Verified View Photomontages for

Proposed Neighbourhood 7, Longview Residential Development at

Ballyvolane, Cork



G-NET 3D

WE VISUALISE

Prepared for: Temporis Capital

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Document at A3 prepared by

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Verified View Photomontage Methodology

The methodology used to develop the photomontages is based on the "Visual Representation of Development Proposals" Guidance note by the Landscape Institute, 2019.

Photography

The photography was carried out on the August 26th and September 25th, 2026, using Sony α7RIII full frame camera. Two lenses 24mm and 50mm prime lens were used for the photography.
A 24mm - wide angle lens was selected for the photography to provide more information on the context around the proposed development. The horizontal field of view of these photographs is 74°. The above-mentioned guidance suggests that 40° angle taken using 50mm lens is the closest to human eye vision and is recommended for the verified view photomontages. In the cases where the wide lens is used, there should be an indication of 40° field of view, which is shown at the bottom of all the views.
A recommended viewing distance of the photomontages taken using 50mm lens is around 500mm and 24mm lens - 300mm from eyes when printed on A3 paper.

Geomax Zenith 60 GPS Antennae was used to accurately record the viewpoint and reference markers' coordinates and height levels. Viewpoint locations are indicated in the viewpoint map to the right, viewpoint coordinates and information on photography is under each photo.

Modelling

Preparation of an accurate 3D model of the proposed residential development including mass models of Permission Granted Longview SHD developments.

Setup

The following information is used to accurately position the model of the proposed development into the photographs:
-Site survey,
-Photographs,
-Verified viewpoint coordinates and height levels are accurately marked on the location OSi map.
To match the 3D camera view with the photograph we take the following steps:
The camera height is taken from information gathered on the levels from where the photos are taken (table below photograph). The height levels of the proposed development are outlined on the site. Focal length is based on the photograph EXIF info.
This data is imported into our 3D software and the 3D camera is matched with the selected photographs. To match the 3D camera accurately we use all the above data and the reference 3D models. The reference 3D models are existing structures i.e. buildings, roads, lamps, etc which are visible on the photographs. These items are modelled based on the survey information. After all the above conditions are fulfilled and we are satisfied that the camera matches correctly, we proceed to the next step.



Rendering

We apply the materials and textures prior to rendering the photomontage images. Light settings are adjusted to match the brightness of the photographs and sun is positioned according to the date and time the photo was taken.

Post processing

This process means incorporating a 3D image of the proposed development into the photograph to achieve the final result.



BASELINE VIEW A. AS EXISTS

< 24mm 73.7°	<<50 mm 39.6°	39.6° 50mm>>	73.7° 24mm>

Project Name:
Neighbourhood 7, Longview

Photo Date: 26.08.2026
Photo Time: 14:29
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 568421.627;574875.669;77.197



VVM A. AS PROPOSED

< 24mm 73.7°	<<50 mm 39.6°	39.6° 50mm>>	73.7° 24mm>

Project Name:
Neighbourhood 7, Longview

Photo Date: 26.08.2026
Photo Time: 14:29
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 568421.627;574875.669;77.197



VVM A. CUMULATIVE VIEW INCLUDING ALL PERMITTED LONGVIEW PHASES

< 24mm 73.7°	<<50 mm 39.6°	39.6° 50mm>>	73.7° 24mm>

Project Name:
Neighbourhood 7, Longview

Photo Date: 26.08.2026
Photo Time: 14:29
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 568421.627;574875.669;77.197



BASELINE VIEW B. AS EXISTS

< 24mm 73.7°	<<50 mm 39.6°	39.6° 50mm>>	73.7° 24mm>

Project Name:
Neighbourhood 7, Longview

Photo Date: 26.08.2026
Photo Time: 14:16
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 568508.656;575195.423;89.325



VVM B. AS PROPOSED

< 24mm 73.7°	<<50 mm 39.6°	39.6° 50mm>>	73.7° 24mm>

Project Name:
Neighbourhood 7, Longview

Photo Date: 26.08.2026
Photo Time: 14:16
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 568508.656;575195.423;89.325

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VVM B. CUMULATIVE VIEW INCLUDING ALL PERMITTED LONGVIEW PHASES

< 24mm 73.7°	<<50 mm 39.6°	39.6° 50mm>>	73.7° 24mm>

Project Name:
Neighbourhood 7, Longview

Photo Date: 26.08.2026
Photo Time: 14:16
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 568508.656;575195.423;89.325



