



# Landscape and Visual Impact Assessment ("LVIA")

**FOR**

Proposed mixed-use development

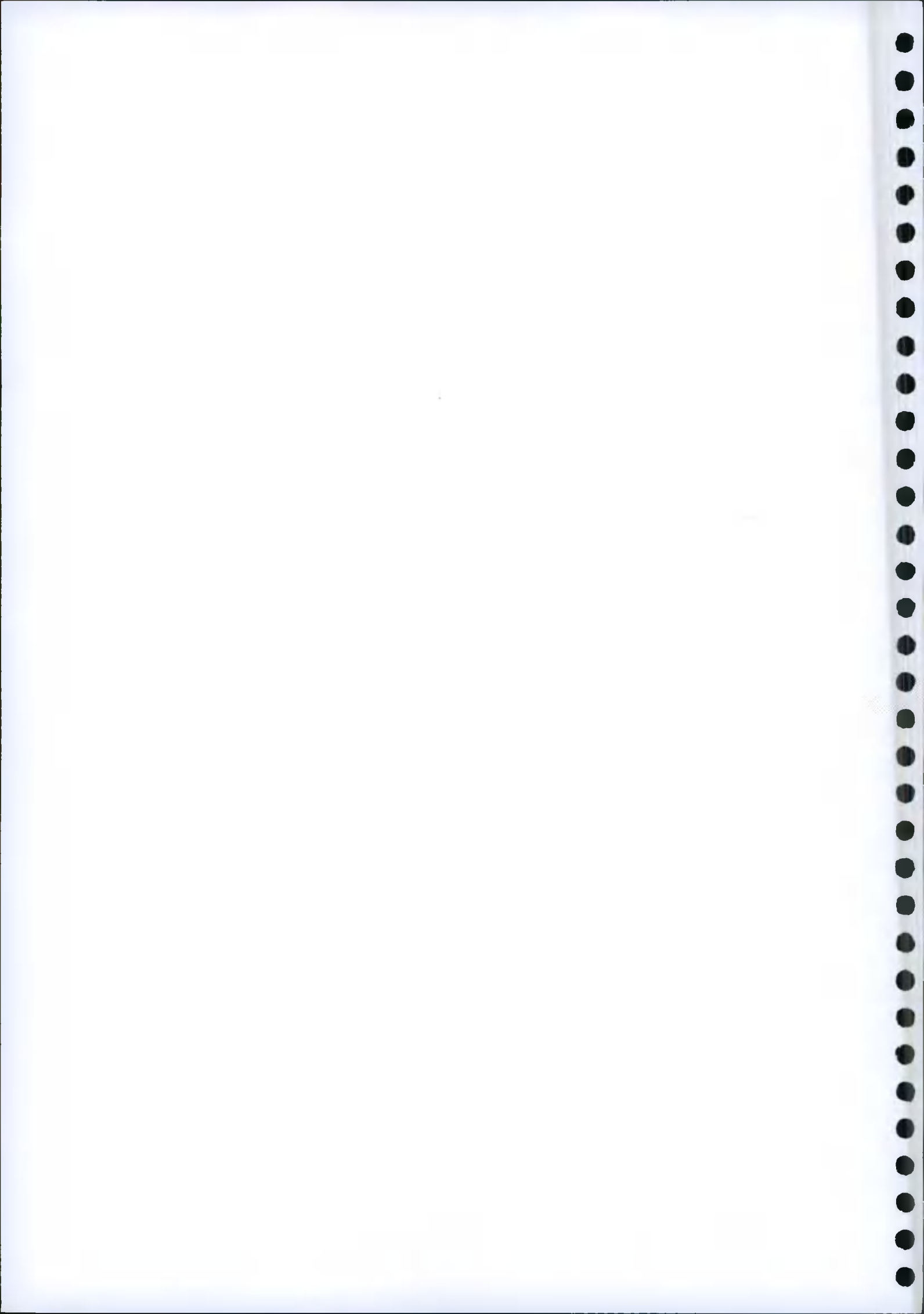
**AT**

Greenhills Road, Tallaght, Dublin 24

**PREPARED BY PHILIP J LANDSCAPE ARCHITECTURE ON BEHALF OF  
O'Mahony Holdings SPRL**

**AS OF**

May 2021



## Introduction

This Landscape and Visual Impact Assessment (“LVIA”) report has been prepared by Philip J Landscape Architecture on behalf of O’Mahony Holdings SPRL in relation to the proposed construction of a mixed use development on Greenhills Road, Tallaght, Dublin 24.

The purpose of this LVIA is to identify and determine the potential effects, if any, on the surrounding landscape and visual amenity as a result of constructing a five- and six-storey mixed use development, to include residential apartments, (the “proposed development”) on the applicant’s property (“site”).

### SUMMARY OF PROPOSED DEVELOPMENT

The development comprises of:

- Residential apartments, including studio apartments and 1 to 3 bedroom apartment options;
- Retail unit;
- Pedestrian ways and public and private open space, to include a children’s playground.

## Characteristics of the site and area

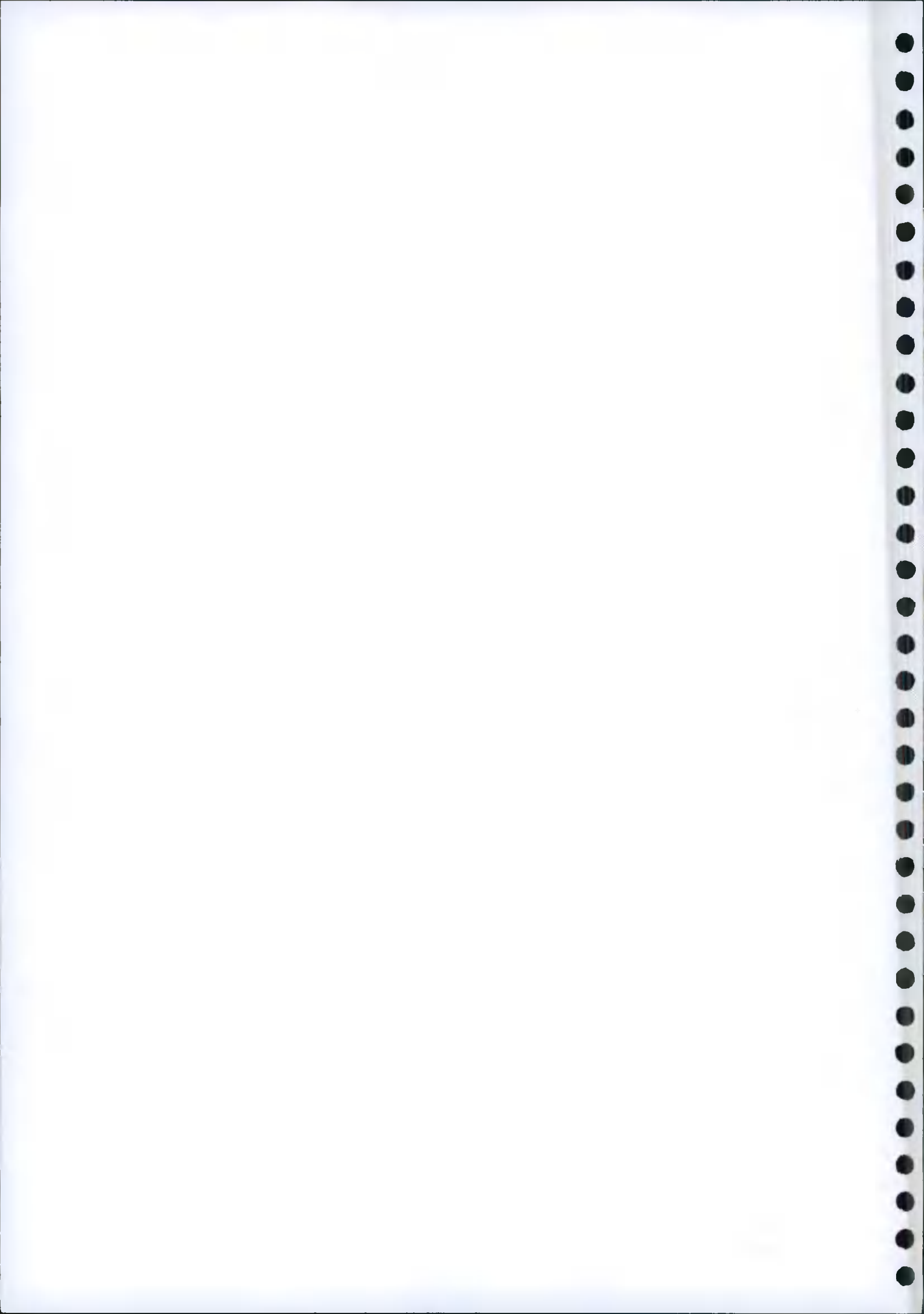
### DESCRIPTION OF SITE

- The site shares the block with a separate vacant site, which is a prominent feature in the Village Centre and is the focus of South Dublin City Council’s vision for a high quality public realm in the Village.
- Mature trees and shrubs line the site immediately west and across Old Greenhills Road from the proposed development.
- Old Greenhills Road is not a through road but does receive traffic from the Greenhills Rd Garage.
- Greenhills Road is a primary road, and connects at the site’s southeast corner to secondary road Main Street (west)/Main Road (east).

### VERNACULAR ARCHITECTURE

- The Village Centre includes retail chain and non-chain services, hospitality, banking, and other amenities among single-family and multi-unit residences. Some single-family residences support customer-facing businesses.
- The proposed development is consistent with other several storey mixed use developments with brick, glass and stone facades in the locality (see Photomontages prepared by Redline Studios, View 1, 2 and 3, and annotated viewpoint 7d in Appendix B).
- New Bancroft, a mixed use development one block south from the site and completed in 2016, includes retail facilities at ground level that were unoccupied at the time of this LVIA.
- The Landscape Character Assessment of South Dublin County (2015) notes that recent developments have contributed to a sense of “anonymity” and without connection to a broader community (p. 78).





## TALLAGHT TOWN CENTRE

- Tallaght is considered by South Dublin County Council to be the County Town, with development objectives reflecting its status as the County's primary urban centre.
- As per the Tallaght Town Centre Local Area Plan 2020-2026 (Figure 1.2: Landuse Zoning, p. 7), the site and Greenhills Road is under land use zoning objective 'VC' to protect, improve and provide for the future development of Village Centres, with particular focus on conservation of the special character of traditional villages.
- A small area directly east of the site is under objective 'OS' to preserve and provide for open space and recreational amenities. A public green lawn space exists there today, with Bancroft Park to the north and Main Rd. to the south.
- An urban space with public seating is located on Main Street west from the development.

## CONSERVATION

### Record of Protected Structures

- The South Dublin County Council Development Plan 2016-2022 notes no existing conservation efforts on the site.
- Directly north of the site is Record of Protected Structure 268: St. Basil's Training Centre, Greenhills Road, Tallaght (detached ten-bay single-storey building c.1940) (*National Inventory of Architectural Heritage*).
- Three additional protected structures, all related to St Mary's Priory, are located to the west of Old Greenhills Road and the proposed development. They are separated from the proposed development by Old Greenhills Road, footpaths, a stone wall, mature tree and shrub planting, and a parking area in use by St Mary's Priory.

### Record of Monuments and Places

- The proposed development sits within the boundaries of the recorded archaeological site of Tallaght Town, with map reference number DU-021-037. Related monuments numbered 01-14 include ecclesiastical remains, all west of Old Greenhills Road and with none mapped on the site.
- This is further referred to as an Architectural Conservation Area (ACA) in the County Development Plan; however, the ACA does not include the site but instead borders it. This is reflected in Appendix C.

## Landscape effects

The proposed development's surrounding landscape is urban and similar to existing developments in the locality. While there are natural effects, and some mentioned below, the landscape here focuses on the townscape (in effect, a "townscape assessment").

## VILLAGE CENTRE

- The Village Centre, also referred to as the "Village", is a moderately sensitive receptor. As an area with historical significance and character that South Dublin County Council intends to maintain and promote, it can be considered somewhat susceptible to changes in views.



