

## Viewpoint 10 - Clontarf Road Carpark, Clontarf



As existing

### Description:

Car park at Clontarf Road, Clontarf. 3 km north west of the proposed site. This view is typical of views attainable from the R105 and the promenade at Clontarf. Little vegetation is located along the Clontarf seafront to interrupt the view. The Clontarf promenade extends for 3 km from Fairview Park to the North Bull Wall at Dollymount and views south are dominated by the port-related foreground and Dublin Mountain background.



As proposed

### Visual Impact:

Stacks at Dublin harbour and Poolbeg Peninsula are dominating the view. Berming and associated vegetation on the northern edge of Dublin Port screens the majority of the proposed WtE Facility leaving only the upper the roof and stacks visible to the viewer. The proposed development has an imperceptible landscape and slight visual impact.

## Viewpoint 11 - Fairview Park



As existing

### Description:

Fairview Park, approximately 3.5km northwest from the proposed site. Fairview Park is a large urban park maintained by Dublin City Council and extends to approximately 20 hectares. The park is broken into two separate parks by the DART railway line. The Tolka River passes along the park's southern boundary and extensive tree planting has taken place over recent years.



As proposed

### Visual Impact:

Little view of the even the Poolbeg Stacks is available and the proposed WtE is almost entirely screened by vegetation located along the edge of the Park. The proposed development has an imperceptible landscape and slight visual impact.

## Viewpoint 12 - Point Depot, North Wall Quay



As existing

### Description:

Point Depot, North Wall Quay. 2km west of the proposed site. The view, which is east along the quays, is dominated by streetscape aspects including light standards and structures associated with the Dublin Port. Views along the River Liffey to the sea are more openly available from the East Link bridge.



As proposed

### Visual Impact:

From this view existing stacks and buildings at Poolbeg are clearly visible especially the high Poolbeg Generating Station Stacks and cranes along the north side of the peninsula. The main building and stacks of the proposed WtE Facility are visible but indistinct within the surrounding visual clutter. The proposed development will have an imperceptible landscape and visual impact.

## Viewpoint 13 - East Link Toll



As existing

**Description:**  
East Link Toll, Ringsend. Approximately 1.5km west from the proposed site. This viewpoint is typically of local views of the proposed site where the infrastructure associated with the Dublin Port dominates the view.



As proposed

**Visual Impact:**  
Existing port-related infrastructure, including cranes and the Poolbeg Stacks, dominates the view. Only the stacks associated with the proposed WtE Facility are visible over intervening development. The view is visually cluttered and the proposed WtE Facility will have an imperceptible landscape and slight visual impact

## Viewpoint 14 - Leukos Road, Ringsend



As existing

**Description:**  
Leukos Road, Ringsend. 1 km west from the proposed site. Partial views in the direction of the proposed site are available from residential areas of Ringsend.



As proposed

**Visual Impact:**  
The view is across the busy Sean Moore Road. Buildings and storage areas interrupt ground level views of the site. Only the southern upper part of the main building and upper aspects of the stacks of the proposed WtE Facility are visible. The proposed development will have an imperceptible landscape and slight to moderate visual impact.

## Viewpoint 15 - Crawfords Garage, Sandymount



As existing

**Description:**  
Crawford's Garage, Sandymount approximately 1km west from the proposed site. This view is across Sean Moore Park from the public footpath at Crawford's Garage.



As proposed

**Visual Impact:**  
A landscaped roundabout and planting within Sean Moore Park interrupts views toward the Poolbeg Peninsula and the proposed WtE Facility. As such, only the upper aspects of the stacks are glimpsed over treetops. Just behind them the twin Poolbeg Generating Station Stacks can be seen through the trees. The proposed development will have an imperceptible landscape and visual impact.

## Viewpoint 16 - Sean Moore Park, Beach Road



As existing

### Description:

Sean Moore Park, Beach Road, Sandymount. 1km south west of the proposed site. The view is across Sean Moore Park, which is maintained by Dublin City Council. The park consists of open grassland areas interspersed with recent tree and shrub planting and footpaths. Even at this early mature stage the planting is massing to provide some enclosure and screening.



