

10 LANDSCAPE AND VISUAL

10.1 Introduction

This chapter assesses the landscape and visual effects of the Proposed Development on the surrounding environment.

The aim of a landscape and visual assessment is to identify the elements of the landscape which make it unique and the extent to which it is possible to alter these landscapes before unacceptable consequences arise. Landscape character represents the individuality of an area based on its particular combination of features and elements. The purpose of this assessment is to evaluate the existing landscape character of the Site and surroundings, to assess the visual impact of the Proposed Development and to identify landscape designations and planning policies that may concern the site and its environs.

10.1.1 Quality Assurance and Competency of Experts

This chapter was prepared by Dara Hilliard. Dara has a BSc Agric. Landscape Horticulture and is a Member of the Irish Landscape Institute (MILI) and Senior Landscape Architect. Dara has over 15 years' experience in producing Landscaping and Visual Impact Assessments for developments and over 25 years' experience in the landscape design, management and specification.

10.2 Study Methodology

This section sets out the methodology for the LVA as result of the Proposed Development.

10.2.1 Guidelines and other information used in the LVIA

The following legislation, policy and guidance documents were used to inform this chapter:

- Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013 (GLVIA), published by the Landscape Institute;
- Guidelines on the information to be contained in Environmental Impact Assessment Reports, Environmental Protection Agency (2022 (EPA Guidelines 2022));
- Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014 amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (EIA Directive);
- The National Landscape Strategy (NLS) for Ireland 2015-2025;
- Draft Advice Notes For Preparing Environmental Impact Statements (EPA, 2015); and
- Dún Laoghaire-Rathdown County Development Plan 2022-2028.

The assessment has been undertaken in accordance with good practice, legislation and guidance notes (included in the references) including *The Landscape Institute, 'Guidelines for Landscape and Visual Impact Assessment', (3rd Edition) 2013*". The following objectives are taken from the Dún Laoghaire-Rathdown County Development Plan 2022-2028.

GIB18: Protection of Natural Heritage and the Environment

It is a Policy Objective to protect and conserve the environment including, in particular, the natural heritage of the County and to conserve and manage Nationally and Internationally important and EU designated sites - such as Special Protection Areas (SPAs), Special Areas of Conservations (SACs), proposed Natural Heritage Areas (pNHAs) and Ramsar sites (wetlands) - as well as non-designated areas of high nature conservation value known as locally important areas which also serve as 'Stepping Stones' for the purposes of Article 10 of the Habitats Directive.

GIB19: Habitats Directive

It is a Policy Objective to ensure the protection of natural heritage and biodiversity, including European Sites that form part of the Natura 2000 network, in accordance with relevant EU Environmental Directives and applicable National Legislation, Policies, Plans and Guidelines.

GIB21: Designated Sites

It is a Policy Objective to protect and preserve areas designated as proposed Natural Heritage Areas, Special Areas of Conservation, and Special Protection Areas. It is Council policy to promote the maintenance and as appropriate, delivery of 'favourable' conservation status of habitats and species within these areas.

GIB22: Non-Designated Areas of Biodiversity Importance

It is a Policy Objective to protect and promote the conservation of biodiversity in areas of natural heritage importance outside Designated Areas and to ensure that notable sites, habitats and features of biodiversity importance - including species protected under the Wildlife Acts 1976 and 2000, the Birds Directive 1979, the Habitats Directive 1992, Flora (Protection) Order, 2015, Annex I habitats, local important areas, wildlife corridors and rare species - are adequately protected. Ecological assessments will be carried out for all developments in areas that support, or have potential to support, features of biodiversity importance or rare and protected species and appropriate mitigation/ avoidance measures will be implemented. In implementing this policy, regard will be had to the Ecological Network, including the forthcoming DLR Wildlife Corridor Plan, and the recommendations and objectives of the Green City Guidelines (2008) and 'Ecological Guidance Notes for Local Authorities and Developers' (Dún Laoghaire-Rathdown Version 2014).

GIB23: County-Wide Ecological Network

It is a Policy Objective to protect the Ecological Network which will be integrated into the updated Green Infrastructure Strategy and will align with the DLR County Biodiversity Action Plan. Creating this network throughout the County will also improve the ecological coherence of the Natura 2000 network in accordance with Article 10 of the Habitats Directive. The network will also include non-designated sites.

Policy Objective GIB25: Hedgerows

It is a Policy Objective to retain and protect hedgerows in the County from development, which would impact adversely upon them.

In addition, the Council will promote the protection of existing site boundary hedgerows and where feasible require the retention of these when considering a grant of planning permission for all developments. The Council will promote the County's hedgerows by increasing coverage, where possible, using locally native species and to develop an appropriate code of practice for road hedgerow maintenance. The Council will promote the protection of existing hedgerows when considering a grant of planning permission for all developments.

Policy Objective GIB27: Green Belts

It is a Policy Objective to retain the individual physical character of towns and development areas by the designation of green belt areas, where appropriate.

Policy Objective GIB1: Green Infrastructure Strategy

It is a Policy Objective to continue to implement, and update, the DLR Green Infrastructure (GI) Strategy, to protect existing green infrastructure and encourage and facilitate, in consultation with relevant stakeholders, the development, design and management of high quality natural and semi-natural areas. This recognises the ecosystems approach and the synergies that can be achieved with regard to sustainable transport, provision of open space, sustainable management of water, protection and enhancement of biodiversity.

Policy Objective GIB2: Landscape Character Areas

It is a Policy Objective to continue to protect, manage and plan to conserve, maintain or enhance the distinctive characteristics of the County's landscapes, townscapes and seascapes in accordance with the recommended strategies as originally outlined in the Landscape Character Assessment (2002 and since updated), in accordance with the 'Draft Guidelines for Landscape and Landscape Assessment' (2000) as issued by the Department of Environment and Local Government, in accordance with the European Landscape Convention (Florence Convention) and in accordance with 'A National Landscape Strategy for Ireland – 2015-2025'. The Council shall implement any relevant recommendations contained in the Department of Arts, Heritage, and the Gaeltacht's National Landscape Strategy for Ireland, 2015 - 2025.

Policy Objective GIB4: High Amenity Zones

It is Policy Objective to conserve and enhance existing High Amenity Zones and to seek to manage these and other areas to absorb further recreational uses and activity without damaging their unique character.

Policy Objective GIB5: Historic Landscape Character Areas

In assessing development proposals and in the preparation of plans, it is a Policy Objective to have regard to the recommendations and findings of the Historic Landscape Character Assessments (HLCA), already undertaken for a number of the urban-rural fringe areas of the County most likely to come under development pressure.

Policy Objective GIB6: Views and Prospects

It is a Policy Objective to preserve, protect and encourage the enjoyment of views and prospects of special amenity value or special interests, and to prevent development, which would block or otherwise interfere with Views and/or Prospects.

10.2.2 Baseline conditions

The baseline conditions were established through a collective process of desktop study and on-site survey work. Once the baseline conditions are established it allows for the identification of impacts, and an assessment of their magnitude and significance on the landscape character and visual amenities of the area.

A judgement on the sensitivity of the landscape is made from a combination of the susceptibility of the landscape to development, and therefore change, and the value attached to that landscape. This is determined by way of existing designations, both legislative and non-legislative for scenic beauty, landscape quality, recreational value, significant importance, rarity etc. Visual sensitivity is determined by a combination of judgements about the susceptibility of visual receptors such as dwellings, roads, scenic spots etc. to changes in visual amenity and the value attached to these views. The *Guidelines for Landscape and Visual Impact Assessment* state that the aim is “to establish the area in which the development will be visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views and visual amenity at those points”.

10.2.3 Desktop Study

The desktop study comprised the following:

- Establishing an appropriate study area for the assessments;
- Review the zone of theoretical zone of visibility (ZTV) (using Viewsheds software);
- Review of the DLRCC Development Plan to review sensitive landscape and scenic view/route designations;
- Selection of potential viewpoints from key visual receptors to be assessed during fieldwork for actual visibility and sensitivity.

10.2.4 Fieldwork

A site visits was undertaken to carried out in order to:

- Record a description of the landscape elements and characteristics within the study area;
- Capture high quality base photography from which to prepare photomontages of the proposal (Appendix 10-1 of this EIAR).

10.2.5 Landscape and Visual Assessment Criteria

The LVIA has considered the landform and drainage; vegetation and land use; centres of population and houses; transport routes and; public amenities and facilities. Consideration of design guidance, the planning policy context and relevant landscape designations have also been considered.

Once the baseline environment was established, an assessment of the likely potential significant landscape and visual effects by carrying out the following:

- Appraisal of existing landscape character.

- Appraisal of predicted effects on the landscape character.
- Assessment of the impacts on the viewpoints.
- Appraisal of predicted cumulative effects.
- Consideration of mitigation measures that will reduce the landscape and visual effects..
- Assessment of residual effects following the mitigation measures.

The assessments are based on an evaluation of the sensitivity to change and the magnitude of change for each landscape or visual receptor. The assessment acknowledges that landscape and visual effects change over time as the existing landscape evolves and proposed planting establishes and matures. The assessment therefore reports on potential effects during both the construction phase and the operational phase of the Proposed Development. The prominence of the Proposed Development in the landscape or view will vary according to the existing screening effects of local topography, structures and buildings, intervening existing vegetation and type and height of the proposed structures.