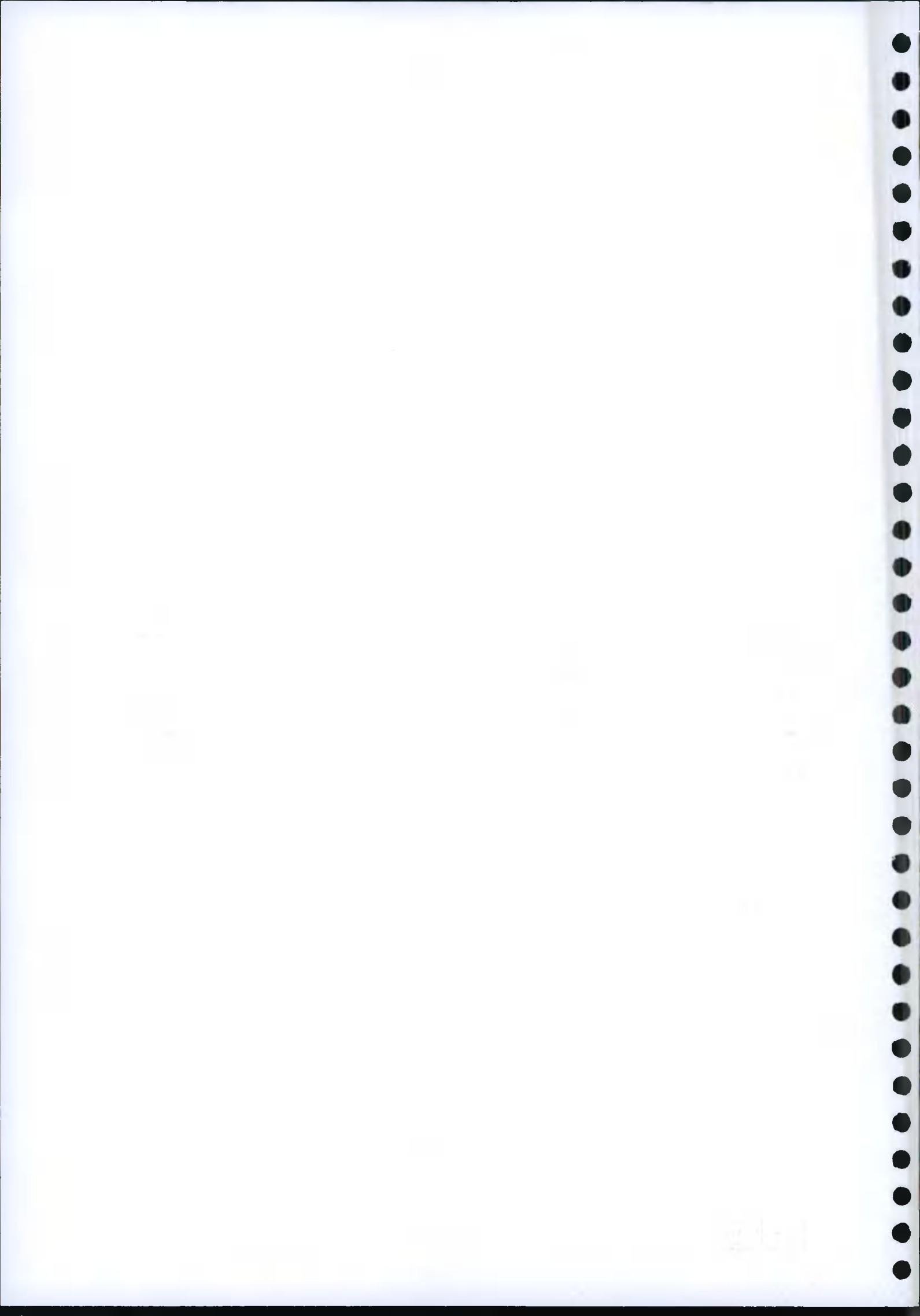
- As noted in the South Dublin Landscape Character Assessment, the area has been significantly altered by development throughout the 20th Century.
- Many of these developments were “insensitive to remnant historical or vernacular features” (p. 78) and have resulted in a new vernacular architecture in the area.
- The Local Area Plan aims to focus on “heritage and cultural identity attributes” (p. 9) when introducing new developments.
- The magnitude of change is expected to be moderate, with the proposed development representing a new landscape feature. This feature will be visible from parts of the Village but not negatively impact the Village’s overall character, nor depart from the area’s vernacular.
- Overall, the effect is expected to be ‘Moderate/Minor’, given the proposed development’s prominent location within the Village Centre.

#### ARCHITECTURAL CONSERVATION AREA (ACA)

- The architectural conservation area is a highly sensitive receptor, being of high value and susceptible to change.
- The area features prominent landmarks and high-value features, with a high historic, cultural, conservation and scenic value.
- The site is separated from the predominant historic elements of the conservation area by several mature trees, a stone wall and Old Greenhills Road. The conservation area borders the site but does not include it.
- Changes to the site as a result of the proposed development will be barely perceptible, partly as a result of the screening elements.
- Structures of historic significance within the ACA will not be dominated by the proposed development, given its scale relative to St Mary’s Priory, several separating elements, and its position on the site.

#### WATER BODIES

- The **River Dodder** and **Poddle River** (also referred to as Poddle Stream) are sensitive receptors, being of high value and moderately susceptible to change in the sections that are captured by the LVIA assessment area.
- The River Dodder passes under the M50 before heading southeast and away from the site. A weir sits just west of the M50 and is located next to a concrete supplier. Despite some land use of this nature, public facilities are also in place to access the river via the Dodder Riverbank Park and other amenities.
- Poddle River runs north of the site in the direction of Technological University Dublin (TUD). The Natura Impact Report in 2019 (p. 18) highlighted that the most recent surface water data for Poddle Stream classified it as “poor status”.
- Both have significant cultural value, as well as recreation (walking, primarily), conservation and scenic value. Features are generally in good condition, although are largely enclosed and with some visual intrusions as a result of the surrounding urban environment.
- **Whitestown Stream** is less sensitive, and could be considered of lower value and less susceptible to change than the above.
- The stream runs parallel to the N81.





- By being much more integrated with urban development features, its use is limited from a scenic and recreation perspective. Known detractors include litter and water quality.
- The above water bodies are expected to experience no change, or negligible change, as a result of the proposed development. Any effects are minor, if not negligible, and are not significant in the context of this LVIA.

#### MATURE TREES AT ST MARY'S PRIORY

- Several of the LVIA's viewpoints (Appendix B and Photomontage document) featured the mature trees on the grounds of St Mary's Priory.
- As detailed in the Natura Impact Report, (p. 17) these trees provide biodiversity benefits.
- The property is separated from the site by Old Greenhills Rd in addition to a stone wall. The development's impact on the mature trees is expected to be negligible to minor.
- This summary is based on the distance between the development and trees on the grounds of St Mary's Priory. Further, St Mary's Priory already borders Main St to the south with no clear impediment on its mature trees.

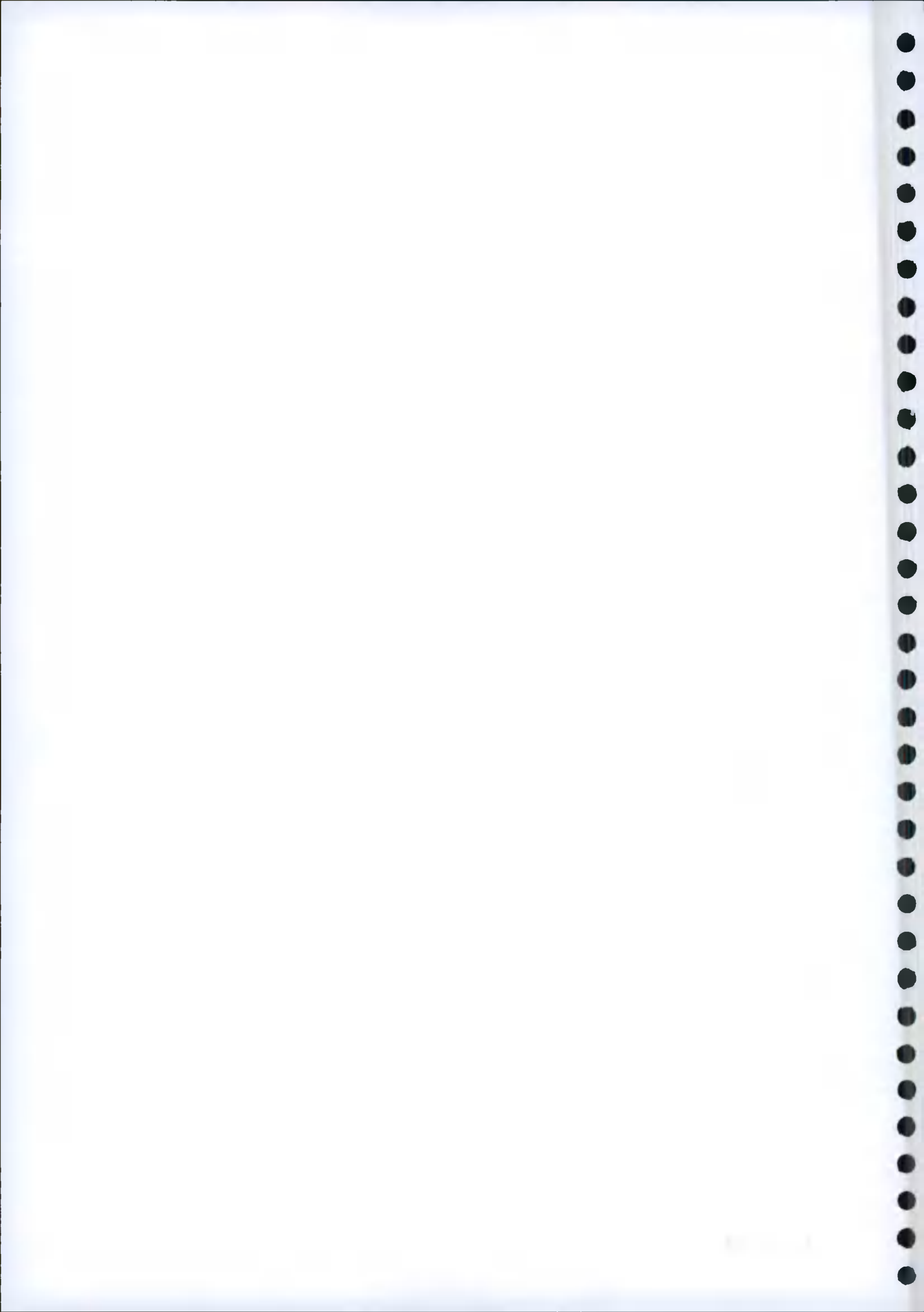
#### SUMMARY OF LANDSCAPE EFFECTS

Receptor	Sensitivity	Magnitude of Change	Impact	Significance
Townscape effects				
Village Centre	Medium	Medium	Moderate/Minor	Significant
Physical landscape effects				
River Dodder	High	Negligible	Minor	Not significant
Whitestown Stream	Low	Negligible	Minor	Not significant
Poddle River	High	Negligible	Minor	Not significant
Mature trees	Medium	Negligible	Minor	Not significant
Natural heritage landscape effects				
ACA	High	Negligible	Minor	Not significant

#### MITIGANTS OF LANDSCAPE EFFECTS

The proposed development's closest intersection with Main Street and the Village Centre has been designed to feature a ground-level public retail unit (currently titled as 'Cafe'; see the Architect's Design Rationale document prepared by TOT Architects). The proposed development will also feature a sharply angled corner that will reduce the building's footprint and help maintain legibility within the Village Centre.

The Landscape Character Assessment does recommend the mitigation of tree planting in open space in housing areas to "improve their character" (p. 79), as well as the use of hedgerows (p. 82). The proposed development has dedicated green space, including ground level private and public open space. In addition, it was proposed that 730sqm will be dedicated to green open space, with 247sqm dedicated to public space. The total green space represents 31% of the site's 2,342sqm footprint (as indicated in the Architect's Design



Rationale prepared by TOT Architects). In the context of this LVIA, no additional mitigants are recommended.

Given the overall low magnitude of change expected for the remaining landscape receptors, there are no proposed mitigation measures determined necessary in the context of this LVIA.

## Landscape impact summary

The impact on the townscape is proposed to be 'Moderate/Minor', particularly in the context of the landscape baseline. The landscape baseline today is functionally urban, with a vernacular that is of low relative quality and a largely unused site prominently situated. While the proposed development may be considered to have a significant effect on the Village Centre, it is also expected to meet and improve upon its existing character and legibility. Negligible, or no, impact is expected on other landscape receptors.