As proposed

### Visual Impact:

The industrial and port-related facilities can be viewed through the planting – particularly during winter months. The viewpoint reveals the simple building form of the proposed WtE facility behind which the twin stacks and the existing Poolbeg Stacks rise prominently. The proposed development will give rise to moderate landscape and moderate to significant visual impact.

## Viewpoint 17 - Sandymount Strand



As existing

### **Description:**

Promenade, Sandymount Strand approximately 1km south from the proposed site. Panoramic views of Dublin Bay from Howth to Dun Laoghaire are available and these are dominated by the view of open water and the existing Poolbeg Stacks.



As proposed

### **Visual Impact:**

The viewpoint is perpendicular to the south façade of the proposed WtE Facility and displays the structure in its full elevational height. To the right of the site lies the elevated ground of Irishtown Nature Park and further to the east is the existing Poolbeg Stacks remain as the most dominant feature in the view. The proposed development will give rise to moderate landscape and significant visual impact.

## Viewpoint 18 - Bath Avenue, Irishtown





As existing

**Description:**  
Bath Avenue, Irishtown. 2km west from the proposed site. The long vista terminates in a view of the Poolbeg area. Street trees and garden vegetation partially screen views.



As proposed

**Visual Impact:**  
Bath Avenue reveals a direct line pointing toward the Poolbeg ESB Station and tall Stacks. The proposed WtE Facility and associated Stacks lie to the immediate fore of the existing Poolbeg Station and the majority of the facility is obscured by intervening development and vegetation. The proposed development will give rise to slight landscape and visual impact.

For inspection purposes only.  
Consent of applicant owner required for any other use.

## Viewpoint 19 - Booterstown DART Carpark



As existing

### Description:

Booterstown DART station carpark. Approximately 3km south of the proposed site.



As proposed

### Visual Impact:

The tall Poolbeg Stacks are clearly viewable within the view. The view toward proposed WtE Facility is interrupted by vegetation in the foreground. Otherwise the facility would appear as a distinct element on the peninsula. Where clearly visible the proposed development will give rise to moderate landscape and visual impact.

## Viewpoint 20 - Seapoint, Blackrock



As existing

### Description:

Seapoint, Blackrock approximately 5km south of the proposed site. View is north from the promenade. Elevated medium distance views of the Poolbeg area are available as part of a wider panoramic view from the city centre to Howth.



As proposed

### Visual Impact:

The open and clear view reveals the various industrial developments at Poolbeg Peninsula, but only the major elements are in clear detail from this distance. The proposed WtE Facility is clearly visible from this location as a complete structure. The existing Poolbeg Stacks remain as the predominant visual reference within the view. The proposed development will give rise to moderate landscape and moderate visual impact.

## Viewpoint 21 - Royal Irish Yacht Club, Dun Laoghaire



As existing

**Description:**  
Royal Irish Yacht Club, Dun Laoghaire. 6km south east of the proposed site.



As proposed

**Visual Impact:**  
The proposed WtE Facility is visible over the west pier between masts of various boats in the harbour. With so much visual clutter in the foreground the landscape and visual impact is slight in nature.

## Viewpoint 21B – East Pier, Dun Laoghaire



As existing

**Description:**  
East Pier, Dun Laoghaire , 7km south east of the proposed site.



As proposed

**Visual Impact:**  
The proposed WtE Facility is visible over the west pier as a clear standalone structure on the peninsula. The existing Poolbeg Stacks remain the dominant feature. The proposed development will give rise to slight landscape and moderate visual impact.

## Viewpoint 22 – Scotsman's Bay



As existing

**Description:**  
Scotsman's Bay approximately 7.5 km south east of the proposed site.



As proposed

**Visual Impact:**  
Buildings at Dun Laoghaire Harbour obscure views of the proposed WtE Facility. The tall stacks at Poolbeg Generating Station are clearly visible over the intervening foreground. The proposed development will have an imperceptible landscape and visual impact.

## Viewpoint 23 Sandycove



As existing

**Description:**  
Sandycove Harbour. 8km southeast from the proposed site. A small popular beach is located at Sandycove and the area is used for swimming throughout the year.