10.2.5.1 Landscape Effects

Landscape effects describe the impact on the fabric or structure of a landscape or landscape character. The assessment of landscape effects firstly requires the identification of the components of the landscape. The landscape components are also described as landscape receptors and comprise the following: Individual landscape elements or features; Specific aesthetic or perceptual aspects; and Landscape character, or the distinct, recognisable and consistent pattern of elements (natural and man-made) in the landscape that makes one landscape different from another. The assessment will identify the interaction between these components and the Proposed Development during construction and operational phases. The condition of the landscape and any evidence of current pressures causing change in the landscape will also be documented and described.

Landscape Value

Landscape value is frequently addressed by reference to international, national, regional and local designations, determined by statutory and planning agencies. However, the absence of such a designation does not necessarily imply a lack of quality or value. Factors such as accessibility and local scarcity can render areas of nationally unremarkable quality, highly valuable as a local resource. The quality and condition is also considered in the determination of the value of a landscape. The evaluation of landscape value is undertaken with reference to the definitions stated in Table 10-1.

Table 10-1: Landscape Value Criteria

Landscape Value	Classification Criteria
High	Nationally designated or iconic, unspoilt landscape with few, if any, degrading elements.
Medium	Regionally or locally designated landscape, or an undesignated landscape with locally important landmark features and some detracting elements.
Low	Undesignated landscape with few if any distinct features or with several degrading elements.

The landscape character of the site and its study area is considered to have a Medium value.

Landscape Susceptibility

Landscape susceptibility relates to the ability of a particular landscape to accommodate the Proposed Development. Landscape susceptibility is appraised through consideration of the baseline characteristics of the landscape, and in particular the scale or complexity of a given landscape. The evaluation of landscape susceptibility is undertaken with reference to a three-point scale, as outlined in Table 10-2:

Table 10-2 Landscape Susceptibility Criteria

Landscape Susceptibility	Classification Criteria
High	Small scale, intimate or complex landscape considered to be intolerant of even minor change.
Medium	Medium scale, more open or less complex landscape considered tolerant to some degree of change.
Low	Large scale, simple landscape considered tolerant of a large degree of change.

The landscape character of the site of the Proposed Development is considered to have a Medium landscape susceptibility.

Landscape Sensitivity

Landscape sensitivity to change is determined by employing professional judgment to combine and analyse the identified landscape value, quality and susceptibility and is defined with reference to the scale outlined in Table 10-3:

Table 10-3: Landscape Sensitivity Criteria

Class	Criteria
High	<p>Landscape characteristics or features with little or no capacity to absorb change without fundamentally altering their present character.</p> <p>Landscape designated for its international or national landscape value or with highly valued features.</p> <p>Outstanding example in the area of well cared for landscape or set of features that combine to give a particularly distinctive sense of place.</p> <p>Few detracting or incongruous elements.</p>
High-Medium	<p>Landscape characteristics or features with a low capacity to absorb change without fundamentally altering their present character.</p> <p>Landscape designated for regional or county-wide landscape value where the characteristics or qualities that provided the basis for their designation are apparent.</p> <p>Good example in the area of reasonably well cared for landscape with notable landscape features.</p>
Medium	<p>Landscape characteristics or features with moderate capacity to absorb change without fundamentally altering their present character.</p>

Class	Criteria
	<p>Landscape designated for its local landscape value or a regional designated landscape where the characteristics and qualities that led to the designation of the area are less apparent or are partially eroded or an undesignated landscape which may be valued locally – for example an important open space.</p> <p>An example of a landscape or a set of features which is neutral or mixed character.</p>
Medium - Low	<p>Landscape characteristics or features which are reasonably tolerant of change without detriment to their present character.</p> <p>No landscape designation present or of medium to low local value, or an example of a common or un-stimulating landscape or set of features and conditions.</p>
Low	<p>Landscape characteristics or features which are tolerant of change without detriment to their present character.</p> <p>No designation present or of low local value. An example of monotonous unattractive visually conflicting or degraded landscape or set of features.</p>

The landscape of the site is considered to have a Medium landscape sensitivity.

Magnitude of Landscape Change

Magnitude of change is an expression of the size or scale of change in the landscape, the geographical extent of the area influenced and the duration and reversibility of the resultant effect. The variables involved are described below:

- The extent of existing landscape elements that will be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape;
- The extent to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or by addition of new ones;
- Whether the effect changes the key characteristics of the landscape, which are integral to its distinctive character;
- The geographic area over which the landscape effects will be felt (within the Proposed Development site itself; the immediate setting of the site; at the scale of the landscape type or character area; on a larger scale influencing several landscape types or character areas); and
- The duration of the effects (short term, medium term or long term) and the reversibility of the effect (whether it is permanent, temporary or partially reversible).

Changes to landscape characteristics can be both direct and indirect. **Direct change** occurs where the Proposed Development results in a physical change to the landscape within or adjacent to the site. **Indirect changes** are a consequence of the direct changes resulting from the Proposed Development. They can often occur away from the Proposed Development site (for example, off-site construction staff parking) and may be a result of a sequence of interrelationships or a complex pathway (for example, a new road or footpath construction may increase public access and associated problems e.g. littering). They may be separated by distance or in time from the source of the effects.

The magnitude of change affecting the baseline landscape resource is based on an interpretation of a combination of the criteria set out in Table 10-4.

Table 10-4 Magnitude of Landscape Change Criteria

Magnitude of Landscape Change	Classification Criteria
None	<p>Landscape characteristics or features with little or no capacity to absorb change without fundamentally altering their present character.</p> <p>Landscape designated for its international or national landscape value or with highly valued features.</p> <p>Outstanding example in the area of well cared for landscape or set of features that combine to give a particularly distinctive sense of place.</p> <p>Few detracting or incongruous elements.</p>
Negligible	<p>Landscape characteristics or features with a low capacity to absorb change without fundamentally altering their present character.</p> <p>Landscape designated for regional or county-wide landscape value where the characteristics or qualities that provided the basis for their designation are apparent or a landscape with highly valued features locally.</p> <p>Good example in the area of a well-cared for landscape or set of features that combine to give a clearly defined sense of place.</p>
Low	<p>Landscape characteristics or features which are reasonably tolerant of change without detriment to their present character.</p> <p>No designation present or of little local value.</p> <p>An example of an un-stimulating landscape or set of features; with some areas lacking a sense of place and identity.</p>
Medium	<p>Noticeable change, affecting some key characteristics and the experience of the landscape; and</p> <p>Introduction of some uncharacteristic elements.</p>
High	<p>Noticeable change, affecting many key characteristics and the experience of the landscape; and</p> <p>Introduction of many incongruous developments.</p>
Very High	<p>Highly noticeable change, affecting most key characteristics and dominating the experience of the landscape; and</p> <p>Introduction of highly incongruous development.</p>

It is considered that the Proposed Development changes to landscape characteristics are Medium.

10.2.5.2 Visual Effects

Visual effects are determined by the extent of visibility and the nature of the visibility (i.e. how a development is seen within the landscape); for example, whether it appears integrated and balanced within the visual composition of a view or whether it creates a focal point. Negative visual effects may occur through the intrusion of new elements into established views, which are out of keeping with the existing structure, scale and composition of the view. Visual effects may also be beneficial, where an attractive focus is created in a previously unremarkable view

or the influence of previously detracting features is reduced. The significance of effects will vary, depending on the nature and degree of change experienced and the perceived value and composition of the existing view.

Receptors

Views experienced from locations such as settlements, recognised routes and popular vantage points used by the public have been included in the assessment. Receptors are the viewers at these locations. The degree to which receptors, i.e. people, will be affected by changes as a result of the Proposed Development depends on a number of factors.

Value of the View

Value of the view is an appraisal of the value attached to views and is often informed by the appearance on Ordnance Survey of tourist maps and in guidebooks, literature or art. Value can also be indicated by the provision of parking or services and signage and interpretation. The nature and composition of the view is also an indicator. The value of the view is determined with reference to the definitions outlined in Table 10-5:

Table 10-5 Value of the View

Value	Classification Criteria
High	Nationally recognised view of the landscape, with no detracting elements.
Medium	Regionally or locally recognised view, or unrecognised but pleasing and well composed view, with few detracting elements.
Low	Typical or poorly composed view often with numerous detracting elements.

Visual Susceptibility

The GLVIA guidelines identify that the susceptibility of visual receptors to changes in views and visual amenity is a function of:

- The occupation or activity of people experiencing the view at a particular location; and
- The extent to which their attention or interest may therefore be focused on the views and visual amenity they experience at particular locations.

For example, residents in their home, walkers whose interest is likely to be focused on the landscape or a particular view, or visitors at an attraction where views are an important part of the experience often indicate a higher level of susceptibility. Visual susceptibility is determined with reference to the three-point scale and criteria outlined in Table 10-6.