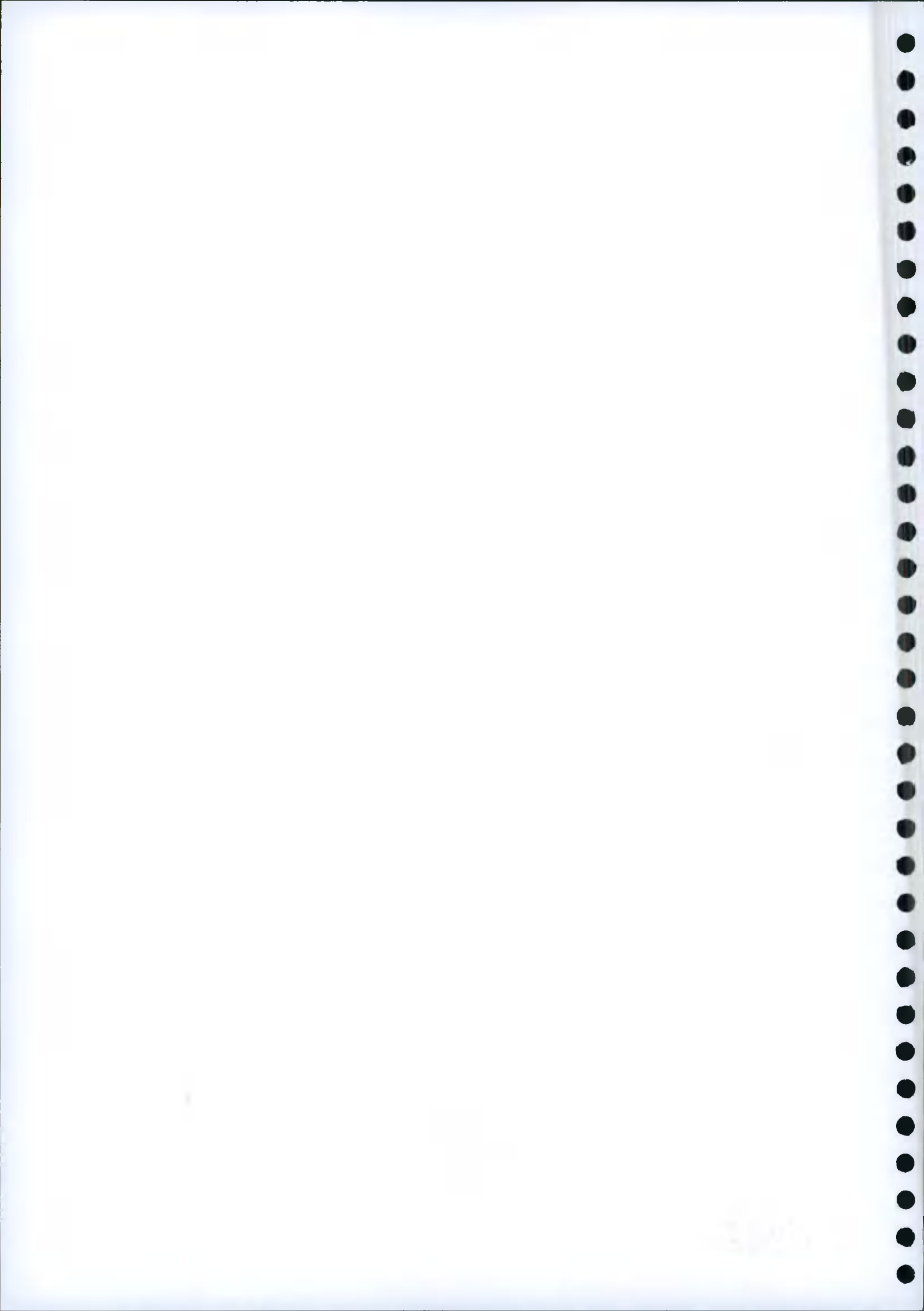
## Visual effects

For the purpose of this assessment, the following viewpoints were selected. These viewpoints broadly focus on the visual effects to existing public and historic areas, including potential effects on the Village Centre.

- **View 1:** Pedestrian bridge;
- **View 2:** Main Road;
- **View 3:** Public green space;
- **View 4:** Greenhills Road, with views of Dublin Mountains;
- **View 5:** Corner of Main Street and Old Bawn Rd;
- **View 6:** Urban public space on Main Street;
- **View 7a:** St Mary's Priory;
- **View 7b:** St Mary's Priory west parking lot entrance;
- **View 7c:** St Mary's Priory path to parking A;
- **View 7d:** St Mary's Priory path to parking B.

Photomontages are available for View 1, 2, 3 and 4—refer to the Photomontages document prepared by Redline Studios. Annotated viewpoints are available for the remaining views (see Appendix B). GPS coordinates provided for each annotated viewpoint (Appendix B) are accurate within 3 metres, and viewpoints are also accurate within 1.5 metres of 90 metre elevation unless stated otherwise.

Further, viewpoints highlighted in the South Dublin County Council Development Plan 2016-2022 (9.2.1 Views and Prospects) were also considered, but no listed views are in the direction of, and capture, the proposed development.



## VIEWS FROM MAIN STREET/MAIN ROAD

### Existing

- Looking east down Main Street towards the site (View 5), the existing vacant site and its fencing is prominent in the distance.
- Further east on Main Street is a small urban space with public seating. Parking, traffic, street planting and St Mary's Priory largely obscure the existing vacant site and five-storey development (View 6).
- Main Street turns into Main Road after crossing Greenhills Road.
- Looking west down Main Road towards the site (View 2), views are currently dominated by the roadway, ground floor retail units (including Spar, Lloyd's Pharmacy and Bank of Ireland) and the four storey residential apartments above the retail units.
- Fencing around the existing vacant site is visible on the right, but not prominent. The mature trees of St Mary's Priory can be seen above it.
- The existing five storey development on the site is not visible from View 2.

### Proposed

- Views of the terraced mixed-use properties on Main Road, just past the site, will be partially obstructed by the proposed development's six-storey building. These create some sense of legibility as to the scale of the Village Centre and the road direction, but this effect will not be fully lost.
- Some elements of the six-storey building, and all other aspects of the development, will be obstructed by the existing mature trees and stone walls of St Mary's Priory. This will be particularly true from View 6 (the urban space with public seating).
- From Main Road (View 2), the six-storey building will be visible. Some planting of St Mary's Priory will be obscured.

### Effects

- The overall effect on Views 5 and 6 is 'Minor/negligible' and 'Minor', respectively.
- View 6 may be considered slightly more sensitive than View 5, given that the proposed development is more visible from the urban amenity and that viewers may be more focused on the townscape and landscape elements.
- Views from Main Street experience a moderate magnitude of change as the mixed-use residential style (vernacular architecture described above) is not as visible from these receptors as others, making the proposed development more of an outlier. A higher magnitude of change was not appropriate given the limited visibility of the proposed development.
- The magnitude of change for both views is moderate, with some alteration of the Village Centre expected but very much in line with elements of the immediate existing landscape.
- From View 2, a 'High' magnitude of change is expected via both obstruction (mainly of foliage on the property of St Mary's Priory) and inclusion of new visual elements. However, given the presence of similar architecture, the overall sensitivity is 'Low'. This considers the emphasis on maintaining an aesthetic, historic experience in the Village Centre.
- The overall effect is at most considered 'Minor' and is therefore not significant.



## VIEWS FROM FOOTBRIDGE

### Existing

- The existing four storey development is partially obstructed by deciduous trees, which provide more coverage in the spring/summer seasons.
- From View 1, the vacant site is also visible.
- Three multi-unit residential apartment blocks, all consisting of at least five storeys, are situated between View 1 and the site. All three share the vernacular described above.

### Proposed

- The six-storey building will be prominent but partially obstructed by existing mature deciduous trees, with more coverage in summer months.
- Only views of the existing development are expected to be blocked by the six-storey building, in addition to views of treetops from distant properties. Views of the vacant site and Greenhills Road are still possible.

### Effects

- The overall change is moderate, given that the vernacular will match that of existing developments. There will be visual inclusion but with minor obstruction of existing views.
- Sensitivity is low: the footbridge is used to cross a busy roadway and an area already heavily developed. The viewer's focus will not be the landscape or view.
- As a result, the effect is minor and not significant.

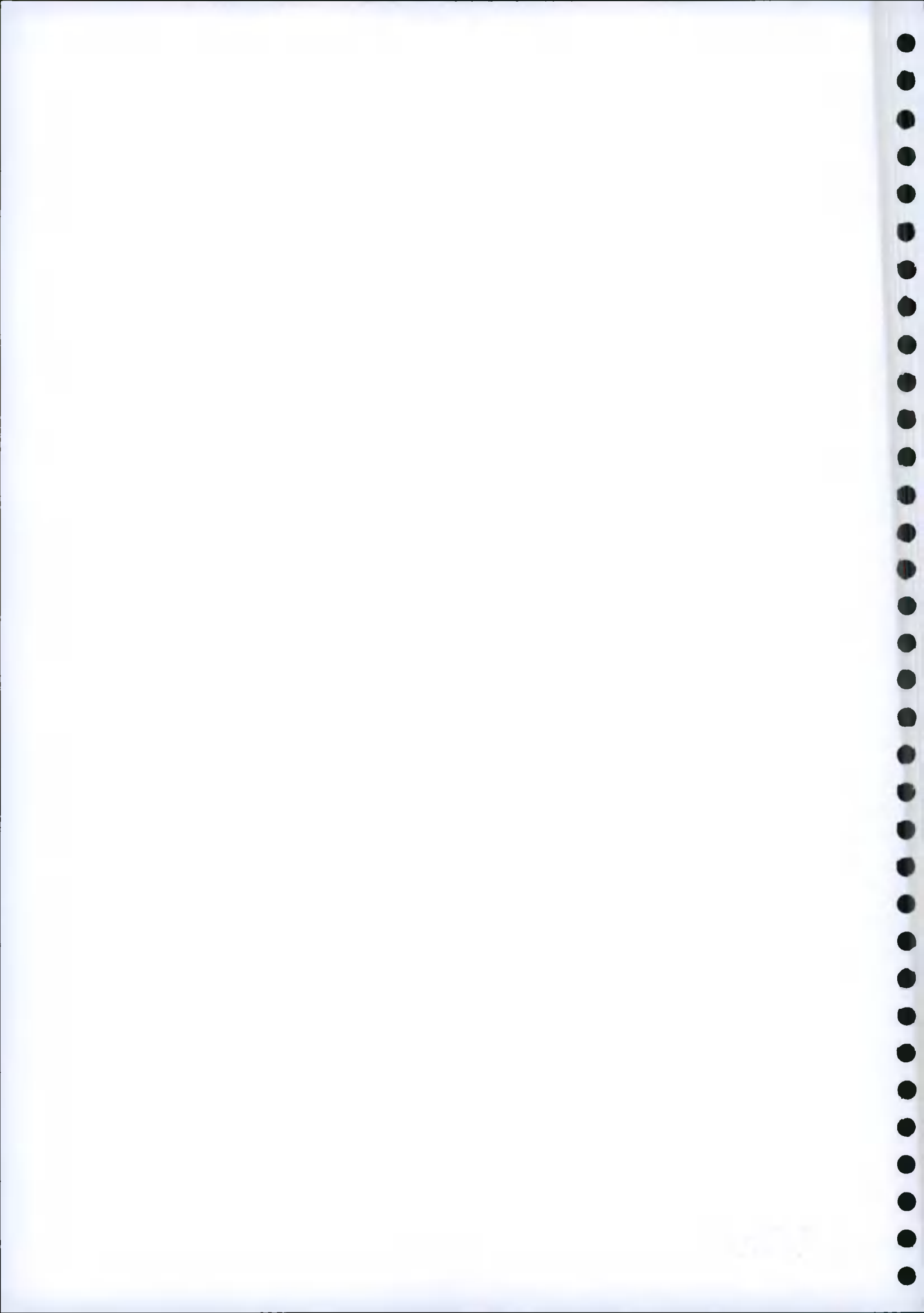
## VIEWS FROM GREENHILLS ROAD

### Existing

- From View 4, the existing residential units on the site are visible, as are other multi-storey residential developments on the left hand side of Greenhills Road.
- The Dublin Mountains are visible to the far left and right of the Village Centre as well as through the Greenhills Road thoroughfare.
- Public green space is in the foreground and to the left. Looking southwest across the green space (View 3), views are limited to a multi-storey residential complex (Greenhills Court) and the existing buildings on the client's site.
- Views of the Dublin Mountains are not available from View 3, while some views of the mature trees on the St Mary's Priory property are available.

### Proposed

- From View 3, the existing skyline will be altered to reflect the addition of the proposed development's five- and six-storey buildings.
- From View 4, the existing structure will gain height to the left while the top of the five storey structure will be seen behind the protected structure in the foreground.
- No visual elements are obstructed but new elements will be included (the higher floors of the proposed development).
- From both receptors, changes will appear proportional with existing development.





## Effects

- View 3 is a moderately sensitive receptor, as a public recreation area. The recreation area is exposed and may not be considered as scenic or developed as other nearby options.
- The magnitude of change will be moderate, with some aspects of the skyline changing as a result of the five- to six-storey buildings.
- The overall effect on View 3 is 'Minor', with the proposed development consistent with the receiving landscape and obstructing little to no visual amenities.
- View 4 is a moderately sensitive receptor, with the visual amenity of the Dublin Mountains available to residents and those traveling along Greenhills Road to the Village Centre.
- It has been recommended in the Landscape Character Assessment that views from South Dublin to the Dublin Mountains be maintained.
- The impact on these views is expected to be negligible to minor. This negligible to minor effect is as a result of obstruction of the existing built environment and inclusion of new visual elements (primarily that of the six-storey building).

## VIEWS FROM ST MARY'S PRIORY

### Existing

- From the front of St Mary's Priory, View 7a, the west facade of the existing development is visible but largely concealed by several mature trees. Both deciduous and evergreen species allow for all-season coverage.
- Moving towards the parking area, the existing development is still visible (View 7b). Other developments in the Village Centre are visible to the right.
- View 7c is from a walkway access point to the same parking area, north from View 7b. The mature trees provide more coverage for the development from this viewpoint. Other developments in the Village Centre are more visible to the right.
- View 7d enters the parking area via a footpath at the northwest corner. Views of the proposed development are largely screened by the mature tree growth and stone wall, with limited features discernable.
- Views of existing developments in the Village Centre are largely open via the end of the parking lot.

