

CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN

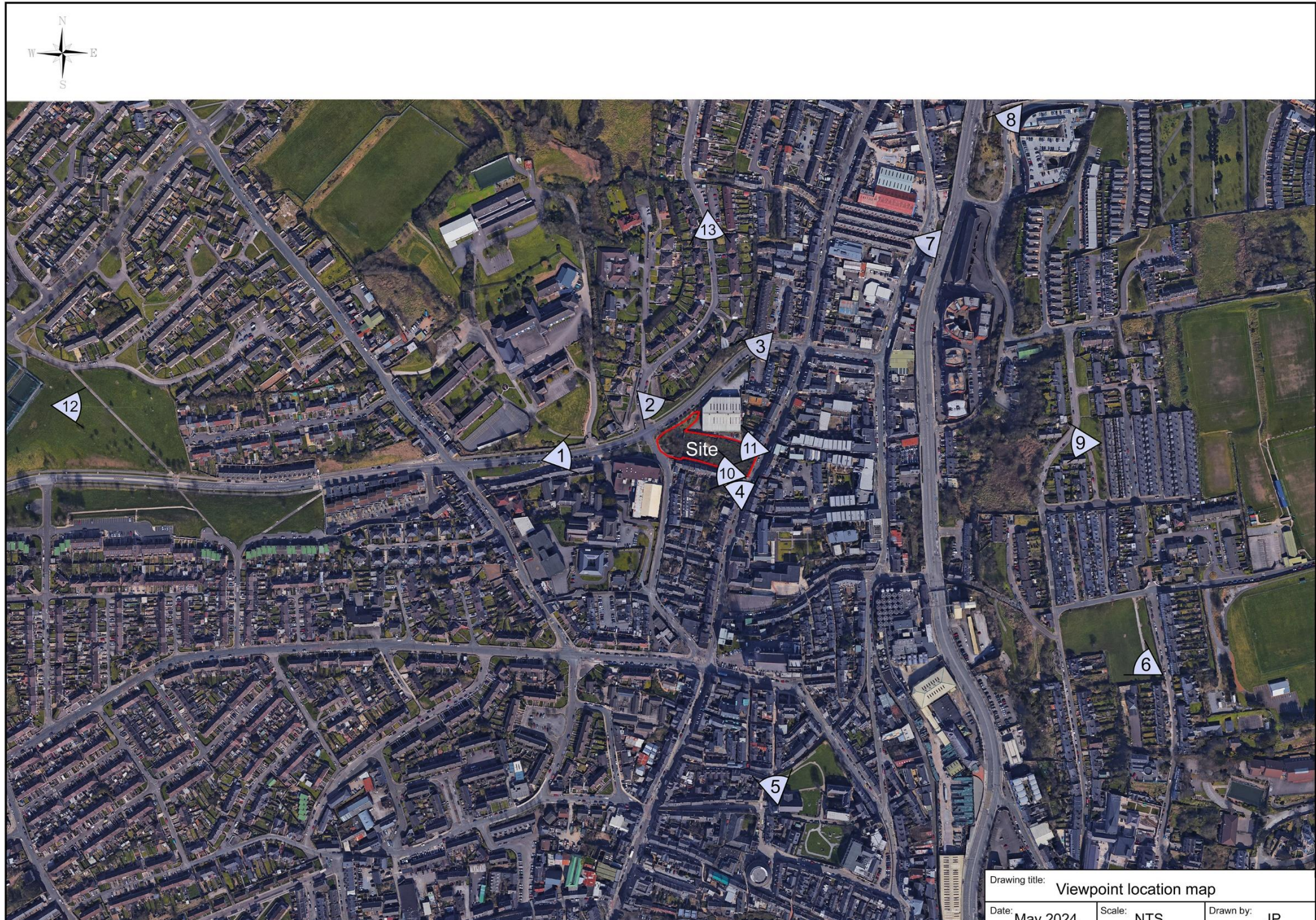
Gerald Griffin Street Apartments, Blackpool, Cork
Viewpoint Selection Rationale for Visual Appraisal

PROJECT NO. 23437

MAY 2024



Viewpoint Location Map



Site red-line shown is indicative only

Drawing title: Viewpoint location map		
Date: May 2024	Scale: NTS	Drawn by: JP
Prepared by: Pedersen Focus Ltd.		

View 1 – North Monastery Road

Rationale for selection of viewpoint:

This is a busy local circulation route and approach road to the subject site which is deemed relevant to visual appraisal of the proposed development.



View 2 – The Priory/Redemption Road Junction

Rationale for selection of viewpoint:

This view from a local residential street which overlooks the subject site is deemed relevant to visual appraisal of the proposed development



View 3 – North Monastery Road

Rationale for selection of viewpoint:

This is a busy local circulation route and approach road to the subject site which is deemed relevant to visual appraisal of the proposed development.



View 4 – Gerald Griffin Street



Rationale for selection:

This view from an adjacent street is deemed appropriate to visual appraisal, particularly in respect of how the proposed development will be integrated in the street.

View 5 – St. Anne's / Shandon Bell Tower

Rationale for selection of viewpoint:

This view from one of the city's primary visitor attractions is a relevant inclusion for visual appraisal of the proposed development



View 6 – Bell's Field

Rationale for selection of viewpoint:

Bell's field is a popular public open space which accommodates panoramic views westward across the local valley urban landscape and deemed relevant to visual appraisal of the proposed development.



View 7 – North City Link Road

Rationale for selection of viewpoint:

This view from a strategic approach route to the city is deemed relevant to visual appraisal of the proposed development.



View 8 – Assumption Road



Rationale for selection of viewpoint:

This elevated location which facilitates views across the valley is deemed relevant to the visual assessment of the proposed development.

View 9 – Rathmore Park



Rationale for selection of viewpoint:

This elevated location which facilitates views across the valley from a residential area is deemed relevant to the visual assessment of the proposed development.

View 10 – Gerald Griffin Avenue

Rationale for selection of viewpoint:

This view along the adjacent street is deemed relevant to visual appraisal of the proposed development and has been requested by Cork City Council.



View 11 – Gerald Griffin Avenue

Rationale for selection of viewpoint:

This view along the adjacent street is deemed relevant to visual appraisal of the proposed development and has been requested by Cork City Council.



View 12 – Sun Valley Drive Public Open Space

Rationale for selection of viewpoint:

This view from a local public open space on elevated ground is deemed relevant to the visual appraisal of the proposed development



View 13 – Redemption Road

Rationale for selection of viewpoint:

A view from Farranferris was requested by Cork City Council for inclusion in the visual appraisal. The selected view from Redemption Road is where the proposed development comes into view as one moves southward along the road.