Table 10-6 Visual Susceptibility

Susceptibility	Classification Criteria
High	Receptors for which the view is of primary importance and are likely to notice even minor change.
Medium	Receptors for which the view is important but not the primary focus and are tolerant of some change.
Low	Receptors for which the view is incidental or unimportant and is tolerant of a high degree of change.

Visual Sensitivity

Sensitivity to change considers the nature of the receptor; for example, a person occupying a residential dwelling is generally more sensitive to change than someone working in a factory unit. The importance of the view experienced by the receptor also contributes to an understanding of the susceptibility of the visual receptor to change as well as the value attached to the view. A judgement is also made on the value attached to the views experienced. This takes account of:

- Recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations;
- Indicators of the value attached to views by visitors, for example through appearance in guidebooks or on tourist maps, provision of facilities for their enjoyment (sign boards, interpretive material) and references to them in literature or art; and
- Possible local value: it is important to note that the absence of view recognition does not preclude local value, as a view may be important as a resource in the local or immediate environment due to its relative rarity or local importance.

The visual sensitivity to change is based on interpretation of a combination of all or some of the criteria outlined in Table 10- 7:

Table 10-7 Visual Sensitivity

Visual Sensitivity	Criteria
High	Users of outdoor recreational facilities, on recognised national cycling or walking routes or in national designated landscapes. Dwellings with views orientated towards the Proposed Development.
High - Medium	Users of outdoor recreational facilities, in locally designated landscapes or on local recreational routes that are well publicised in guide books. Road and rail users in nationally designated landscapes or on recognised scenic routes, likely to be travelling to enjoy the view.
Medium	Users of primary transport road network, orientated towards the Development, likely to be travelling for other purposes than just the view. Dwellings with oblique views of the Proposed Development.
Medium - Low	People engaged in active outdoor sports or recreation and less likely to focus on the view.

Visual Sensitivity	Criteria
	Eg: outdoor workers – agriculture, horticulture Primary transport road network and rail users likely to be travelling to work with oblique views of the Development or users of minor road network.
Low	People engaged in work activities indoors, with limited opportunity for views of the Development.

Magnitude of Visual Change

Visual effects are direct effects as the magnitude of change within an existing view will be determined by the extent of visibility of the Proposed Development. The magnitude of the visual effect resulting from the development at any particular viewpoint or receptor is based on the size or scale of change in the view, the geographical extent of the area influenced and its duration and reversibility. The variables involved are described below:

- The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by the development;
- The degree of contrast or integration of any new features or changes in the landscape form, scale, mass, line, height, sky lining, back-grounding, visual clues, focal points, colour and texture;
- The nature of the view of the Proposed Development, in relation to the amount of time over which it will be experienced and whether views will be full, partial or glimpses;
- The angle of view in relation to the main activity of the receptor, distance of the viewpoint from the development and the extent of the area over which the changes will be visible; and
- The duration of the effects (short term, medium term or long term) and the reversibility of the effect (whether it is permanent, temporary or partially reversible).

The magnitude of visual effect resulting from the development at any particular viewpoint or receptor is based on the interpretation of the above range of factors and is set out in Table 10- 8:

Table 10-8 Magnitude of Visual Change (Visual effects)

Magnitude	Criteria
Very High	The development will cause significant changes in the existing view over a wide area or a change which will dominate over a limited area.
High	The development will cause a considerable change in the existing view over a wide area or a significant change over a limited area.
Medium	The development will cause modest changes to the existing view over a wide area or noticeable change over a limited area.
Low	The development will cause very minor changes to the view over a wide area or minor changes over a limited area.
Negligible	The development will cause a barely discernible change in the existing view.

Magnitude	Criteria
None	No change in the existing view.

10.2.6 Duration and Quality of Effects

Table 10-9 provides the definition of the duration of landscape and visual effects:

Table 10-9 Definition of the duration of landscape and visual effects

Duration	Description
Temporary	Impacts lasting one year or less
Short-term	Impacts lasting one to seven years
Medium-term	Impacts lasting seven to twenty years
Long-term	Impacts lasting twenty to fifty years
Permanent	Impacts lasting over fifty years

The quality of both, landscape and visual effects, can be beneficial (positive), adverse (negative) or neutral according to the definitions set out in Table 10-10:

Table 10-10 Definition of Quality of Effects

Class	Criteria
Beneficial	A positive impact which will improve or enhance the landscape character or viewpoint.
Neutral	A neutral impact which will neither enhance nor detract from the landscape character or viewpoint.
Negative	A negative impact which will detract from the existing landscape character or viewpoint.

10.2.7 Significance Criteria

The objective of the assessment process is to identify and evaluate the potentially significant effects arising from the Proposed Development. The assessment will identify the residual effects likely to arise from the finalised design taking into account mitigation measures and the change over time. The significance of effects is assessed by considering the sensitivity of the receptor and the predicted magnitude of effect in relation to the baseline conditions. In order to provide a level of consistency and transparency to the assessment and allow comparisons to be made between the various landscape and visual receptors subject to assessment, the assessment of significance is informed by pre-defined criteria as outlined in the Table 10-11. When assessing significance, individual effects may fall across several different categories of significance and professional judgement is therefore used to determine which category of

significance best fits the overall effect to a landscape or visual receptor. The significance of the effects can be adverse (negative) or beneficial (positive) according to the definitions set out in Table 10-11.

Table-10-11 Categories of Significance of Landscape and Visual Effects

Impact Magnitude	Definition
Imperceptible Impact	An impact capable of measurement but without noticeable consequences
Minor Impact	An impact which causes noticeable changes in the character of the environment without affecting its sensitivities
Moderate Impact	An impact that alters the character of the environment in a manner that is consistent with the existing and emerging trends
Significant Impact	An impact which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment
Profound Impact	An impact which obliterates sensitive characteristics

10.2.8 Study Area

Due to the scale and nature of the Proposed Development within this receiving landscape setting, it is anticipated that the Proposed Development is not likely to give rise to significant landscape or visual impacts beyond approximately 1km. 1.5km radius study area is used in this instance, and, a point about 2.5km (VP19) as it is a point with a high elevation, to the west, overlooking the village of Kilternan.

As one moves away from any type of development in the landscape, it will become less perceptible with distance. It is common practice to consider the viewpoint distance as laid out in Table 10 -12 Viewpoint Distance, that identifies and describes the impact of a viewpoint and the distances associated with these visual impacts.

Table-10-12 Viewpoint Distance

Viewpoint Distance	Description
0-2km	It is generally accepted that a development located approximately 2km or less from a viewer would be close enough to allow identification of significant detail. Any positions within this range with open uninterrupted views of a development would generally receive the greatest visual impacts.
2-5km	At this distance, visibility of a development site becomes more general, with viewers in open uninterrupted positions able to identify general form, colour/tone and textural contrast, but losing the more focused detail achievable from closer positions. Impacts at this distance are generally less than those found between 0-2km.
5-10km	Beyond 5km visual prominence quickly diminishes. Certain circumstances/light conditions etc. have potential to allow certain types of development and material finishes to be perceived. The development increasingly becomes part of the general background/distance views. Upwards of 15km distance, developments quickly become minor features within the landscape and considered imperceptible to the

Viewpoint Distance	Description
	average human eye. The impact of the development diminishes as the developments becomes part of the general background/distance views.

The field study also revealed that a number of different elements on the ground have a bearing on the visibility of the Proposed Development:

- The site is bound by existing hedgerows along the north/northeast boundaries. In the south/southeast boundaries there are some hedgerows but more dispersed;
- There is a car business to the north of the Proposed Development, measuring around 7,400 square metres;
- To the north, west and south of the site, the area is composed mostly of residential dwellings, and to the east there are large open fields and very dense tree patches;
- The current state of the site is an open field with grass covering;
- The land is limited on its west side, to the footpath that separates it from the R117, by a stone wall about 1.20 metres high. There are however some flaws in this wall, mainly in the southwest part. There is currently a metal gate that gives access to the land in the middle of this western limit.

10.2.9 Viewsheds

To confirm the visibility of the Proposed Development, Viewsheds were defined in three different points of the property (A-C), as it can be seen in Figure 10-1 to 10-3.

These Viewsheds were processed using *Google Earth Pro* software, with an observer height of 10m above ground level. The visibility from the points can be seen highlighted in bright green. The red circle has a radius of 1km.



Figure-10-1: Viewshed V1



Figure-10-2: Viewshed V2



Figure-10-3: Viewshed V3

10.2.10 Potential Receptors

Following the production of the viewsheds and field study, the following possible receptors of impacts were noted.

10.2.10.1 Dwellings with views orientated towards the development

Dwellings with views orientated toward the development are generally accepted as having a high visual sensitivity.

The closest residential receptors facing the Proposed Development are located to the west, on the other side of the R117, 15 metres from the site along with Rockville to the east. The Proposed Development is visible from these locations; however, it is not predicted that there

will be a negative impact on these dwellings as the Proposed Development is in line with the surrounding environment. It is predicted some moderate, negative short-term impact on the closest dwellings, during the construction phase.

10.2.10.2 Users of the High Amenity areas

Users of outdoor recreational facilities, in locally designated landscapes or on local recreational routes are generally accepted as having a high to medium visual sensitivity.