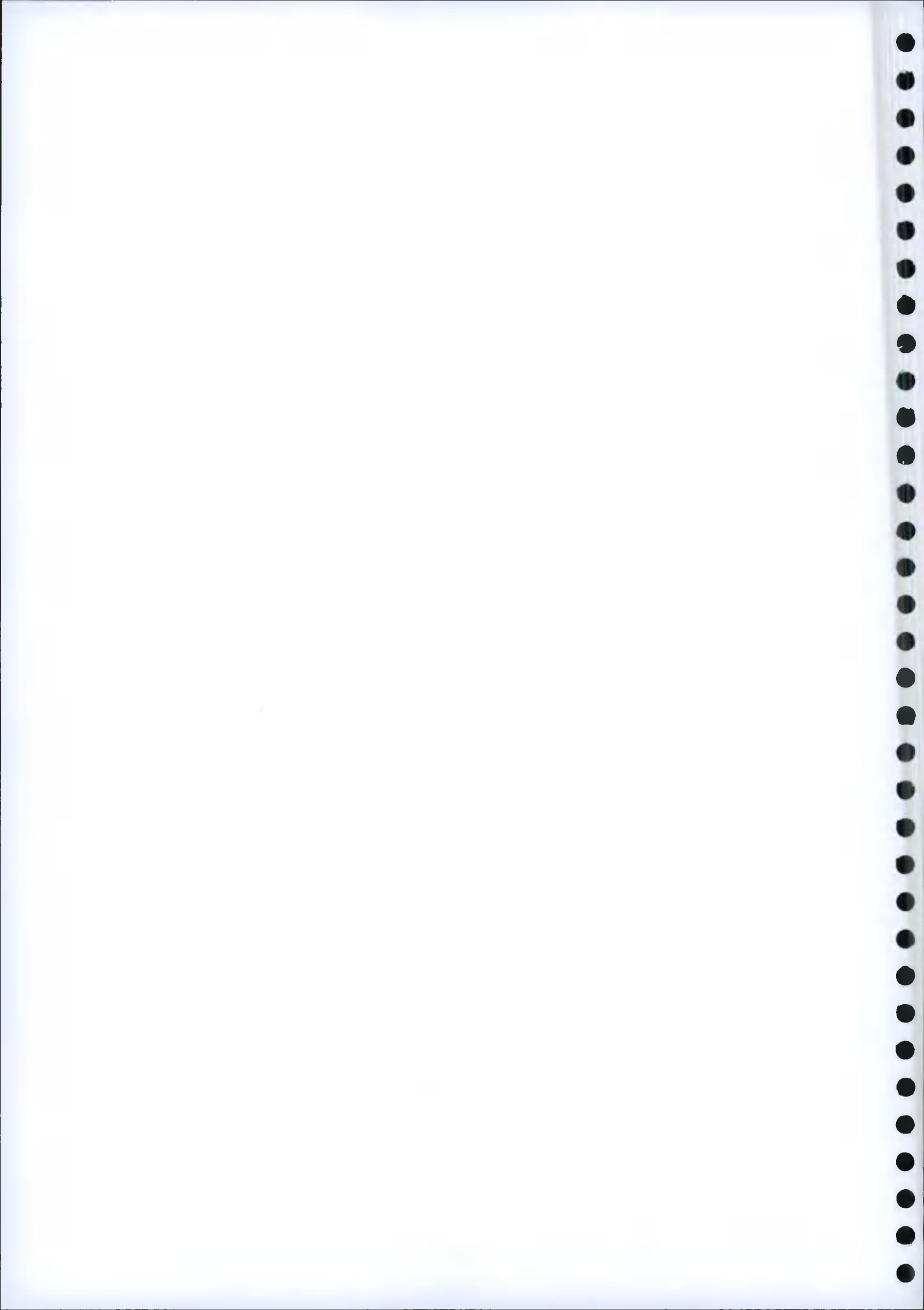
### Proposed

- The proposed five- and six-storey buildings are expected to be largely concealed, benefiting from the same mature tree coverage as the existing development.
- The highest visibility is towards the southeast corner of St Mary's Priory, given a gap due to the branching point of the existing trees. Views of the lower levels of the proposed development's five- and six-storey building may be possible. This is pending any development of the vacant site that sits in the line of sight between the six-storey building and View 7a, 7b, 7d and 7d.

## Effects

- All four receptors are of high sensitivity, given their location with a site of spiritual, cultural, social, archaeological and tourism significance.
- Viewers are most likely to focus on on-site elements when visiting St Mary's Priory vs. views from the site.





- This is furthered by the mature tree screening on the west side of the Priory's property.
- The magnitude of change is low across all four receptors, given the all-season screening available and the proportional changes proposed.
- As a result, the visual effects are all considered 'Minor' and are not significant.

#### SUMMARY OF VISUAL EFFECTS

Receptor	Sensitivity	Magnitude of Change	Impact	Significance
Residential and Village Centre visual effects				
View 1	Low	Medium	Minor/negligible	Not significant
View 2	Low	High	Minor	Not significant
View 3	Medium	Medium	Minor	Not significant
View 4	Medium	Medium	Minor	Not significant
View 5	Low	Medium	Minor/negligible	Not significant
View 6	Medium	Medium	Minor	Not significant
Historic site, monument or place visual effects				
View 7a	High	Low	Minor	Not significant
View 7b	High	Low	Minor	Not significant
View 7c	High	Low	Minor	Not significant
View 7d	High	Low	Minor	Not significant

#### MITIGANTS OF VISUAL EFFECTS

Given the overall lack of significance, no steps were determined necessary beyond those already taken. In the context of the LVIA, there are no proposed mitigation measures.

### Visual impact summary

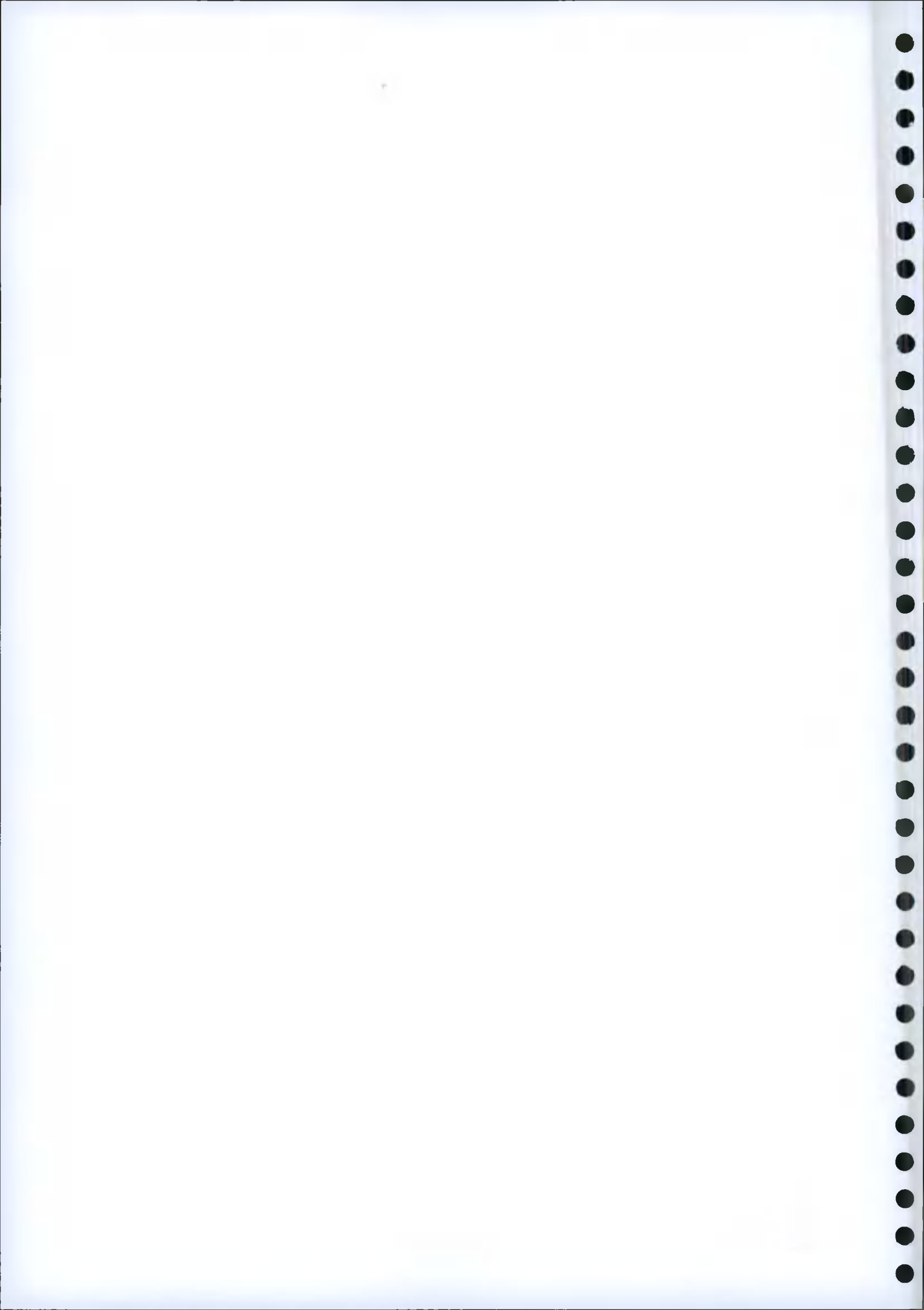
The impact is proposed to be 'Negligible' to 'Minor'. While there are sensitive receptors, and the magnitude of change will be high for selected receptors (the Village Centre, specifically), the overall effect is not significant. This is in part due to the existing multi-storey urban developments in Tallaght Town and the Village Centre that conform to the vernacular architecture described above and prevent line of sight while on Main Street/Main Road. Further, the mature trees on the grounds of St Mary's Priory provide a screen from several areas of the Village Centre.

The proposed development was not visible from all selected viewpoints. However, the viewpoints assessed were selected given the highest likelihood of effect or to highlight that visual receptors in close proximity will remain unaffected, with no visual obstruction or inclusion.



## Conclusion

The proposed development at Greenhills Rd, Tallaght, Dublin 24 is not expected to have a significant effect on any visual amenities but is expected to have an effect on the Village Centre (a landscape/townscape receptor). This is due to the inclusion of a new feature in a prominent location within the Village Centre, but the visual assessment notes that several receptors are not affected. Further, the change is consistent with and a potential improvement upon the Village Centre's current vernacular. No mitigation steps are recommended beyond the public green space described in documents prepared by TOT Architects. Lastly, no significant effect is expected on other landscape receptors, including waterways in the assessment area.



## Appendix A: Methodology

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### Introduction

An LVIA is used to identify any likely effects of change resulting from proposed development, considering impacts on the landscape as an environmental resource and impacts on views and visual amenity. Potentially impacted features of the landscape or views and visual amenity are referred to as landscape receptors and visual receptors.

As part of the assessment, two primary impact types are considered:

- **Landscape effects.** As per the Guidelines for Landscape and Visual Impact Assessment 2013 (“GLVIA”), this relates to a development’s effect on the landscape as a resource in its own right. Elements of the landscape that have the potential to be affected are specifically defined as landscape receptors. Note that the landscape is not limited to natural elements and townscape effects are considered here.
- **Visual effects.** As per the GLVIA, this relates to a development’s effects on specific views and on the general visual amenity experienced by people.

### Guidance

This assessment considers industry best practices as per the following publications:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, Landscape Institute & Institute of Environmental Management and Assessment 2013;
- Landscape Institute’s Visual Representation of Development Proposals, Technical Guidance Note 06/19;
- Guidelines for Environmental Impact Assessment (EIA), Institute of Environmental Management and Assessment, 2004.

Assessment has been undertaken through analysis of the following:

- Current, digital copies of Ordnance Survey Ireland GeoHive maps;
- Aerial photography;
- Site inspection and views from relevant viewpoints;
- South Dublin County Council Development Plan 2016-2022;
- Tallaght Town Centre Local Area Plan 2020-2026 (incl. Appendix 6: Natura Impact Report);
- Tallaght Town Centre Local Area Plan 2006-2011;
- Landscape Character Assessment of South Dublin County, Minogue and Associates with Aegis Archaeology, Michael Cregan and Geoscience Ltd (2015).







## Process

This LVIA was conducted via desktop analysis and site survey:

- A site visit was undertaken on 22 March, 2021 to assess the existing environment, establish existing visual resources and highlight sensitive receptors;
- Details on the proposed development, including plans, elevations and other documents prepared by TOT Architects, were evaluated in the context of the baseline established;
- Annotated viewpoints were prepared to accurately represent the proposed development within its landscape and highlight visual amenities (Appendix B);
- Landscape and visual effects were assessed;
- Appropriate mitigants or enhancement measures were considered and outlined.

## Extent of assessment area

This assessment focuses on landscape and visual receptors within a 1-km area from the southeast corner of the proposed development's site boundary.