As proposed

**Visual Impact:**  
The proposed WtE Facility is visible over the east pier in Dun Laoghaire as a clear standalone structure on the peninsula. The existing Poolbeg Stacks remain the dominant feature. The proposed development will give rise to imperceptible landscape and slight visual impact.

## Viewpoint 24 - Bullock Harbour, Dalkey



As existing

**Description:**  
Bullock Harbour, Dalkey. 8.5km south east of the proposed site. The rocky South Dublin Bay coastline provides viewpoints across the Bay seascape for long distances.



As proposed

**Visual Impact:**  
Dun Laoghaire pier and rocky inlets dominate the view, with development on Poolbeg peninsula in the distant background. The proposed WtE Facility is visible over the rocky coastline however; the Poolbeg Generating Station and Stacks are the most obvious features of the background. The proposed development will give rise to slight landscape and visual impact.



## Viewpoint 25 - Killiney Hill



As existing

### Description:

Killiney Hill Obelisk. 10km south east of the proposed site. The distinctive rounded hill of Killiney allows uninterrupted panoramic views across Dublin City and Bay for long distances in clear weather. However, at this distance it is difficult to discern detail of individual buildings though on clear days the existing Poolbeg Stacks rise prominently over the background skyline.



As proposed

### Visual Impact:

The long distance view to Poolbeg Peninsula makes it difficult to discern detail of individual buildings. In clear weather it will be possible to identify the proposed WtE Facility. However, the development does not break the skyline and will be viewed within the context of an expansive panorama of the city. The proposed development will give rise to slight to imperceptible landscape and visual impact.

## Viewpoint 26 - Total Fitness Carpark, Sandyford



As existing

### Description:

Total Fitness carpark off the R117, Sandyford. Approximately 9km south of the proposed site. In the foreground new development rises prominently up the north facing slopes of the Dublin hills. Otherwise there are expansive panoramic views over the whole of Dublin City and its bay.



As proposed

### Visual Impact:

The long distance view to Poolbeg makes it difficult to discern detail of individual buildings. In clear weather it will be possible to identify the proposed WtE Facility. However, the development does not break the skyline and will be viewed within the context of an expansive panorama of the city. The proposed development will give rise to slight to imperceptible landscape and visual impact.

Viewpoint 27 – Dollymount Beach, North Bull Island



As existing

**Description:**

Dollymount Beach at North Bull Island approximately 5 northeast from the proposed site. The Strand and Bull Island is a popular year round amenity and allowing views south across the Dublin Bay from Poolbeg to Killiney and beyond.



As proposed

**Visual Impact:**

The existing Poolbeg Stacks rise prominently against and above the background of the Dublin Mountains. By contrast the proposed WtE Facility is partly obscured by intervening dunes and rises to just break the skyline. Further stacks are visible west of the proposed development. The proposed development will give rise to moderate landscape and visual impact.

## Viewpoint 28 – Clontarf Road, Clontarf Yacht Club



As existing

### **Description:**

Clontarf Yacht Club off Clontarf Road approximately 2 km north northeast of the proposed site. This view is typical of views attainable from the R105 coast road and the promenade at Clontarf. Little vegetation exists along the seafront to interrupt the view.



As proposed

### **Visual Impact:**

The existing Poolbeg Stacks dominate the view and the horizon standing as clear landmark features on the Poolbeg Peninsula. The smaller ESB stacks, port cranes and the proposed WtE Facility rise to the horizon. The proposed WtE Facility will be a visually prominent structure against the mountains in the background. The proposed development will give rise to moderate landscape and visual impact.

Viewpoint 29 – Clontarf. At junction of Clontarf Road and Mount Prospect Avenue



As existing

**Description:**  
Junction of Clontarf Road and Mount Prospect Avenue approximately 3,5 km Northeast of the proposed site. Just next to St. Anne's Park, a public park maintained by Dublin City Council.



As proposed

**Visual Impact:**  
The existing Poolbeg Stacks dominates the view rising above the background horizon and standing as a clear landmark on the peninsula. The proposed WtE Facility is also prominent within the view but avoids breaking the skyline. The proposed development will result in a moderate landscape and significant visual impact.