There currently appears to be only informal/infrequent use of these lands indicated by some desired lines (grass worn paths) associated with agricultural use.

The users of the following nearby receptors will have direct visibility to the site.

- *Our Lady of the Wayside Church* users (40 metres) – Very close to the site. Visibility to the entire western part of the Proposed Development, with no apparent blockages of view.
- *Wayside FC Jackson Park* users (250 metres) – Close to the site but with visibility blocked in part by the existing hedges north of the Proposed Development.
- *Stepaside Golf Course* (800 metres) – Some visibility of the Proposed Development, namely to the buildings in the northern part.
- *Carrickmines Equestrian centre* (1000 metres) – Very low visibility of the Proposed Development.
- *The Carrickmines Golf Club* (1300 metres) – Very low visibility of the Proposed Development.

10.2.10.3 Outdoor workers

People engaged in outdoor work are not likely to focus on the surrounding view and are generally accepted as having medium to low visual sensitivity.

Due to the residential and agricultural nature of the surrounding landscape, it is not expected that outdoor workers will be impacted by the Proposed Development.

10.2.10.4 Road / transport users

Users of the main roads close to the Proposed Development are generally considered to have medium to low visual sensitivity.

The R117, to the West, the R118, the Ballycorus road to the South and the Glenamuck Road to the North are the main roads in close proximity to the site of the Proposed Development.

The R116 that connects to the R117, south of the site.

It is not predicted this will cause any impacts on road users as the Proposed Development is in line with the surrounding land use, and the external façade of the Proposed Development blends in with the surrounding buildings in the area.

No other road or transport route is orientated directly towards the Proposed Development within 1km. The M50 is located more than 2km east of the Proposed Development and does not have any visibility from road users into the site.

10.2.10.5 Indoor workers

People engaged in work activities indoors, with limited opportunity for views of the development are generally accepted as having a low visual sensitivity.

10.3 The Existing and Receiving Environment (Baseline Situation)

10.3.1 Site Context

The site is bordered in the north by Glenamuck Road South, to the west by Enniskerry Road, to the south by Ballycorus Road and to the east by agricultural land. Part of the site's frontage lies directly opposite Our Lady of the Wayside Church, Kilternan. The lands are located 1.9 km to the south-west of the M50 and Carrickmines Retail Park. The Proposed Development will be built across two sites measuring approximately 14.2 hectares in total. The two sites will be separated by the future Glenamuck Distributer Link Road.

Phase 2B of "Rockville" has been granted permission, and it is planned to link the Proposed Development into Rockville. The future Glenamuck Link Distributor Road is part of the Glenamuck District Roads Scheme (GDRS), which relates to road proposals servicing the Carrickmines area between the Enniskerry Road and the Glenamuck Road. The scheme has been granted permission by An Bord Pleanála and the contractors have now moved on site and have commenced works.

10.3.2 Topography and Soils

The topography at the site generally slopes gently from the Enniskerry Road (western boundary) in a northeast direction before falling off sharply toward the eastern boundary of the site at a gradient of approximately 10%.

Ground elevations at the site range from approximately 143.07mOD in the southwest to 132.85mOD in the northeast of the site.

The soils beneath the majority of the site have been mapped by Teagasc (Teagasc, 2022) as '*till derived chiefly from granite (TGr)*' and described as '*deep well drained mineral (Mainly acidic) (AminDW)*'. While the soils beneath a section of the northern portion of the site and the southeast corner of the site is mapped by Teagasc (Teagasc, 2022) as '*Made Ground (Made)*'.

10.3.3 Physical Townscape / Landscape Character

The site is currently predominately greenfield and includes a 0.35Ha derelict farmyard area and Former Country Market wood structure.

The application site lands are surrounded by a fragmented pattern of low density-built fabric comprising low-rise housing and cottages and higher density 3 to 5 storey recently built developments.

10.3.4 Existing Green Structure

Hedgerows were identified on the north and south borders of the property, with the most important hedgerow being located in the centre of the property, forming an "L" from east to west and then from south to north. This hedge is about 260 metres long and 10 metres wide, then continues to the east, where it connects to a green patch, as it will be described below.

The northern hedges are well developed, separating from another residential area to the north of the Proposed Development.

The southern hedge is less well developed, existing only some patches of trees and shrubs in the southwest part. The western and eastern limits of the site have no tree or shrub vegetation, with only some spontaneous shrubby vegetation along the western wall. The most eastern part of the site is bounded directly by woodland.

The design of the development relies on the surrounding physical fabric as it aims to integrate naturally into the existing ad-hoc rural pattern and, at the same time, establishing a more compact built environment in the central area to generate a landscape of active open spaces, streets and permeable connections. Existing natural assets such as mature trees, hedgerows and green ways will be retained and enhanced, connecting to both mountains and sea. The scheme is consistent with the zoning objectives established in the effective Dún Laoghaire-Rathdown County Development Plan for the site.

The expired Kilternan-Glenamuck Local Area Plan (LAP) (DLR County Council) sets the objective of providing residential development within the overall site with a neighbourhood centre proposed along the frontage to Enniskerry Road.

As indicated on the LAP map, on Figure 10-10, the residential and neighbourhood centre zoned lands within the application site correspond to Development Parcels 20A and 22. The proposed development of 487 no. residential units and a Neighbourhood Centre reflects the aspirations set out in the Core Strategy, which aims for “2,500 – 3,000 No. residential units for the Kilternan/Glenamuck area...” In addition, a Neighbourhood Centre and ancillary parkland are also envisaged within the Proposed Development site.

The scheme provides a sustainable solution for the city’s growing population, by providing a medium-density development on a largely greenfield site within a growing and vibrant suburban village. It also provides a green-way link zone across the subject site lands, with additional open spaces integrating a well-connected and diverse local green infrastructure network. This will integrate existing mature trees and hedgerows into its open spaces and streets, principally complying with the tree preservation objective set out in the LAP.

The scheme complies with the density standards and height policy established in both the CDP and LAP, which outlines 2 – 4 No. storeys for this subject site.

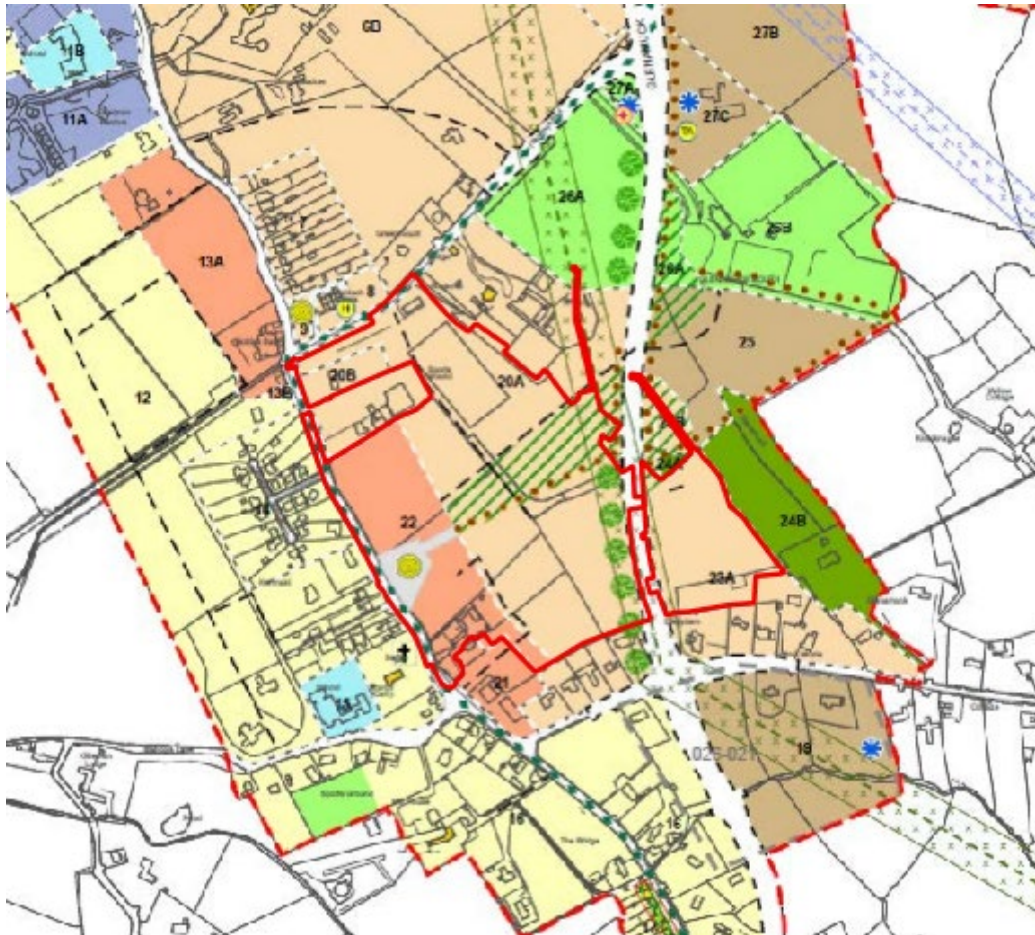


Figure 10-4: Extract from the Kilternan-Glenamuck Local Area Plan (DLR County Council)
 (Proposed Development location with a red boundary)

10.3.4.1 Landscape Character Type and Assessment

A number of treelines are present within the proposed development boundary. A smaller treeline is present along the northern border of the site adjoining Boyle's coal yard/southside autos and another is located behind the disused 'Rockville' building and associated outbuildings. A larger more substantial treeline runs through the centre of the site, from northwest to southeast. This treeline joins another which continues west to east where it joins with a small, wooded area that bounds the site. The most dominant species noted through these treelines include *Fagus sylvatica*, *Fraxinus excelsior*, *Quercus species*, *Acer pseudoplatanus*, *Corylus avellana* and *Sambucus nigra*.