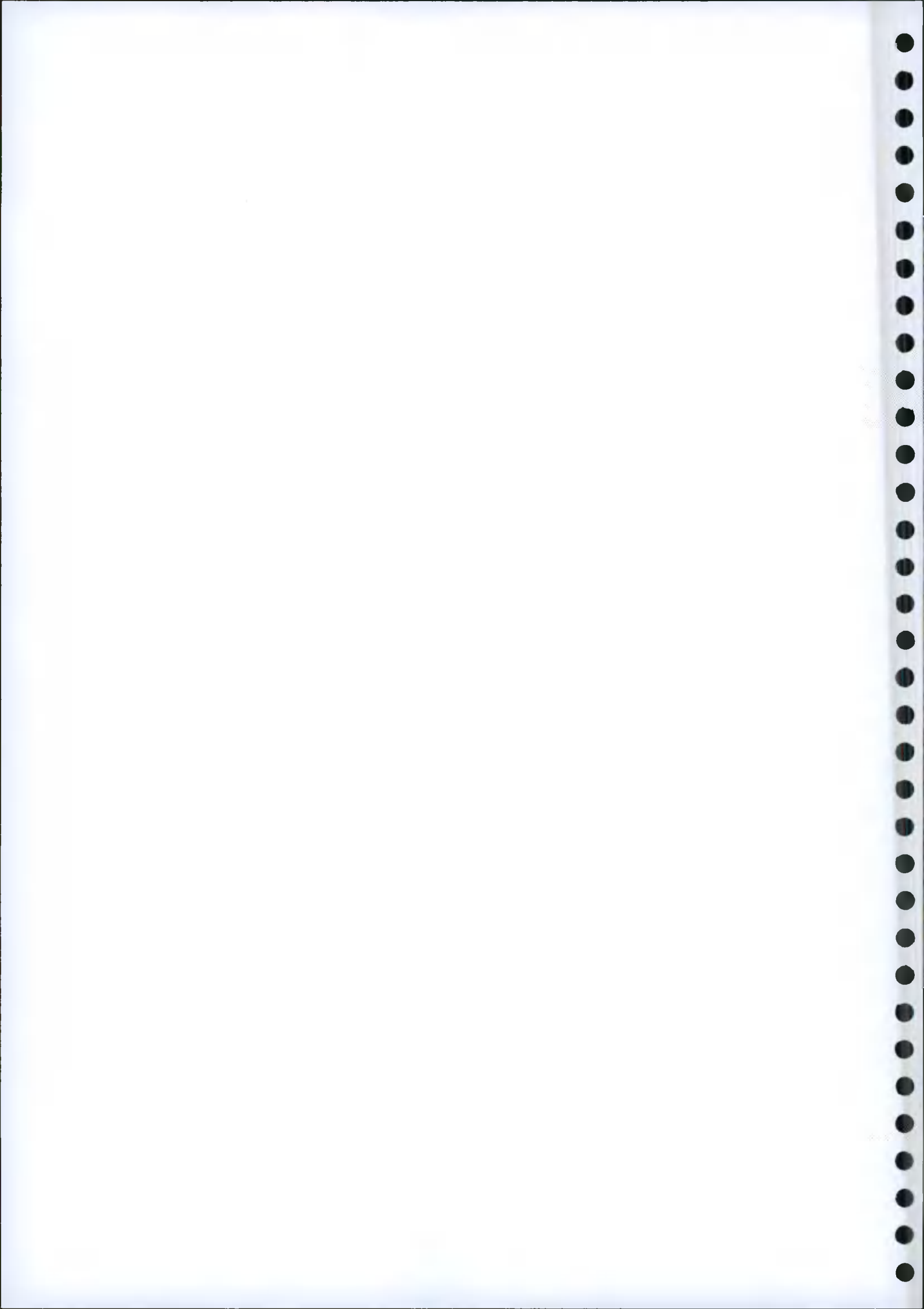
While visual receptors that may be affected by the proposed development were considered as part of the assessment (in line with GLVIA, para. 6.16 – 6.24, 2013), viewpoints were not selected outside of this assessment area given that visibility is low in built areas and that the development will not impact those Views and Prospects outlined in the South Dublin County Council Development Plan 2016-2022.

## Phase consideration

This assessment primarily reports upon the development's intended operational phase.

The construction phase has the potential for landscape and visual disturbance, primarily in the form of roadway access or increased traffic on Old Greenhills Road or Greenhills Road and general construction activities, including demolition of the existing three storey structure, scaffolding, cranes and other temporary appendages.

This has the potential to impact visual receptors in the Village, but is least likely to impact those receptors relating to St Mary's Priory due to the existing mature tree screening. No effect is expected on landscape receptors, although during the construction phase there is potential for noise and light disruption for any biodiversity existing in the mature trees at St Mary's Priory.



## Assessment limitations

Site assessment is undertaken by a qualified, chartered landscape architect using publicly accessible viewpoints.

Vegetation cover and man-made screening (i.e. fencing) may not remain constant (for example, vegetation cover may be seasonal). The assessment considers seasonal changes, including loss of leaf cover and similar impacts on vegetation cover, but cannot account for all possible eventualities. This LVIA's assessment timescale does not afford multi-seasonal documentation.

## Assessing landscape effects

The LVIA first establishes those receptors within the assessment area. This includes, as per the GLVIA (2013), landscape character areas, specific landscape types within character areas, designated areas or features (for example, national parks), individual elements or features, and specific aesthetic or perceptual aspects.

Qualitative methods, as per the GLVIA (2013), are used in order to arrive at an assessment of the landscape. The aim is to identify changes that affect the landscape as a resource, i.e. that affect it. This includes factors such as aesthetic and perceptual aspects and changes in structure. By considering both the sensitivity of a receptor, and the likely magnitude of change, the assessment arrives at an overall significance of any effect.

### LANDSCAPE SENSITIVITY

The GLVIA (2013) describes landscape sensitivity as a combination of the landscape's susceptibility to change as well as the value attached to the landscape. Susceptibility to change can be described as the ability of the landscape receptor (either the overall character, quality of the landscape or a particular landscape feature) to accommodate the proposed development without undue consequences for the maintenance of the baseline (existing) landscape and/or the aims of landscape planning policies and strategies. Landscape value is a combination of values which are assessed in the landscape baseline, combining any formal landscape designations.

#### Criteria for sensitivity

For the purposes of this LVIA and assessment of landscape sensitivity, the following ratings classifications were used to assess first value and then susceptibility.

Value	Low	Medium	High
Designation	Non-designated landscapes	Locally designated landscapes	Nationally or internationally designated landscapes or features
Condition/quality	No/limited areas intact and/or in poor condition	Some areas intact and/or in reasonable condition	Most areas intact and/or in good condition
Scenic value	Little or no aesthetic appeal	Some aesthetic appeal	High, broad aesthetic appeal



<b>Scarcity</b>	Does not contain rare features or characteristics	Contains distinct but not rare feature or characteristic	Contains at least one rare feature or characteristic
<b>Conservation</b>	No/limited cultural and/or nature conservation interests	Some cultural and/or nature conservation interests	Strong cultural and/or nature conservation interests
<b>Recreation</b>	No/limited recreational opportunity	Some recreational opportunity	Strong recreational opportunity
<b>Perception</b>	Prominent detractors already present	Some detractors	No noticeable detractors
<b>Culture</b>	No known cultural association	Moderately valued or limited cultural association	Highly valued or strong cultural association
<b>Susceptibility to change</b>	<b>Low</b>	<b>Medium</b>	<b>High</b>
<b>Pattern, complexity and physical susceptibility</b>	Simple, monotonous and/or degraded landscape with common or indistinct features	Some pattern and/or with a degree of complexity and features in good condition	Strongly patterned or distinctive, with intact and high value features
<b>Visual susceptibility</b>	Enclosed, with views limited or filtered and with an absence of landmarks and intervisibility with designated landscapes	Partially enclosed, with views partly contained or filtered, and with some features and potentially limited intervisibility	Open or exposed, with limited or no filtering of views and with extensive intervisibility and prominent landmarks
<b>Experiential susceptibility</b>	Prominent visual and/or aural intrusion, to potentially include numerous light sources, light pollution and/or a close relationship with large-scale infrastructure or development	Limited visual and/or aural intrusion, to potentially include some light sources and some built development	Limited or no noticeable visual or aural intrusion, with few light sources allowing for dark skies

### Sensitivity matrix

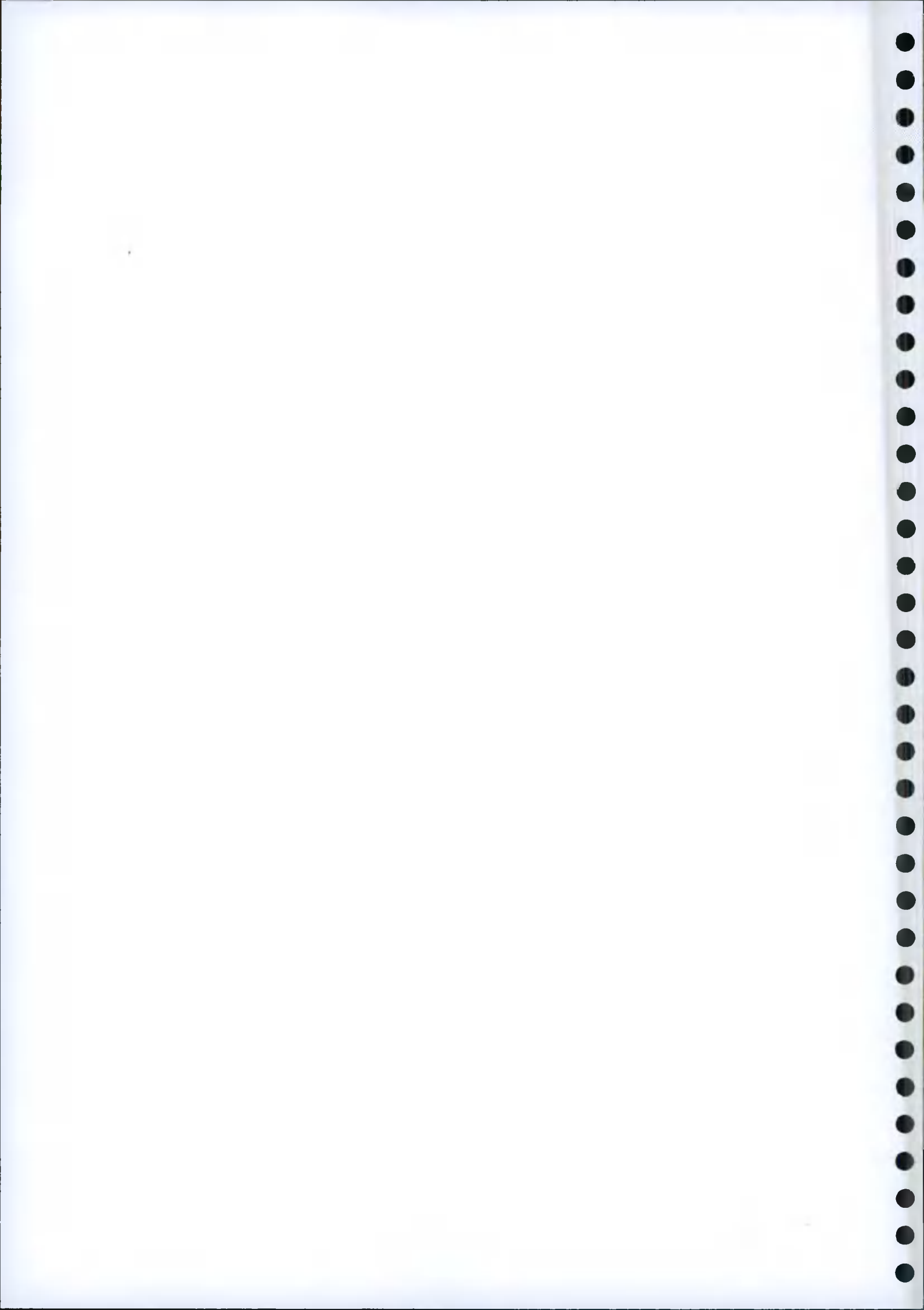
The overall sensitivity, based on the combination of ratings on both value and susceptibility, can then be determined on a scale of Low, Medium, High or Very High, where higher ratings would result in a higher level of sensitivity and the converse true for lower ratings.

	Susceptibility to change		
Value	Low	Medium	High
Low	Low	Low	Medium
Medium	Low	Medium	High
High	Medium	High	Very High

### MAGNITUDE OF CHANGE

This is a combination of the size and scale of the change, extent of area affected, and duration and reversibility of the effect. The magnitude of change for each receptor was assessed using the definitions below. Landscape features that are uncharacteristic with a landscape's overall character would be considered a negative change, while those that are characteristic would be a positive.





Magnitude of change	Description
High	Major change (removal or addition) to landscape features, or addition of new landscape features or elements, which would be conspicuous and alter the overall character of the landscape. Changes are prominent, large in scale, effect key characteristics, are likely to be long term and/or may be irreversible.
Medium	Moderate change (removal or addition) to landscape features, or addition of new landscape features or elements, which would be clearly visible but not alter the overall character of the landscape. Any changes are in a localised area or limited to specific features, do not affect key characteristics, are medium to long term and/or partially reversible.
Low	Minor change (removal or addition) to landscape features, or addition of new landscape features or elements, which does not alter the overall character of landscape. Any changes as a result of development are smaller in scale, would not affect key characteristics, have a low-level impact on visual aesthetics, are short to medium term and reversible, and/or evident locally vs. over a wide geographic area.
Negligible	Barely perceptible change to landscape would occur. Any change as a result of development are small scale, short term, easily reversible, affect receptors that are of low value, and/or be barely perceptible.

#### LANDSCAPE EFFECTS SIGNIFICANCE MATRIX

The significance of landscape and visual effects was arrived at by combining the 'sensitivity' and 'magnitude of change' classifications, using the assessment matrix below.