BASELINE VIEW C. AS EXISTS

< 24mm 73.7°	**<<50 mm 39.6°**	**39.6° 50mm>>**	**73.7° 24mm>**

Project Name:
Neighbourhood 7, Longview

Photo Date: 25.09.2026
Photo Time: 15:29
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 568513.849;575516.026;82.011



VVM C. AS PROPOSED

< 24mm 73.7°	<<50 mm 39.6°	39.6° 50mm>>	73.7° 24mm>

Project Name:
Neighbourhood 7, Longview

Photo Date: 25.09.2026
Photo Time: 15:29
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 568513.849;575516.026;82.011



VVM C. CUMULATIVE VIEW INCLUDING ALL PERMITTED LONGVIEW PHASES

< 24mm 73.7°	<<50 mm 39.6°	39.6° 50mm>>	73.7° 24mm>

Project Name:
Neighbourhood 7, Longview

Photo Date: 25.09.2026
Photo Time: 15:29
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 568513.849;575516.026;82.011



BASELINE VIEW D. AS EXISTS

< 24mm 73.7°	<<50 mm 39.6°	39.6° 50mm>>	73.7° 24mm>

Project Name:
Neighbourhood 7, Longview

Photo Date: 26.08.2026
Photo Time: 14:45
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 568571.802;574416.682;60.738



VVM D. AS PROPOSED

< 24mm 73.7°	<<50 mm 39.6°	39.6° 50mm>>	73.7° 24mm>

Project Name:
Neighbourhood 7, Longview

Photo Date: 26.08.2026
Photo Time: 14:45
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 568571.802;574416.682;60.738



VVM D. CUMULATIVE VIEW INCLUDING ALL PERMITTED LONGVIEW PHASES

< 24mm 73.7°	<<50 mm 39.6°	39.6° 50mm>>	73.7° 24mm>

Project Name:
Neighbourhood 7, Longview

Photo Date: 26.08.2026
Photo Time: 14:45
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 568571.802;574416.682;60.738



BASELINE VIEW E. AS EXISTS

< 24mm 73.7°	**<<50 mm 39.6°**	**39.6° 50mm>>**	**73.7° 24mm>**

Project Name:
Neighbourhood 7, Longview

Photo Date: 26.08.2026
Photo Time: 13:46
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 568759.638;575066.235;65.599



VVM E. PROPOSED NEIGHBOURHOOD 7 OUTLINED IN RED

< 24mm 73.7°	**<<50 mm 39.6°**	**39.6° 50mm>>**	**73.7° 24mm>**

Project Name:
Neighbourhood 7, Longview

Photo Date: 26.08.2026
Photo Time: 13:46
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 568759.638;575066.235;65.599



BASELINE VIEW F. AS EXISTS

< 24mm 73.7°	<<50 mm 39.6°	39.6° 50mm>>	73.7° 24mm>

Project Name:
Neighbourhood 7, Longview

Photo Date: 26.08.2026
Photo Time: 13:28
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 569749.161;575342.285;125.820



< 24mm 73.7° | <<50 mm 39.6° | 39.6° 50mm>> | 73.7° 24mm>

Project Name:
Neighbourhood 7, Longview

Photo Date: 26.08.2026
Photo Time: 13:28
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 569749.161;575342.285;125.820



BASELINE VIEW G. AS EXISTS

< 50mm 39.6° **39.6° 50mm>**

Project Name:
Neighbourhood 7, Longview

Photo Date: 26.08.2026
Photo Time: 15:07
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 569220.452;573666.462;54.720



VVM NO G. AS PROPOSED

< 50mm 39.6° **39.6° 50mm>**

Project Name:
Neighbourhood 7, Longview

Photo Date: 26.08.2026
Photo Time: 15:07
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 569220.452;573666.462;54.720