The treelines are considered to be of local importance (higher value), as it forms part of the wider linear habitat network provides a valuable resource for the ecological connectivity of the lands to the surrounding wider area.



Figure 10-5: Central treeline within the site

Broadleaved woodland occurs along the northern boundary of the Proposed Development site. The broadleaved woodland is a mature stand of trees and includes the following tree species *Fagus sylvatica*, *Ulmus* sp., *Tilia* sp., *Fraxinus excelsior*., *Betula pendula* and *Quercus* species. Understorey vegetation includes *Hedera helix*, *Pteridium aquilinum*, *Rubus fruticosus* agg., holly *Ilex aquifolium* and *Urtica dioica*.

Overall, mixed broadleaved woodland within the site has been valued as local importance (higher value) due to the diversity this habitat provides in the wider landscape as well as the presence of mature established native tree species.

10.3.4.2 Preserved/Protected Views, Protected Areas

There are no Preserved/Protected Views Protected Areas within the study area.

The following landscape features are relevant to the study area.

Kiltiernan Plain

This is a large enclosure which comprises the hilly plain lying between Three Rock to the west Newtown, Barnaslingan (The Scalp) and Carrickgollogan to the south, the disused lead mines and chimney to the east. The enclosure is curtailed to the north by the coniferous plantation on Three Rock. This enclosure is characterized by a series of smaller hillocks within a plain. Roads run between the undulations most notably the main Enniskerry Road running north-south from Stepside and disappearing into the Scalp. This large hilly plain which is part of the foothills of the Dublin Mountains accommodates much of the rural development in the County (Kiltiernan and Stepside). Given its terrain and the number of routeways traversing this plain, it is likely to be subject to the most pressure for long-term development which would significantly alter the existing landscape.

Ballycorus

This is a large enclosure which comprises the hilly plain lying between Three Rock to the west, Newtown, Barnaslingan (The Scalp) and Carrickgollogan to the south, the disused lead mines and chimney to the east. The enclosure is curtailed to the north by the coniferous

plantation on Three Rock. This enclosure is characterised by a series of smaller hillocks within a plain. Roads run between the undulations most notably the main Enniskerry Road running north-south from Stepside and disappearing into the Scalp. This large hilly plain which is part of the foothills of the Dublin Mountains accommodates much of the rural development in the County (Kiltiernan and Stepside). Given its terrain and the number of routeways traversing this plain, it is likely to be subject to the most pressure for long-term development which would significantly alter the existing landscape.

10.4 Characteristics of the Proposed Development

The Proposed Development will principally consist of the demolition of existing structures on site and the provision of a mixed-use development consisting of 487 no. residential units, a neighbourhood centre, an anchor retail store, retail / commercial spaces, a restaurant, a creche, café and community facility.

The design of the Proposed Development and its layout is such that the scheme is predominately 2 to 3 no. storeys with a 4-no. storey Neighbourhood Centre block. On the eastern lands, heights principally ranging from 2 to 4 no. storeys partially over podium/undercroft will be provided, however due to level difference and provision of an undercroft/podium, the scheme may read as partially 5 no. storeys, which will read as a 'step up' design due to the level difference.

Chapter 2 of this EIAR has described the Proposed Development in further detail.

10.5 Potential Impact of the Proposed Development

10.5.1.1 Construction Phase

During the Construction Phase that is expected to last 5 years, the site landscape will undergo a change. Expected landscape effects include:

- Numerous large, brightly coloured earth moving equipment, construction machinery, cranes operating on the site and construction site offices/facilities, security lighting and fencing;
- Change in colour and form of topography due to the excavation, removal and storage of soils;
- Removal of hedgerows (trees and shrubs), mainly in the south limit of the Proposed Development;
- Creation of areas of hard surfaces (car parks, paths, roads);
- Construction of proposed new buildings;
- Planting of proposed green structure (trees, shrubs, herbaceous, lawns);

These landscape impacts will reduce rapidly with distance from the site boundaries, and intervening hedgerows, open park spaces, and existing buildings will further reduce the impacts to minor to negligible, negative and short term for the Construction Phase.

The lands at present are mostly in use for agriculture (grazing) with their previous use being as football pitches. These lands are broken into a number of fields and these are separated from one another by hedgerows and tree lines. The lands have been derelict for some time and the hedgerows had become overgrown with scrub hedge vegetation such as Bramble being allowed to grow out on either side to create broader hedges and the hedge plants were also allowed to grow up tall losing their lower vegetation and their effective stock proof quality. In recent times, works have been carried out to clear encroaching scrub species such as Bramble and coarse vegetation to allow for the erection of stock proof fencing.

It is concluded that the Proposed Development will, therefore, have a minor, negative and short to medium-term impact on the landscape character of the site during the Construction Phase. However, this is considered normal in terms of every construction site.

10.5.1.2 Operational Phase

As the effects of the presence of the Proposed Development is considered as part of the Construction Phase, it is not expected that there will be any additional likely significant landscape and visual effects during the operational phase.

10.5.2 Visual effects

10.5.2.1 Viewpoint Locations

A total of 23 viewpoint locations to inform the visual impact assessment (Appendix 10-1 of this EIAR).



Figure 10-6 Location of Proposed Viewpoints (3DDB, 2024)



Figure 10-7 Location of Proposed Viewpoints (3DDB, 2024)

10.5.2.2 Viewpoint Assessment

Whether a visual effect is deemed to be positive, negative or neutral involves a degree of subjectivity. What appears to be a positive effect to one viewer could be deemed to be a negative effect by another viewer. All predicted visual effects of the viewpoints below are long term and direct effects.

The photomontages that follow were prepared by *3D Design Bureau* to represent, as accurately as possible, the physical and visual characteristics of the Proposed Development from a variety of distances and directions around the site (See Appendix G of this EIAR). Priority was given to views from the public domain, such as main roads and to views from potentially sensitive locations such as residential areas. The location of all views is shown on Figure 10-6 and Figure 10-7. For each of the visuals, an existing and a proposed view is presented and where the proposed development is not visible in the view the elements of the development will be shown as a red outline.

Viewpoint 1

Viewpoint 1	
Location	Ballycorus Road
Coordinates	Latitude & Longitude: 53.14874, -6.112307
Viewing distance to site boundary	75m
Direction of View	NW
Existing View	<p>View marked by the presence of the high voltage pylons and wires. The extent of land ownership extends to the edge of the proposed path. A private property boundary hedgerow is also prominent in this view separating the dwelling (that is not visible) from the meadow/field on the right.</p> <p>Some dispersed large trees are also visible in the background.</p> <p>The separation between the road and private domain is formed by a low stone wall and a modern agricultural metal gate.</p>
Value of the View	Low
Visual Susceptibility	Low
Visual Sensitivity	Medium
Magnitude of Visual Changes	None
Duration of Effects	Permanent
Quality of Effects	Neutral
Significance of Landscape and Visual Effects	Minor
Conclusion or Visual Impact of Proposed Development	The Proposed Development will alter the character of the environment in a manner that is consistent with the existing and emerging trends

Viewpoint 2

Viewpoint 2 R117 (near unnamed road intersection)	
Location	R117 (near unnamed road intersection)
Coordinates	Latitude & Longitude: 53.14522, -6.113021
Viewing distance to site boundary	135m
Direction of View	NW
Existing View	View from the R117, to the north, towards the Proposed Development. The road and boundary wall dominate the view. The wall to the east is about two meters high and covered with ivy. The streetscape becomes more defined as you travel northwards with edges defined by buildings and manmade structures.
Value of the View	Low
Visual Susceptibility	Medium
Visual Sensitivity	Medium
Magnitude of Visual Changes	Negligible
Duration of Effects	Permanent
Quality of Effects	Neutral
Significance of Landscape and Visual Effects	Imperceptible
Conclusion or Visual Impact of Proposed Development	The Proposed Development will have imperceptible visual impact with no noticeable consequences. Visibility of the site will be screened by an existing wall and intervening vegetation, except for a partial view of part of the development above the petrol station's forecourt canopy.

