lens)




◀◀ Angle of View 39° Horizontal (50 mm Lens)



— Outline of proposed development



◀◀ Angle of View 73° Horizontal (24 mm Lens) ◀◀ Angle of View 39° Horizontal (50 mm Lens) ▶▶ ▶▶

-  Outline of permitted development (ABP-311190-21)
-  Outline of proposed development
-  Difference between permitted and proposed developments



◀◀ Angle of View 73° Horizontal (24 mm Lens)

◀ Angle of View 39° Horizontal (50 mm Lens)





◀◀ Angle of View 73° Horizontal (24 mm Lens)

◀◀ Angle of View 39° Horizontal (50 mm Lens) ▶▶

— Outline of permitted development (ABP-311190-21)



◀◀ Angle of View 73° Horizontal (24 mm Lens)




◀◀ Angle of View 39° Horizontal (50 mm Lens)



— Outline of proposed development



◀◀ Angle of View 73° Horizontal (24 mm Lens) ◀◀ Angle of View 39° Horizontal (50 mm Lens) ▶▶ ▶▶

-  Outline of permitted development (ABP-311190-21)
-  Outline of proposed development
-  Difference between permitted and proposed developments