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VVM G. CUMULATIVE VIEW. PERMITTED LONGVIEW PHASES OUTLINED IN BLUE

< 50mm 39.6° **39.6° 50mm>**

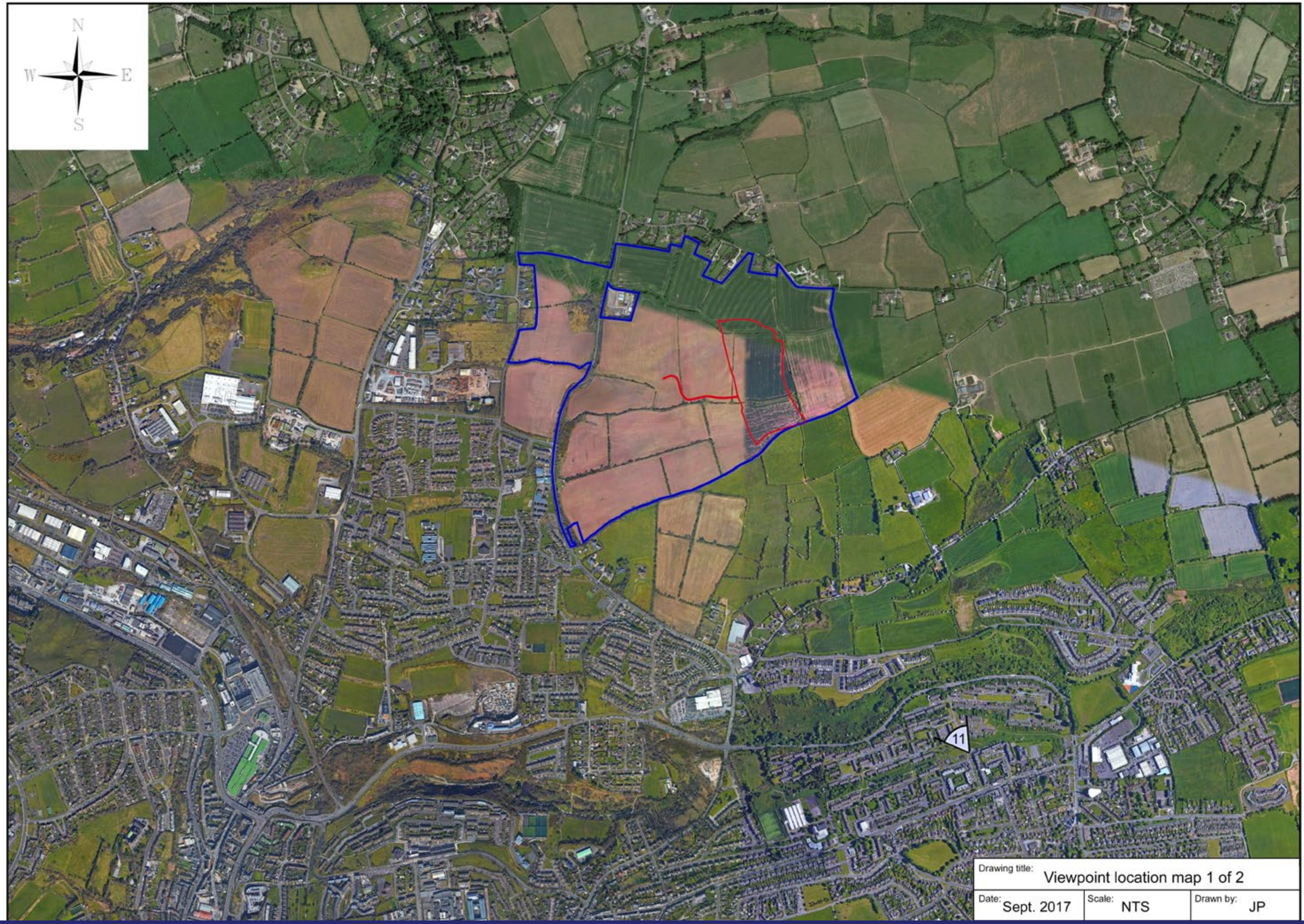
Project Name:
Neighbourhood 7, Longview

Photo Date: 26.08.2026
Photo Time: 15:07
Camera: Sony a7RIII

Viewpoint Coordinates (ITM): 569220.452;573666.462;54.720

Ballyvolane Site Views
CGI Photomontage

Date: 5th October 2026 Update to View 11



Drawing title: Viewpoint location map 1 of 2

Date: Sept. 2017 | Scale: NTS | Drawn by: JP

Arko

project name: BALLYVOLANE

view name: View Map

status: A

date: 05/10/26

project number: 5348



Camera Location Info







project name:
BALLYVOLANE

view name:
View 11 - Existing Baseline

status:
A

date:
05/10/26

project number:
5348

project name:
BALLYVOLANE

view name:
View 11 - Longview – Ardan View Phase – Part Constructed

status:
A

date:
05/10/26

project number:
5348



project name:
BALLYVOLANE

view name:
View 11 - Proposed & Ardan View Phase – Part Constructed

status:
A

date:
05/10/26

project number:
5348