Viewpoint 3

Viewpoint 3 R117 (near Ballycorus Road intersection)	
Location	R117 (near Ballycorus Road intersection)
Coordinates	Latitude & Longitude: 53.14658, -6.113295
Viewing distance to site boundary	85m
Direction of View	N
Existing View	View marked by the commercial building about five meters high (Green Auto Service) and the associated signs and parking lot. This building is set back from the path and low stone wall edge with flag poles defining the public and private property spaces.
Value of the View	Low
Visual Susceptibility	Low
Visual Sensitivity	Medium
Magnitude of Visual Changes	Negligible
Duration of Effects	Permanent
Quality of Effects	Neutral
Significance of Landscape and Visual Effects	Minor
Conclusion or Visual Impact of Proposed Development	The Proposed Development will be seen to the left of the existing building and provide stronger enclosure and a more defined street edge in the distant view. The Proposed Development will have minor visual impact with somewhat noticeable changes in the character of the environment through the better-defined built environment, without affecting its sensitivities.

Viewpoint 4

Viewpoint 4 R117 (near R116 intersection)	
Location	R117 (near R116 intersection)
Coordinates	Latitude & Longitude: 53.14803, -6.113676
Viewing distance to site boundary	25m
Direction of View	NE
Existing View	View from the R116 dominated by a heavily engineered road junction. The backdrop to the road junction is defined to the left by a vernacular 2 storey building (due for demolition) and adjoining boundary stone wall and to the right a petrol forecourt. A c.20m strip of medium sized trees and shrub growth separate the two.
Value of the View	Low
Visual Susceptibility	Low
Visual Sensitivity	Medium
Magnitude of Visual Changes	Medium
Duration of Effects	Permanent
Quality of Effects	Positive
Significance of Landscape and Visual Effects	Moderate
Conclusion or Visual Impact of Proposed Development	The street edge will be redefined by a new high quality designed building, built from high quality materials and accompanied by the proposed high-quality landscaping. The character of the environment will be altered in a positive manner that is consistent with existing and emerging trends.

Viewpoint 5

Viewpoint 5 Bishop's Lane. (near Bishops Lane Cemetery)	
Location	Bishop's Ln. (near Bishops Lane Cemetery)
Coordinates	Latitude & Longitude: 53.14714, -6.12556
Viewing distance to site boundary	500m
Direction of View	NE
Existing View	View across a gently sloped agricultural field with a new residential development emerging in the middle ground just beyond the crest in the field. In the background, mature trees and electricity pylons and wires break the skyline.
Value of the View	Low
Visual Susceptibility	low
Visual Sensitivity	Medium
Magnitude of Visual Changes	Negligible
Duration of Effects	Permanent
Quality of Effects	Neutral
Significance of Landscape and Visual Effects	Imperceptible
Conclusion or Visual Impact of Proposed Development	A very small part of the development, to the right-hand side of the view, may be noticeable to some receptors. The Proposed Development will have imperceptible visual impact with no noticeable consequences.

Viewpoint 6

Viewpoint 6 R117 (near Lady of the Wayside Church)	
Location	R117 (near Lady of the Wayside Church)
Coordinates	Latitude & Longitude: 53.141080, -6.113903
Viewing distance to site boundary	8m
Direction of View	NE
Existing View	View from the R117, in front of Our Lady of the Wayside Church, towards the Proposed Development site. In the foreground the road and roadside hedge and public path dominate. The middle ground is dominated by the playing pitches' floodlights. The background is defined by a mature tree line and electricity pylon and wires.
Value of the View	Low
Visual Susceptibility	Low
Visual Sensitivity	High
Magnitude of Visual Changes	High
Duration of Effects	Permanent
Quality of Effects	Neutral to Positive
Significance of Landscape and Visual Effects	Moderate
Conclusion or Visual Impact of Proposed Development	The view will be redefined by a new high quality public area and buildings, built from high quality materials and accompanied by the proposed high quality landscaping. The character of the environment will be altered in a positive manner that is consistent with existing and emerging trends.

Viewpoint 7

Viewpoint 7 R117	
Location	R117 (in front of one of the accesses to the Proposed Development area)
Coordinates	Latitude & Longitude: 53.141381, -6.114201
Viewing distance to site boundary	8m
Direction of View	NE
Existing View	View from the R117 (Enniskerry Road) towards the West of Proposed Development site, with one of the currently existing accesses being visible, through an old agricultural metal fence.
Value of the View	Low
Visual Susceptibility	Medium
Visual Sensitivity	High
Magnitude of Visual Changes	High
Duration of Effects	Permanent
Quality of Effects	Neutral
Significance of Landscape and Visual Effects	Moderate
Conclusion or Visual Impact of Proposed Development	The Proposed Development will dominate this view. The visual impact will be moderate from the dwellings across the road. The view will be redefined by a new high quality building, built from high quality materials and accompanied by the proposed high quality landscaping. The character of the environment will be altered in a positive manner that is consistent with existing and emerging trends.

Viewpoint 8

Viewpoint 8 R117	
Location	R117
Coordinates	Latitude & Longitude: 53.141754, -6.114493
Viewing distance to site boundary	8m
Direction of View	SE
Existing View	View from the R117 across the road to a public footpath and low stone wall. The background is defined by mature a treeline, electricity pylons and wires and rolling hills.
Value of the View	Low
Visual Susceptibility	Medium
Visual Sensitivity	High
Magnitude of Visual Changes	High
Duration of Effects	Permanent
Quality of Effects	Neutral
Significance of Landscape and Visual Effects	Moderate
Conclusion or Visual Impact of Proposed Development	The Proposed Development will dominant this view. The visual impact will be moderate from the dwellings across the road. The view will be redefined by a new high-quality buildings, built from high quality materials and accompanied by the proposed high quality landscaping. The character of the environment will be altered in a positive manner that is consistent with existing and emerging trends.

Viewpoint 9

Viewpoint 9 R117 (near Glenamuck Road intersection)	
Location	R117 (near Glenamuck Road intersection)
Coordinates	Latitude & Longitude: 53.142238, -6.114692
Viewing distance to site boundary	80m
Direction of View	NW
Existing View	View from the R117 (near Glenamuck Road intersection) towards the former Kilternan Country Market site. The view is dominated by the road junction. A piece of public art is located to the left of the junction and a partially ivy clad old stone wall forms an edge to the public footpath on the opposite side. The background is formed by mature trees.
Value of the View	Low
Visual Susceptibility	Medium
Visual Sensitivity	Medium
Magnitude of Visual Changes	Medium
Duration of Effects	Permanent
Quality of Effects	Neutral to positive
Significance of Landscape and Visual Effects	Moderate
Conclusion or Visual Impact of Proposed Development	The Proposed Development will dominant this view. The visual impact will be moderate from the dwellings across the road. The view will be redefined by a new high-quality buildings, built from high quality materials and accompanied by the proposed high quality landscaping. The character of the environment will be altered in a positive manner that is consistent with existing and emerging trends.

Viewpoint 10

Viewpoint 10 R117 (near Glenamuck Road intersection)	
Location	R117
Coordinates	Latitude & Longitude: 53.142775, -6.115002
Viewing distance to site boundary	200m
Direction of View	SE
Existing View	View from the R117 (near Glenamuck Road intersection) of a line of bungalows behind a low stone wall on the left hand side of the view with a new residential development in construction on the right hand side of the view. Vista terminated by a new residential development
Value of the View	Low
Visual Susceptibility	Medium
Visual Sensitivity	Medium
Magnitude of Visual Changes	None
Duration of Effects	Permanent
Quality of Effects	Neutral
Significance of Landscape and Visual Effects	Imperceptible
Conclusion or Visual Impact of Proposed Development	The Proposed Development has no visual impact as it is blocked by existing buildings.

Viewpoint 11

Viewpoint 11 Unnamed Road (close to Glenamuck Road)	
Location	Unnamed Road (close to Glenamuck Road)
Coordinates	Latitude & Longitude: 53.142441, -6.114299
Viewing distance to site boundary	35m
Direction of View	SE
Existing View	View from within an existing residential estate. Glenamuck road is directly behind a rail and wall boundary fence at end of the estate road. The view is terminated by a mature tree group.
Value of the View	Low
Visual Susceptibility	Medium
Visual Sensitivity	High
Magnitude of Visual Changes	Negligible
Duration of Effects	Permanent
Quality of Effects	Neutral
Significance of Landscape and Visual Effects	Imperceptible
Conclusion or Visual Impact of Proposed Development	The Proposed Development will have a very slight impact on the view and a very small part of it will be seen behind the group of existing trees.

Viewpoint 12

Viewpoint 12 (Figures 10-39 and 10-40)	
Location	Glenamuck Road
Coordinates	Latitude & Longitude: 53.142742, -6.113493
Viewing distance to site boundary	100m
Direction of View	SW
Existing View	View framed by tree lines on both sides of the Glenamuck Road. Stone walls and hedges are interspersed with development/ residential entrances.
Value of the View	Low
Visual Susceptibility	Low
Visual Sensitivity	Medium
Magnitude of Visual Changes	Low
Duration of Effects	Permanent
Quality of Effects	Neutral
Significance of Landscape and Visual Effects	Minor
Conclusion or Visual Impact of Proposed Development	The Proposed Development will have a minor visual impact as it will be largely screened by the existing development. The character of the environment will be altered in a neutral manner that is consistent with existing and emerging trends.