Sensitivity	Magnitude of change			
	Negligible	Low	Medium	High
Low	Negligible	Minor/negligible	Minor	Moderate/Minor
Medium	Minor/negligible	Minor	Moderate/Minor	Moderate
High	Minor	Moderate/Minor	Moderate	Major/Moderate
Very high	Moderate/Minor	Moderate	Major/Moderate	Major

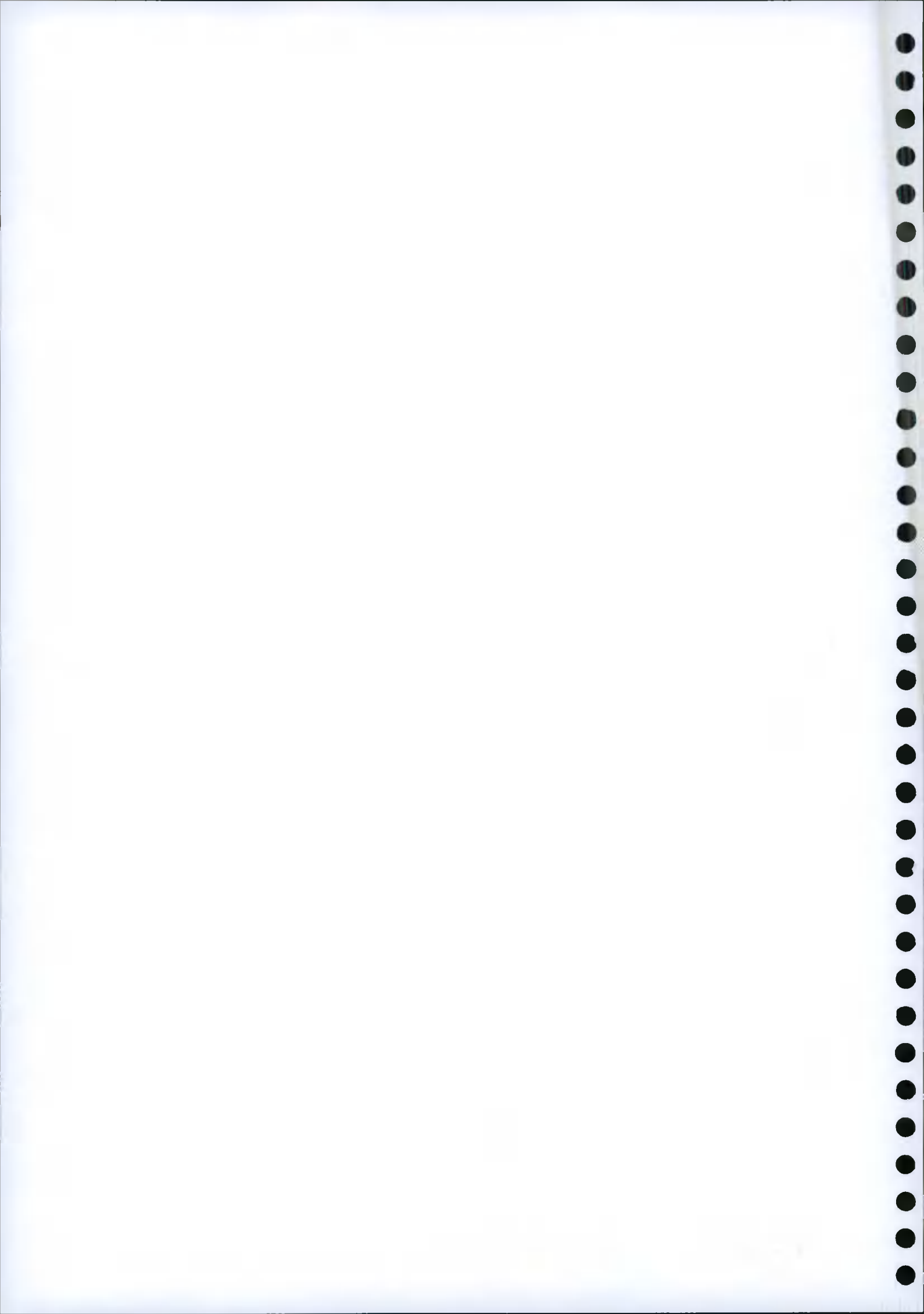
### Assessing visual effects

The assessment of visual effects is based on views shown in aerial photography, maps, and visibility on the ground. It is important to note that judgements in this LVIA are impartial and based on professional experience and opinion informed by best practice guidance.

The LVIA considers the following types of visual effects:

- **Visual obstruction** (where there is an impact on a view that blocks said view)
- **Visual inclusion** (where there is an impact on a view, but it does not block the view)

The significance of either type of effect considers both the sensitivity of the receptor and the magnitude of change, detailed below.





## VISUAL RECEPTOR SENSITIVITY

Sensitivity of visual receptors depends on how people use the assessment area and the extent to which their attention will be focused on views and visual amenity while in said area, according to the GLVIA. The following sensitivity ratings are applied in this LVIA.

Sensitivity	Description
Very high	Viewers that are primarily focused on views from this particular location, such as visitors to popular destinations identified for their outstanding views or residents in close or medium proximity whose primary view will be in the direction of the development.
High	Viewers in medium proximity to the viewpoint, at influential heritage, tourist, or recreational areas (where the view may not necessarily be the primary focus) or scenic routes.
Medium	Viewers who have some susceptibility to a change in view, including views from local recreational areas or moderately scenic routes.
Low	Viewers engaged in activities where the focus is not the landscape or view; for example, commuting, views from a workplace, or views from a sports facility where the sport does not relate to the landscape.

## MAGNITUDE OF CHANGE

The scale of change, extent of the area to be affected, and duration and reversibility of the effect all determine the magnitude of each viewpoint's visual change. The following magnitude of change ratings are applied in this LVIA.

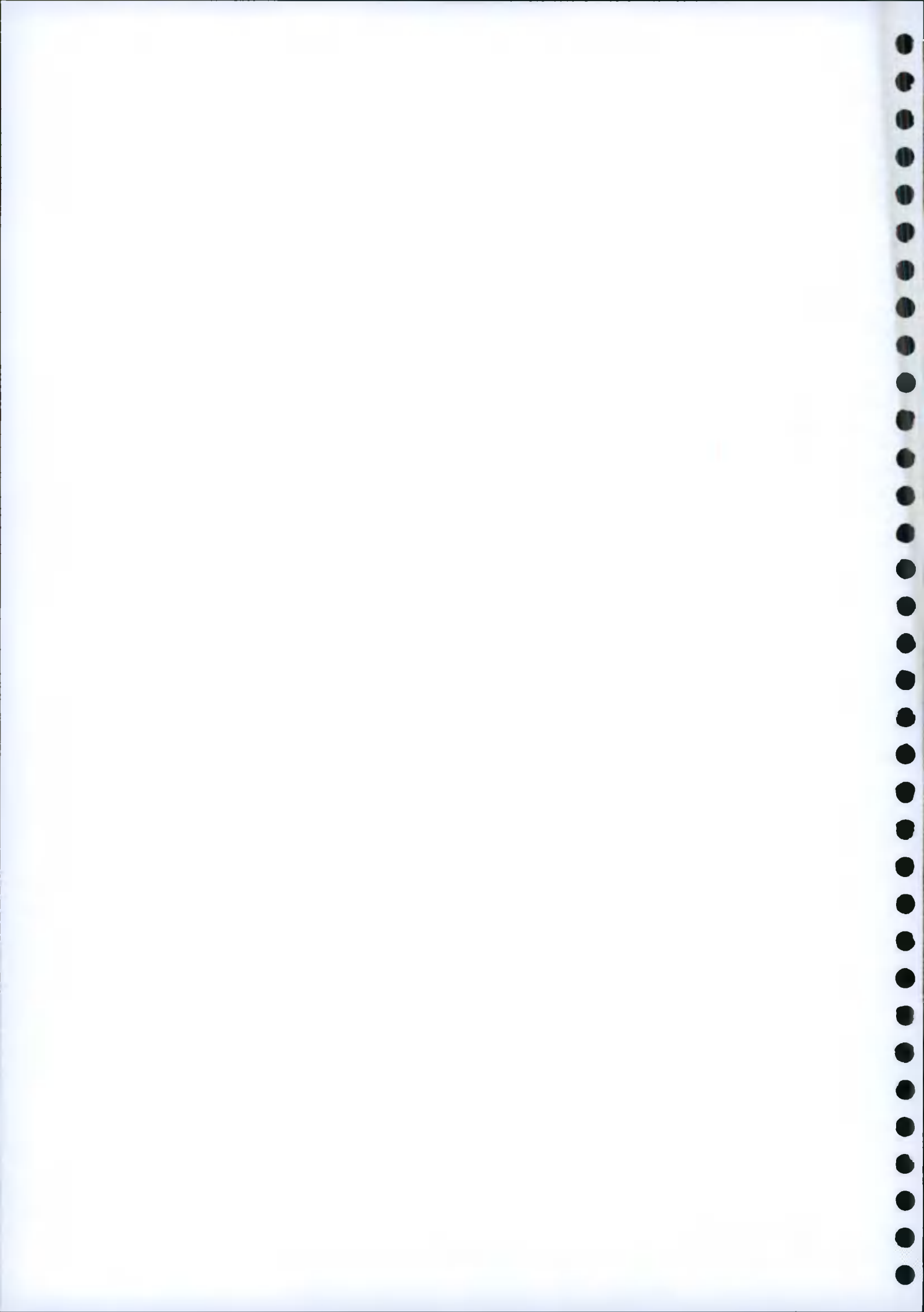
Magnitude of change	Description
Very high	Total loss or major alteration to key elements/features/characteristics of the baseline (existing) landscape or view, and/or the introduction of totally uncharacteristic elements with the receiving landscape.
High	Partial loss of or alteration to one or more key elements/features/characteristics of the existing landscape or view and/or the introduction of the elements that may be prominent but not uncharacteristic within the receiving landscape.
Medium	Minor loss or alteration to one or more key elements/features/characteristics of the existing landscape or view and/or the introduction of elements that are not uncharacteristic within the receiving landscape.
Low	Very minor loss or alteration to one or more key elements/features/characteristics of the existing landscape or view and/or the introduction of elements that are not uncharacteristic within the receiving landscape - approximating the 'no change' situation.

## VISUAL EFFECTS SIGNIFICANCE MATRIX

The significance of landscape and visual effects was arrived at by combining the 'sensitivity' and 'magnitude of change' classifications, using the assessment matrix below.

Sensitivity	Magnitude of change			
	Low	Medium	High	Very high
Low	Negligible	Minor/negligible	Minor	Moderate/Minor
Medium	Minor/negligible	Minor	Moderate/Minor	Moderate
High	Minor	Moderate/Minor	Moderate	Major/Moderate
Very high	Moderate/Minor	Moderate	Major/Moderate	Major





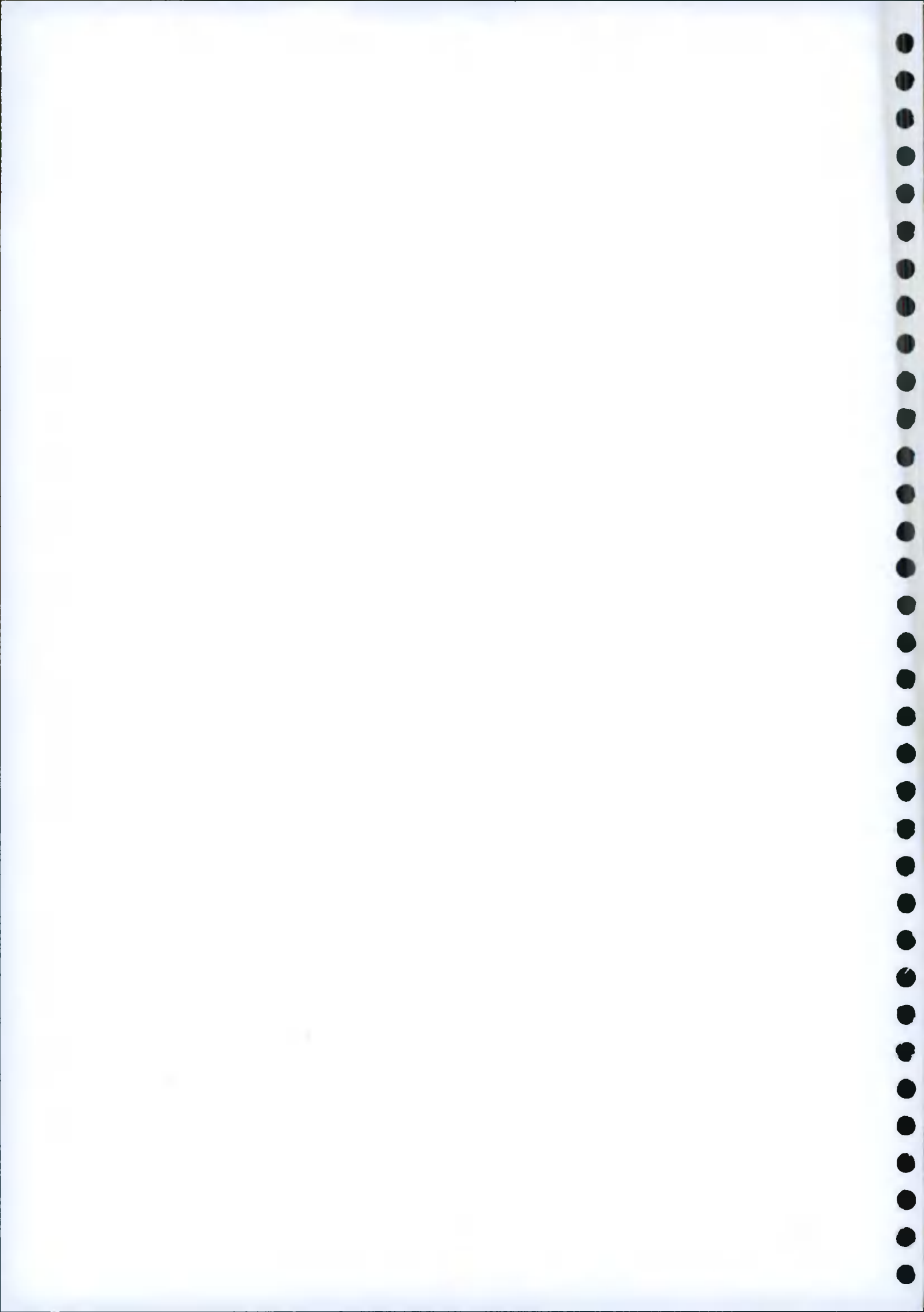
## Definition of significance

The assessment uses the Environmental Protection Agency's ("EPA") Guideline's chart for the generalised determination of the degree of impacts. For the purposes of this assessment, any significance rated as 'Moderate/Minor' or higher is considered to represent a likely significant effect in accordance with Environmental Impact Assessment ("EIA") Regulations.