Viewpoint 13

Viewpoint 13 Glenamuck Road	
Location	Glenamuck Road (access to Wayside Football Club)
Coordinates	Latitude & Longitude: 53.143212, -6.112710
Viewing distance to site boundary	300m
Direction of View	SW
Existing View	The view is dominated by the presence of the high voltage pylons and wires traversing the middle ground, and the road and boundary concrete fencing in the foreground. The horizon is defined by existing residential developments and treeline and hedgerow boundaries of the surrounding agricultural fields.
Value of the View	Low
Visual Susceptibility	Low
Visual Sensitivity	Medium
Magnitude of Visual Changes	Low
Duration of Effects	Permanent
Quality of Effects	Neutral
Significance of Landscape and Visual Effects	Minor to Imperceptible
Conclusion or Visual Impact of Proposed Development	The Proposed Development has a minor to imperceptible visual impact from this point of view, with only parts of the proposed higher buildings being visible. With the growth of vegetation, the visual impact will reduce to imperceptible over time.

Viewpoint 14

Viewpoint 14 Rockville Avenue,	
Location	Rockville Avenue
Coordinates	Latitude & Longitude:53.142573, -6.113171
Viewing distance to site boundary	100m
Direction of View	SW
Existing View	View of a residential development with a central grass open space marked by the protected structure Rockville House. Mature tree in the background breaks the skyline.
Value of the View	Medium
Visual Susceptibility	Medium
Visual Sensitivity	Medium
Magnitude of Visual Changes	Medium
Duration of Effects	Permanent
Quality of Effects	Neutral
Significance of Landscape and Visual Effect	Minor to Moderate
Conclusion or Visual Impact of Proposed Development	The Proposed Development will have a minor visual impact as the proposed landscaping will form an effective screen to mitigate the view of the Proposed Development and proposed building heights and forms will not dominate the existing view.

Viewpoint 15

Viewpoint 15 View from the Wayside Celtic Football Club	
Location	View from the Wayside Celtic Football Club
Coordinates	Latitude & Longitude:53.142486, -6.111954
Viewing distance to site boundary	235m
Direction of View	SW
Existing View	The foreground is dominated by tarmac and a concrete post and rail type fencing. The middle ground is dominated by high voltage pylons and wires and existing residential developments. In the background the skyline is broken by the rising ground of the foothills of the Dublin Mountains.
Value of the View	Low
Visual Susceptibility	Medium
Visual Sensitivity	High-medium
Magnitude of Visual Changes	Medium
Duration of Effects	Medium to Long-term
Quality of Effects	Neutral
Significance of Landscape and Visual Effects	Moderate
Conclusion or Visual Impact of Proposed Development	The Proposed Development will consolidate the middle ground view and help to establish a strong build edge to the developments in the landscape. The character of the environment will be altered in a neutral manner that is consistent with existing and emerging trends as illustrated by the existing new development.

Viewpoint 16

Viewpoint 16 (Figures 10-47 and 10-48)	
Location	Rockville Avenue (public green area)
Coordinates	Latitude & Longitude: 53.142304, -6.113171
Viewing distance to site boundary	30m
Direction of View	SW
Existing View	An open space for recreation enclosed by c. 2m high walls with some overlooking from adjoining residential developments. Some mature trees behind the stone wall increase the sense of enclosure provided by the walls.
Value of the View	Low
Visual Susceptibility	medium
Visual Sensitivity	High - medium
Magnitude of Visual Changes	Medium
Duration of Effects	Permanent
Quality of Effects	Neutral
Significance of Landscape and Visual Effects	Moderate
Conclusion or Visual Impact of Proposed Development	The Proposed Development will strengthen the sense of enclosure within this open space. The existing mature trees will be retained. The character of the environment will be altered in a neutral manner that is consistent with existing and emerging trends.

Viewpoint 17

Viewpoint 17 Ballycorus Road	
Location	Ballycorus Road (close to Lasdowne FC&Old Wesley RFC)
Coordinates	Latitude & Longitude:53.14756, -6.105633
Viewing distance to site boundary	535m
Direction of View	NW
Existing View	Along Ballycorus Road with the left hand side boundary defined by a footpath and a hedgerow and the right hand side defined by slow stone wall and scattered one off houses.
Value of the View	Low
Visual Susceptibility	Medium
Visual Sensitivity	Medium
Magnitude of Visual Changes	None
Duration of Effects	Permanent
Quality of Effects	Neutral
Significance of Landscape and Visual Effects	Imperceptible
Conclusion or Visual Impact of Proposed Development	The Proposed Development has no visual impact, visibility being blocked by existing dwellings and vegetation.

Viewpoint 18

Viewpoint 18 Unnamed road (near Alpine Cattery)	
Location	Unnamed road (near Alpine Cattery)
Coordinates	Latitude & Longitude: 53.14272, -6.144902
Viewing distance to site boundary	1300m
Direction of View	E
Existing View	Distant View from an unnamed road, near Alpine Cattery, to the west of the site along the route of The Dublin Mountains Way. Conifer plantation dominating foreground with rolling landscape of open fields and development occupying the foreground. Over head power lines create a strong linear element. Background dominated by view of Irish Sea and sky.
Value of the View	Medium
Visual Susceptibility	High
Visual Sensitivity	High
Magnitude of Visual Changes	Medium
Duration of Effects	Permanent
Quality of Effects	Neutral
Significance of Landscape and Visual Effects	Minor
Conclusion or Visual Impact of Proposed Development	The proposed development will consolidate the area of development area around Kiltarnan village. The character of the environment will be altered in a positive manner that is consistent with existing and emerging trends.

Viewpoint 19

Viewpoint 19 Three Rock Mountain	
Location	Three Rock Mountain (West of Ballyedmonduff Road)
Coordinates	Latitude & Longitude: 53.141337, -6.135579
Viewing distance to site boundary	2400m
Direction of View	E
Existing View	Panoramic view from Three Rock Mountain. Conifer plantation dominating foreground with rolling landscape of open fields and development occupying the foreground. Background dominated by view of Irish Sea and sky.
Value of the View	Medium
Visual Susceptibility	High
Visual Sensitivity	High
Magnitude of Visual Changes	Medium
Duration of Effects	Permanent
Quality of Effects	Neutral
Significance of Landscape and Visual Effects	Minor
Conclusion or Visual Impact of Proposed Development	The proposed development will consolidate the area of development area around Kiltarnan village. The character of the environment will be altered in a positive manner that is consistent with existing and emerging trends.

Viewpoint 20

Viewpoint 20 R117 (close to Kilternan Parish Church)	
Location	R117 (close to Kilternan Parish Church)
Coordinates	Latitude & Longitude: 53.143873, -6.115673
Viewing distance to site boundary	550m
Direction of View	S
Existing View	View from R117 (close to Kilternan Parish Church) to the south. A typical view from the road network in the area with low stone walls, hedgerows, footpaths and mature trees with interspersed development.
Value of the View	Low
Visual Susceptibility	Medium
Visual Sensitivity	Medium-Low
Magnitude of Visual Changes	None
Duration of Effects	Temporary
Quality of Effects	Neutral
Significance of Landscape and Visual Effects	Imperceptible
Visual Impact of Proposed Development	The Proposed Development has no visual impact, visibility being blocked by existing vegetation in the background.

Viewpoint 21

Viewpoint 21 View from the Wayside Celtic Football Club	
Location	View from the Wayside Celtic Football Club
Coordinates	Latitude & Longitude:53.142486, -6.111954
Viewing distance to site boundary	235m
Direction of View	SW
Existing View	The foreground is dominated by tarmac and a concrete post and rail type fencing. The middle ground is dominated by high voltage pylons and wires and existing residential developments. In the background the skyline is broken by the rising ground of the foothills of the Dublin Mountains.
Value of the View	Low
Visual Susceptibility	Medium
Visual Sensitivity	High-medium
Magnitude of Visual Changes	Medium
Duration of Effects	Medium to Long-term
Quality of Effects	Neutral
Significance of Landscape and Visual Effects	Moderate
Visual Impact of Proposed Development	The Proposed Development will consolidate the middle ground view and help to establish a strong build edge to the developments in the landscape. The character of the environment will be altered in a neutral manner that is consistent with existing and emerging trends as illustrated by the existing new development..

Viewpoint 22

Viewpoint 22 Dixon Lane	
Location	View from Dixon Lane
Coordinates	Latitude & Longitude:53.141408, -6.105735r
Viewing distance to site boundary	525m
Direction of View	SW
Existing View	The foreground is dominated by agricultural grass land and mature tree line and hedgerow. Distant view of Dublin Mountains on the horizon.
Value of the View	Low
Visual Susceptibility	Medium
Visual Sensitivity	Medium
Magnitude of Visual Changes	None
Duration of Effects	Permanent
Quality of Effects	Neutral
Significance of Landscape and Visual Effects	Imperceptible
Visual Impact of Proposed Development	The Proposed Development will not be seen. The character of the environment will not be altered.

Viewpoint 23

Viewpoint 23 Ballycorus lead mines	
Location	View from Ballycorus lead mines
Coordinates	Latitude & Longitude:53.132760, -6.094897
Viewing distance to site boundary	2300m
Direction of View	SE
Existing View	Panoramic view from Ballycorus lead mines. Low growing gorse dominate foreground with rolling landscape of open fields and development occupying the foreground. Background dominated by view of Irish Sea and sky.
Value of the View	Medium
Visual Susceptibility	High
Visual Sensitivity	High
Magnitude of Visual Changes	Medium
Duration of Effects	Permanent
Quality of Effects	Neutral
Significance of Landscape and Visual Effects	Minor
Visual Impact of Proposed Development	The proposed development will barely be seen due to retained and proposed vegetation. . The character of the environment will be altered in a positive manner that is consistent with existing and emerging trends.

10.5.2.3 Visual Impacts Effects Conclusion

Table 10-13 summarises the visual impact assessment.

Table 10-13 Visual Impact Assessment Results

Duration of the Effects	Viewpoints	Total
Permanent	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 19, 22, 23	20
Long-term to Permanent		0
Long-term		0
Medium to Long-term	15, 21	2
Medium-term		0
Short to Medium-term		0
Short-term		0
Temporary	20	1
Quality of the Effects		
Positive	4	1
Neutral to Positive	6, 9	2
Neutral	1, 2, 3, 5, 7, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23	20
Neutral to Negative		0
Negative		0
Significance of Visual Effects		
Imperceptible	2, 5, 10, 11, 17, 22	6
Minor to Imperceptible	13	1
Minor	1, 3, 12, 18, 19, 20, 23	7
Minor to Moderate	14	1
Moderate	4, 6, 7, 8, 9, 15, 16, 21	8
Moderate to Significant		0
Significant		0
Profound		0

Summary of visual impacts

All viewpoints are predicted to have a moderate or less landscape or visual impact. No neutral to negative or negative landscape or visual impacts are predicted. The remaining effects range from imperceptible to minor to moderate effects.

10.5.3 Conclusion

The site of the Proposed Development was considered to have a Medium Landscape Value, a Medium Landscape Susceptibility, a Medium to High-Medium Landscape Sensitivity. The Proposed Development changes to landscape characteristics are Medium. In terms of the landscape effects, some moderate changes will occur on the landscape of the site, mainly with the removal of trees and hedgerows and general construction activity to the implementation of the proposed buildings, but these changes will be short term in nature and will be counterbalanced with the implementation of the proposed landscaping.

Twenty-three viewpoints were assessed for visual impact. All viewpoints are predicted to have a moderate or less visual impact with the majority having a minor or less visual impact.

10.5.4 Potential Cumulative Impacts

Given the zoning of the adjoining lands it is reasonable to expect additional development in close proximity. There are several areas north and east of the site that are zoned as “*Medium Density Residential*” and also other areas west of the Site zoned as “*Lower Density Residential*” in the Dun Laoghaire County Development Plan 2022-2028. These lands will need planning approval to be developed and will be subject to local and national guidelines which will limit any significant landscape or visual cumulative impacts.

10.5.5 “Do Nothing” Impact

The do-nothing impact refers to the non-implementation of the Proposed Development. The primary effect of this would be that the impacts and effects identified would not directly occur. In the event that the development does not proceed it is very likely that the Proposed Development site would be developed in the future in line with its zoning. If the site is left in its current state, it will be likely continued to be maintained in its current manner and hence a neutral impact will persist on the existing landscape.

10.6 Avoidance, Remedial and Mitigation Measures

The key landscape and visual mitigation measures used during the Construction Phase have been incorporated into the layout of the site and design of the proposed buildings. The buildings will be low height (2-4 storeys), clad in a similar neutral colored material and will have a similar horizontal emphasis.

The measures proposed revolve around the implementation of appropriate site management procedures – such as the control of site lighting, storage of materials, placement of compounds, delivery of materials, car parking. Visual impacts during the construction phase will be mitigated through appropriate site management measures and work practices to ensure the Site is kept tidy, dust is kept to a minimum, and that any locations close to public areas are kept free from building material and site rubbish.

Site hoarding will be appropriately scaled, finished and maintained for the period of construction of each section of the works as appropriate. To reduce the potential negative impacts during the construction phase, good site management and housekeeping practices will be adhered to. The visual impact of the site compound(s)

and scaffolding visible during the construction phase are of a temporary nature only and therefore require no remedial action other than as stated above.

For those trees proposed for retention, all necessary mitigation measures will be put in place in order to prevent or reduce impact to its very minimum. Mitigation measures used will need to include the erection of protective fencing at the very start of the works, ground protection installation within root zones where fencing cannot be erected to enclose the entire root zones, monitoring of the site works by the project Arboriculturist throughout the construction process and the use of tree friendly techniques and products for the construction process.

10.6.1 “Worst Case” Scenario

The worst-case effects arise when the mitigation measures as proposed substantially fail. This would result in landscape and visual impacts lasting in the medium to long term as due to the location of the Proposed Development on valuable zone land it would be highly likely that it would be redeveloped in the near future.

The failure of the proposed landscape mitigation measures is very unlikely. Also, if the Proposed Development is granted, the proposed landscaping will become a part of the plans and particulars of the planning application and as such can be made subject of an enforcement notice by the local authority to rectify the situation.

10.7 Residual Impacts

No negative residual impacts in the context of landscape and visual impact are anticipated regarding this Proposed Development.

10.7.1 Construction Phase

Notwithstanding the proposed ameliorative and mitigation measures proposed during the Construction Phase, it is considered that the initial development of the site, including removal of trees and hedgerows and general construction activity will result in overall residual effects that are moderate, negative temporary impacts and ongoing residual effects that will be moderate, neutral short-term impacts by the closest receptors and reduce rapidly with distance to impacts which are minor/negligible, neutral short term impacts.

10.7.2 Operational Phase

On completion, the disturbance and change associated with the construction stage will be gradually altered by the influence that the new development establishes on the character and visual context of its environs. In this regard it is considered that the Proposed Development of the site will have a residual minor local impact on the landscape character of its environs and reduce rapidly with distance to impacts which are negligible, neutral long-term impacts.

10.8 Monitoring

10.8.1 Construction Phase

Landscape tender drawings and specifications will be produced to ensure that the landscape work is implemented in accordance with best practice. This document will include tree work procedures, soil handling, planting and maintenance. The contract works will be supervised by a suitably qualified landscape architect. The planting works will be undertaken in the planting season after completion of the main civil engineering and building work.

Any construction works within close proximity to retained trees are advised to be undertaken in accordance with approved method statements prepared by the construction contractor under the direct supervision of a qualified consultant Arboriculturist. Therefore, during the construction works, a professionally qualified Arboriculturist is recommended to be retained by the principal contractor or site manager to monitor and advise on any works within the RPA of retained trees to ensure successful tree retention and planning compliance. The Arboriculturist is to make regular site visits to ensure that the tree protection measures are in place and adhered to.

10.8.2 Operational Phase

Monitoring of the mitigation measures will form part of the landscape management plan. Replacement trees, replacement planting and pruning measures will be captured in landscape maintenance plans and are intrinsically linked to the proposed mitigation measures. All landscape works will be in an establishment phase for the initial three years from planting. A landscape maintenance plan accompanies the planning application. Prior to completion of the landscape works, a competent landscape contractor will be engaged and a detailed maintenance plan, scope of operation and methodology will be put in place.

10.9 Interactions

Interactions between Landscape and Visual Impact and other aspects of this Environmental Impact Assessment Report have been considered and are detailed below.

10.9.1 Population and Human Health

It is not considered that the Proposed Development by virtue of its visual appearance and in the context of the proposed zoning of the site of the Proposed Development and the suburban village and residential nature of the surrounding landscape, will cause any issues for the residential local population.

10.9.2 Biodiversity

The proposed landscaping of the site interacts with its biodiversity and ecology through the changes that will occur to the existing habitats and flora at the site. The landscaping proposals will entail losses and contributions in terms of vegetation at the site, which in turn will affect the ecology of the site. The site in its current condition is not of high ecological value, and the proposed landscaping will not result in significant adverse effects in this regard.

It is noted that the Proposed Development further negates any habitat loss through the provision of a number of planted garden areas and green roofing included in the project design. As such, no significant cumulative habitat loss will occur involving the Proposed Development.

10.9.3 Archaeology and Cultural Heritage

As there are no known archaeological or architectural remains found during the desk top survey as well as the walkover survey, it is not predicted that any changes in landscape or visual impact will affect in any way the archaeology of the area.

10.10 Difficulties Encountered When Compiling

No difficulties were encountered in the preparation of this chapter.

10.11 References

Dún Laoghaire-Rathdown County Development Plan 2022-2028

The Landscape Institute, 'Guidelines for Landscape and Visual Impact Assessment', (3rd Edition) 2013

Technical Information Note on Townscape Character Assessment, 2016, published by the Landscape Institute

'The Countryside Agency and Scottish Natural Heritage – Landscape Character Assessment Guidance for England and Scotland' 2002

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A Handbook on Environmental Impact Assessment, Scottish Natural Heritage

Journal of Environmental Psychology, Visual Thresholds for Detection, Recognition and Visual Impact in Landscape Settings (H. Shang and I.D. Bishop, 2000)

Landscape design with plants, Brian Clouston

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