Significance	Description
Major	An effect that obliterates sensitive characteristics
Major/moderate	An effect that, by its character, magnitude, duration or intensity, alters most of a sensitive aspect of the environment
Moderate	An effect that, by its character, magnitude, duration or intensity, alters a sensitive aspect of the environment
Moderate/minor	An effect that alters the character of the environment in a manner consistent with existing or emerging trends
Minor	An effect that causes noticeable changes to the environment without affecting its sensitivities
Minor/Negligible	An effect that causes noticeable changes to the environment but without significant sensitivities
Negligible	An effect that can be perceived but without significant consequences

### RESIDUAL EFFECTS

After considering the significance of the effect using the above matrix, the assessment considers any mitigating factors and their overall impact on the effect. The assessment further considers the effectiveness of the mitigating factor, including likelihood of delivery. Ultimately, some mitigating factors result in an overall reduction in the significance of effects.



## Appendix B: Annotated viewpoints

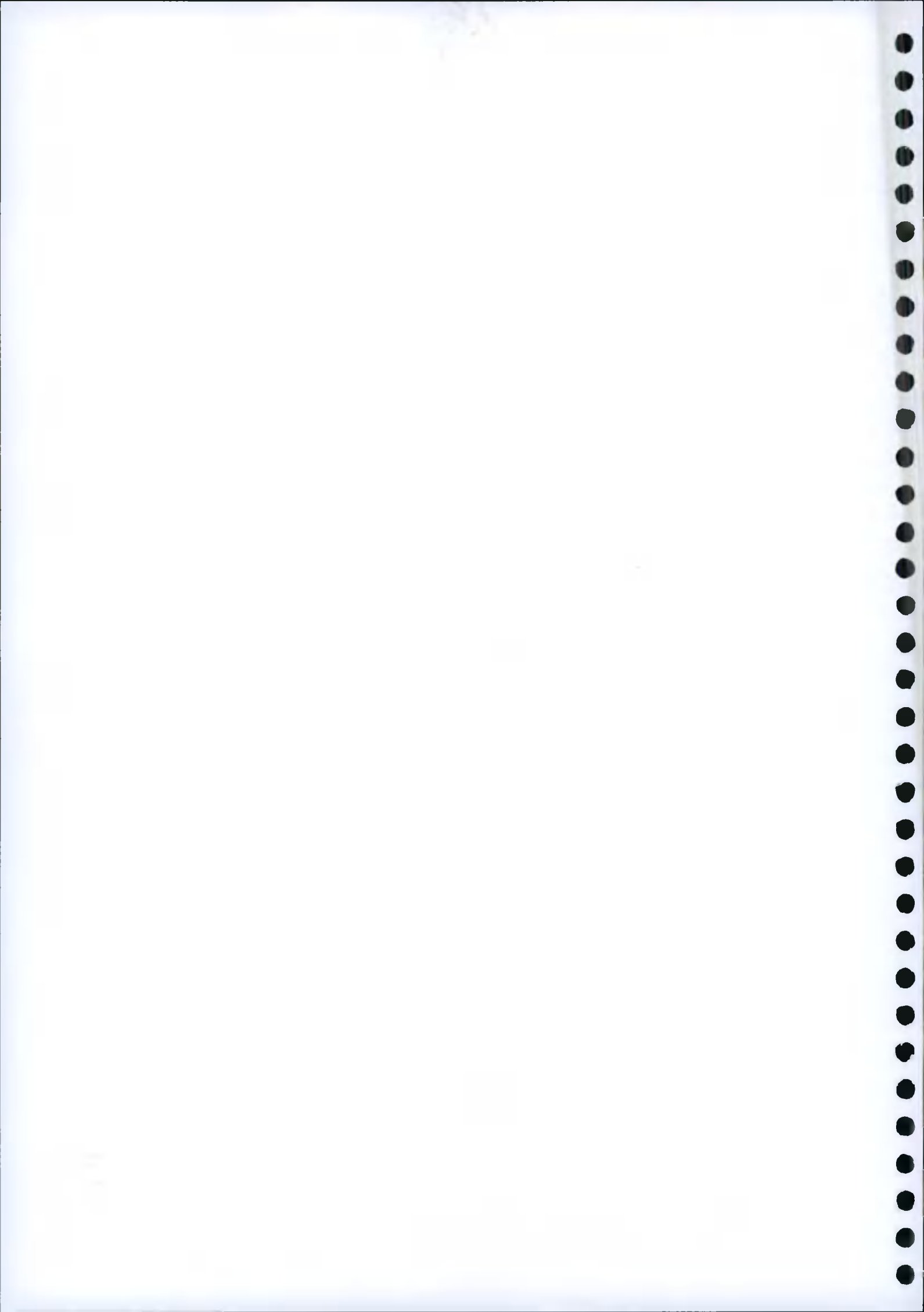
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The following annotated viewpoint photographs were selected as appropriate given the likely overall effects of the proposed development, in line with Section 3.5, 6.3 and 6.4 of the Landscape Institute's Visual Representation of Development Proposals, Technical Guidance Note 06/19. Photowire outlines and massing is used to visualise the proposed development. The existing or base view without annotations is also included.

For Views 1, 2, 3 and 4, photomontage views were prepared by Redline Studios based on elements drafted by TOT Architects. These were determined to be appropriate given the proposed development's visual effect from these viewpoints. Please refer to the Photomontages document prepared by Redline Studios for visuals, while the viewpoints are detailed in writing in this document.

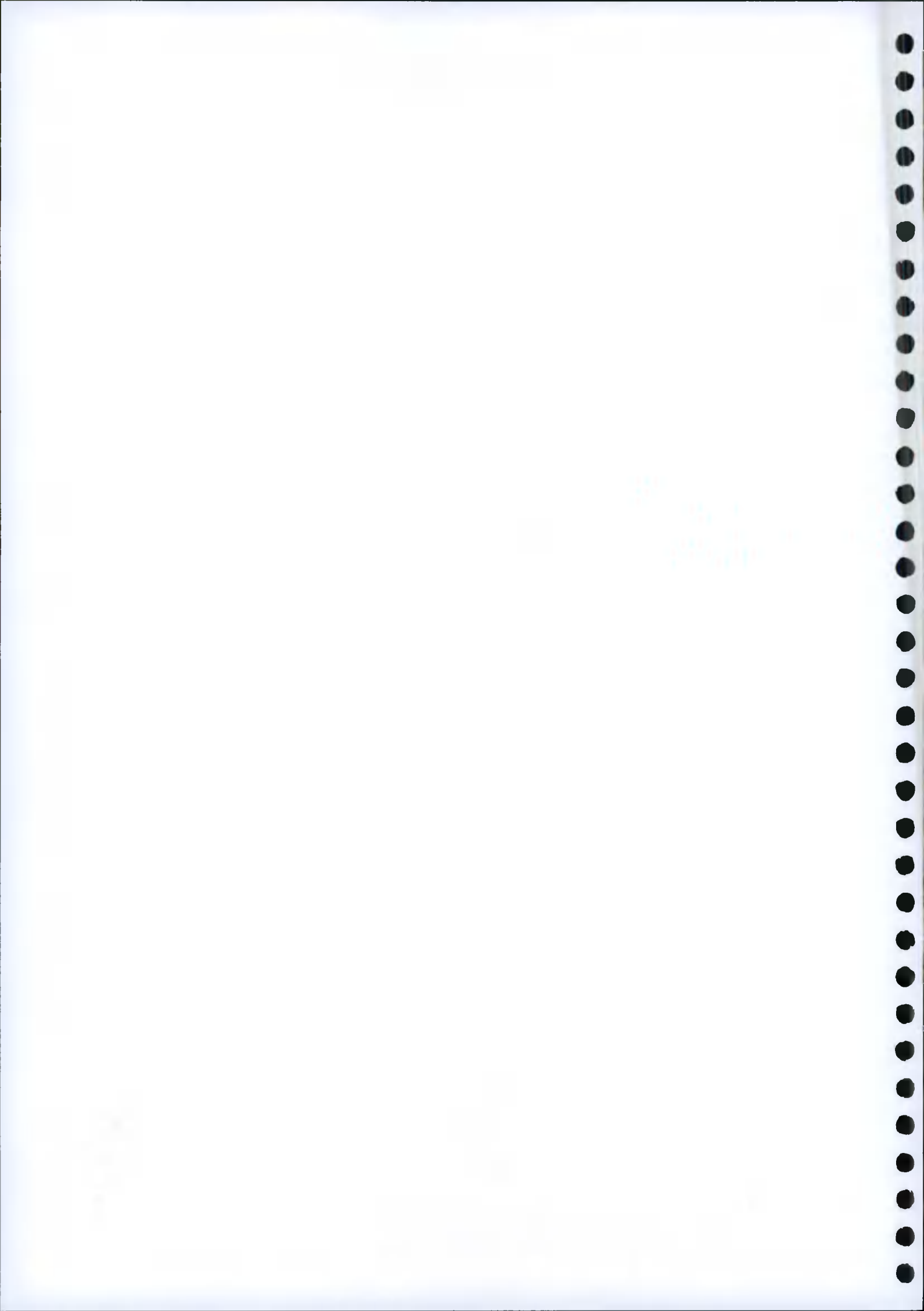
The annotated viewpoint photographs for Views 5, 6, and 7a-7d were prepared by superimposing a 3D model of the Village Centre, with elements drafted by TOT Architects and Philip J Landscape Architecture, and proposed development on photographs taken by Philip J Landscape Architecture. An example of this method is included below, with the annotated viewpoints following.







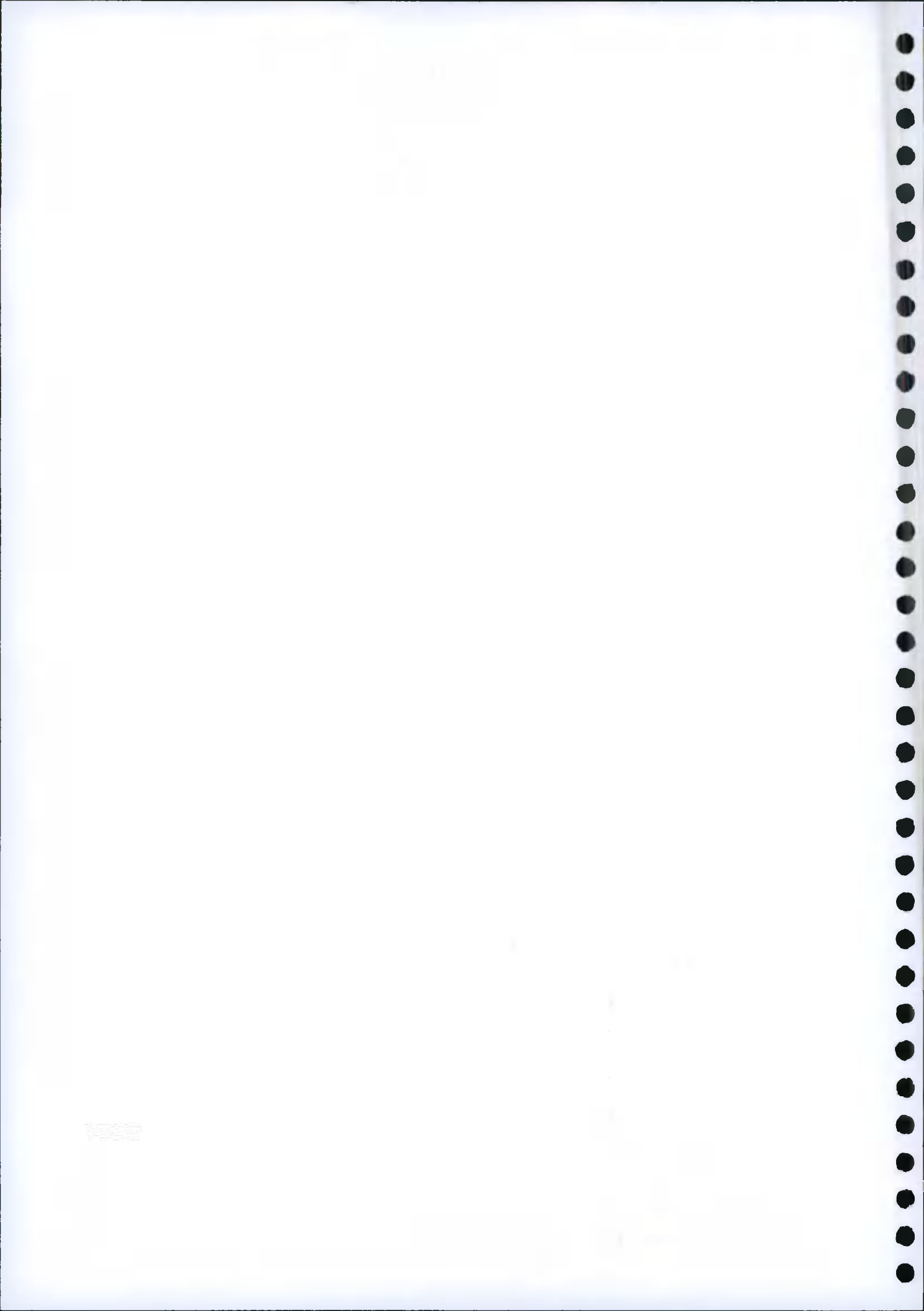
	View No.	5 - existing	GPS	53.2878248, -6.3624294
	Viewpoint description	Corner of Main Street and Old Bawn Rd	Direction of view	Northeast







	View No.	5 - proposed	GPS	53.2878248, -6.3624294
	Viewpoint description	Corner of Main Street and Old Bawn Rd	Direction of view	Northeast




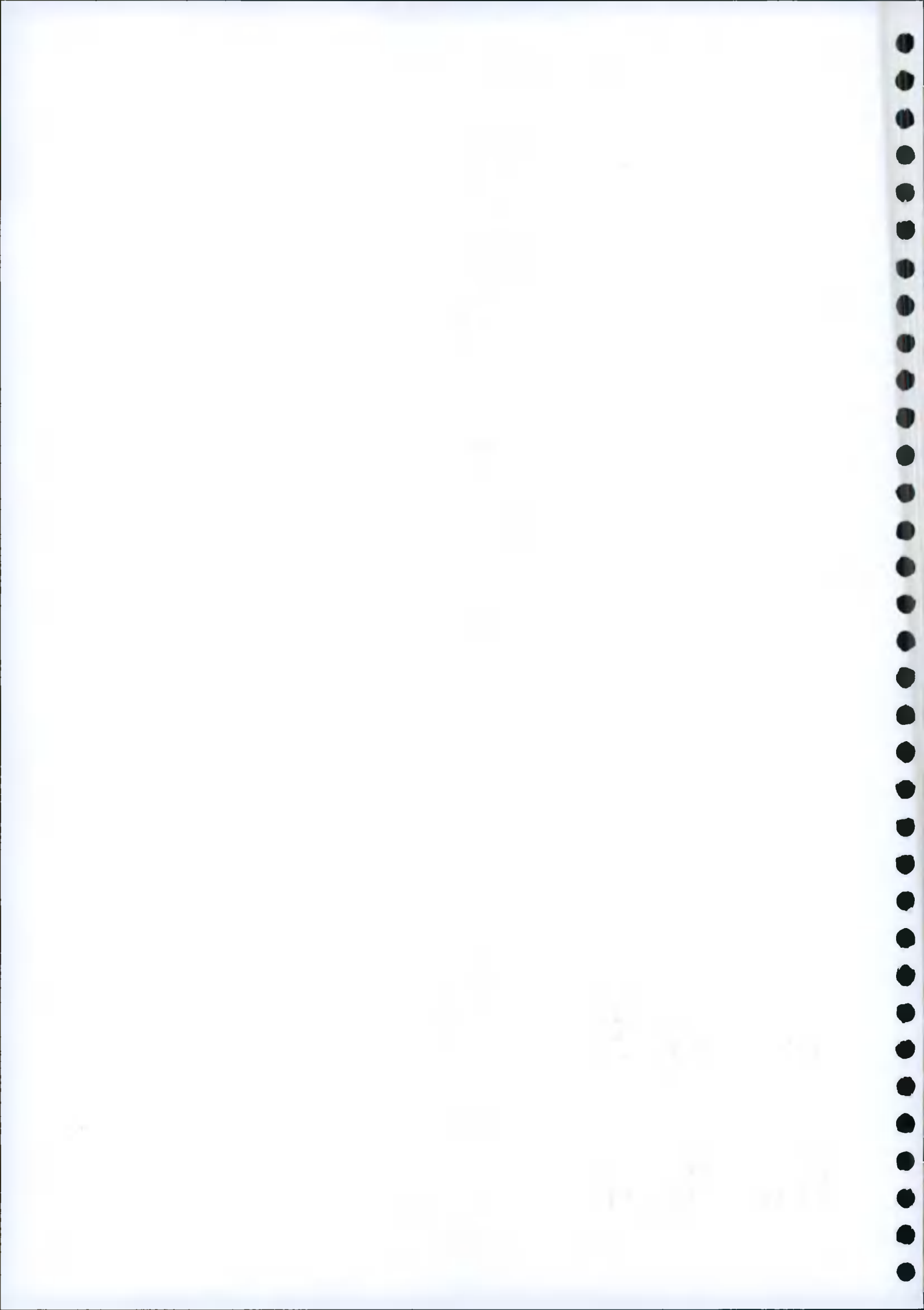


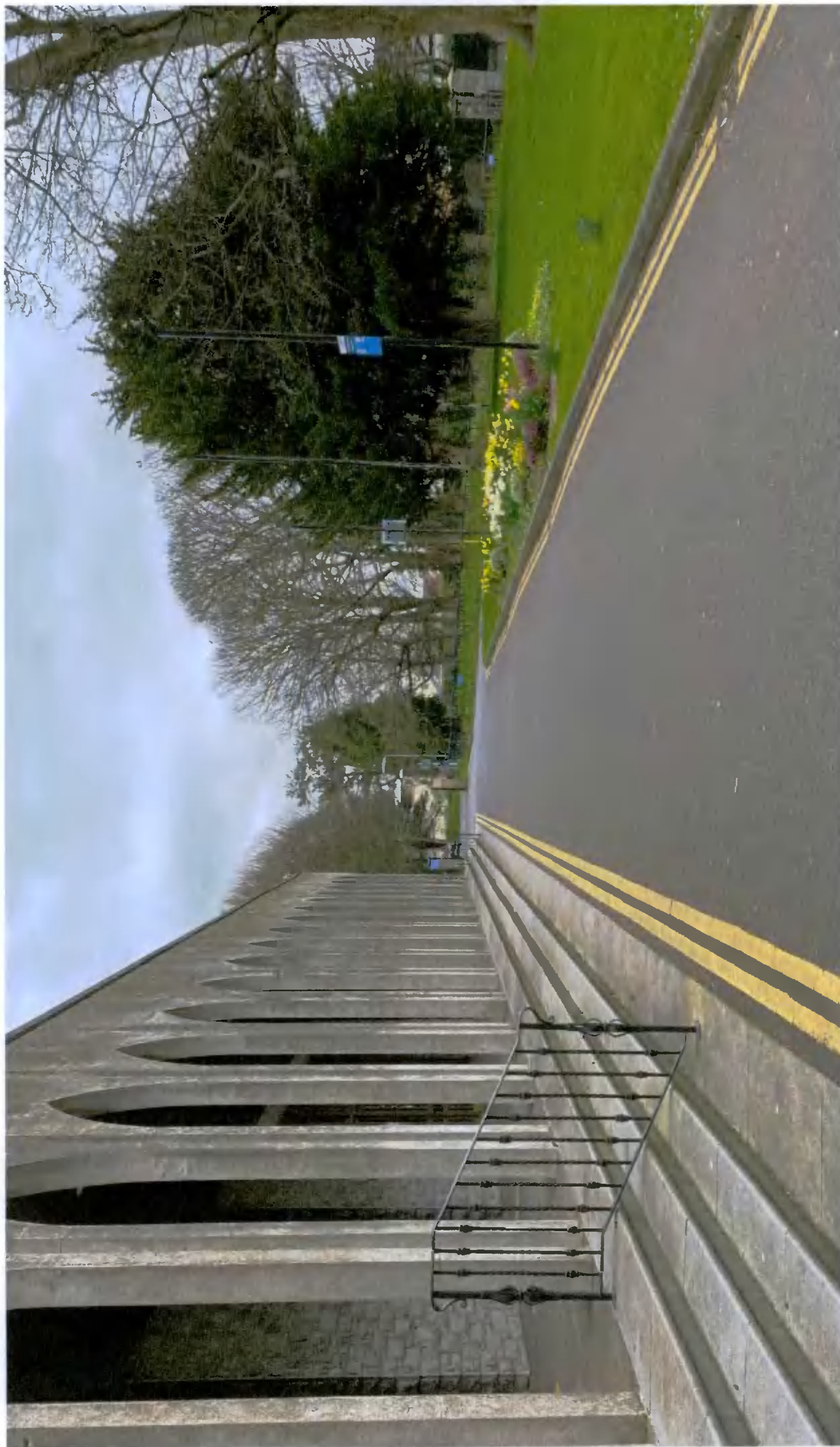
	View No.	6 - existing	GPS	53.287793, -6.361753
	Viewpoint description	Urban public space on Main Street	Direction of view	Northeast



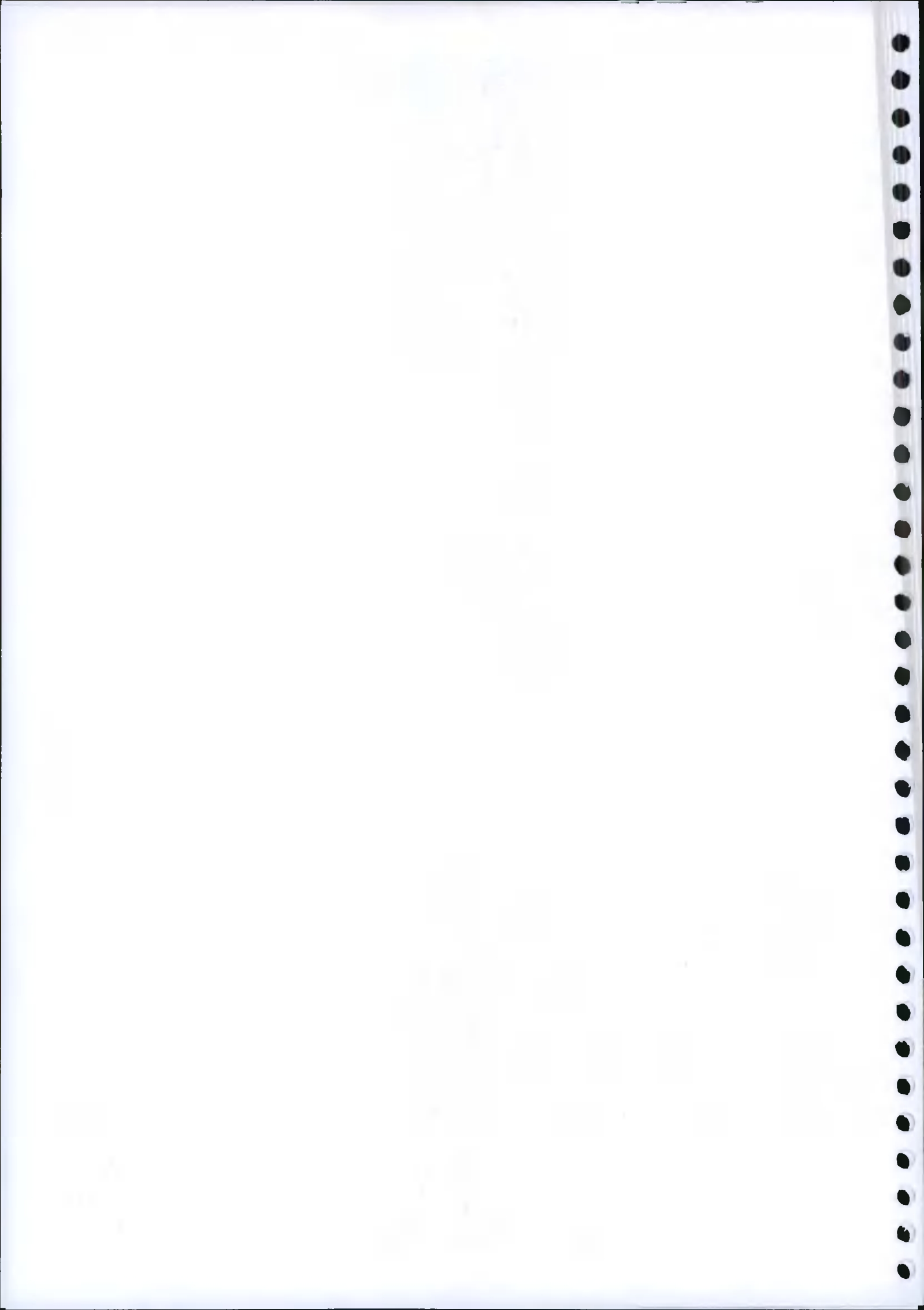


	View No.	6 - proposed	GPS	53.287793, -6.361753
	Viewpoint description	Urban public space on Main Street	Direction of view	Northeast





	View No.	7a - existing	GPS	53.2883403, -6.3609328
	Viewpoint description	St Mary's Priory	Direction of view	East







View No. 7b - existing

Viewpoint description St Mary's Priory west parking lot entrance

GPS

53.2884367, -6.3600996

Direction of view

East

