

Rathfarnham Care Home

Landscape and Visual Assessment

Rev A



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The Square,
95 Morrison Street,
Glasgow,
G5 8BE
t: + 44 141 429 2999



1. Introduction

This Landscape and Visual Impact Assessment (LVIA) Chapter has been prepared by chartered Landscape Architects at TGP Landscape Architects, with the aim of identifying the predicted landscape and visual effects of the Proposed Development.

The LVIA is augmented by supporting embedded graphics and diagrams within the report illustrating townscape, landscape character and recreational routes. The landscape site layout is presented in Appendix B.

Site

The site is located on Taylor's Lane, in the Rathfarnham district of Dublin, Ireland. The site comprises of overgrown vegetation and redundant structures and buildings, including sheds and a protected structure (19th Century House), along with a small watercourse that runs through the southern end of the site. The site shares a direct frontage with Taylor's Lane to the north, with residential properties located on the southern and western boundaries and a petrol station on its eastern boundary. The overall visual character of the site locally is suburban, with a high concentration housing and set out in a medium density pattern.

Development

The development consists of a new care home complex along with another set of 5no. terraced dwellings, with the main building incorporating the existing protected structure, along with re-aligning the water course in order to provide a biodiversity buffer and to create a larger open space at the southern end of the site. On-site parking and a shared surface are included also.

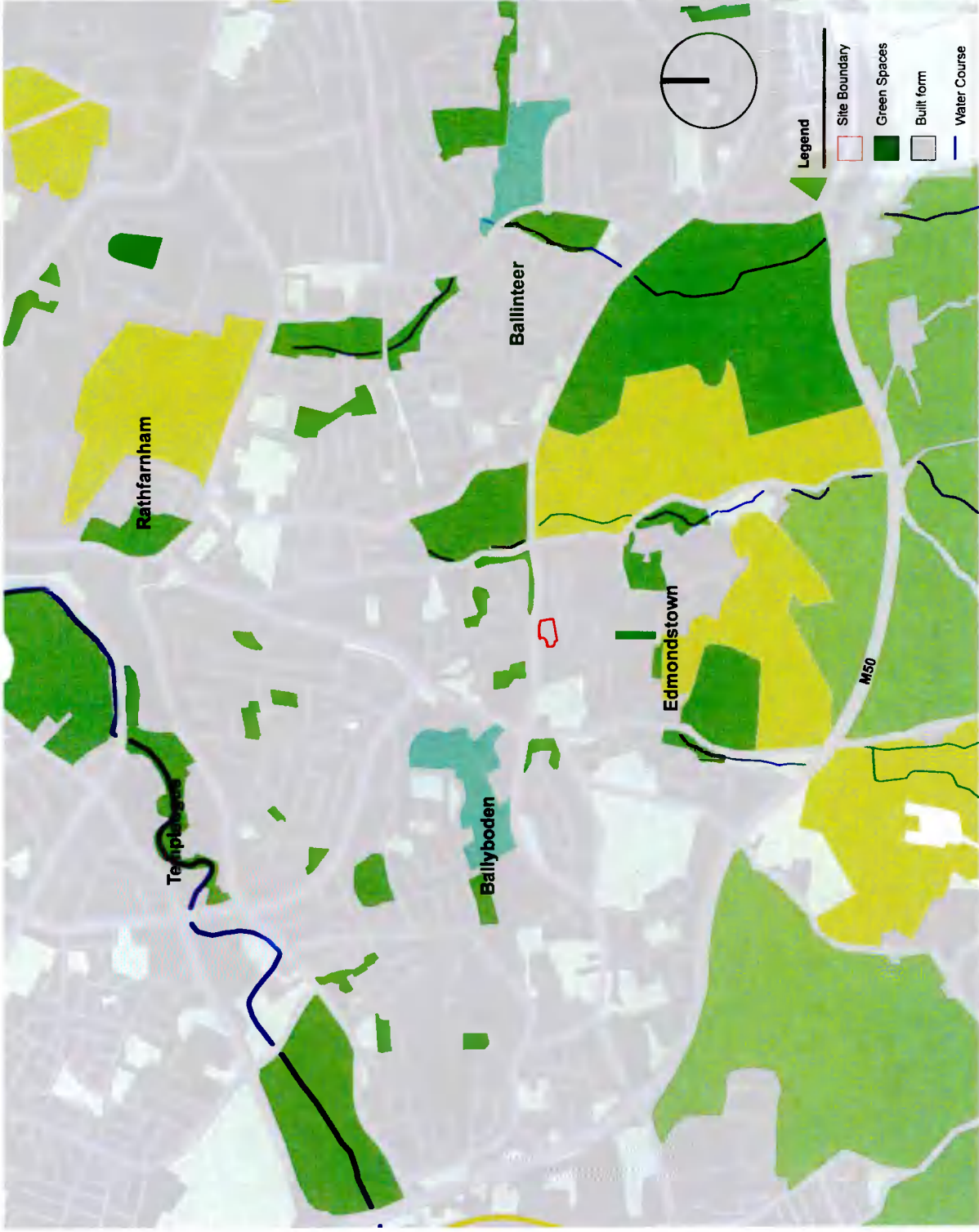


Fig 1 - Site Context

2. Scope of the LVIA and Methodology

Scope of the LVIA

The LVIA seeks to identify the potential landscape and visual effects that would occur as a result of the Proposed Development and is organised in the following sections:

- Guidance and Methodology – outlines the general methodology with reference to established guidance (full version in Appendix A);
- Planning Policy Context;
- Baseline Description – including the fabric, character and quality of the local landscape which could be affected by the Proposed Development. This includes as well as a description of the main visual receptors within the Study Area;
- Proposed Development and Mitigation – describes the aspects of the Proposed Development which have the potential to result in landscape or visual effects, and the measures incorporated into the project design to mitigate these potential effects;
- Viewpoint Analysis – analysis of the geographic extents of visibility and the potential magnitude of change at a selection of viewpoints;
- Landscape Effects – assesses the effects arising from the Proposed Development on the landscape fabric, landscape character and quality of the landscape designations within the Study Area;
- Visual Effects – assesses the effects arising from the Proposed Development on the visual amenity of the receptors within the Study Area; and
- Conclusions – a summary of the LVIA results.

Study Area

Taking a proportionate approach, a 1km radius Study Area has been adopted from the Proposed Development for the assessment of landscape and visual effects. This has been informed by an early appraisal of potential effects for a Proposed Development of this scale. It is considered that any significant landscape or visual effects would be confined well within this geographical area.

Methodology

The LVIA aims to identify and evaluate the potential landscape and visual effects arising from the Proposed Development. Wherever possible, identified effects are quantified, albeit the nature of landscape and visual assessment requires interpretation by professional judgement. In order to provide a level of consistency to the assessment, the prediction of magnitude and assessment of the residual landscape and visual effects have been based on pre-defined criteria.

GLVIA3 states that: "Professional judgement is a very important part of the LVIA." (para 2.23) "In all cases there is a need for the judgements that are made to be reasonable and based on clear and transparent methods so that the reasoning applied at different stages can be traced and examined by others" (para 2.24).

Landscape and Visual assessments are distinct, though linked procedures. The assessment of the landscape effects takes cognizance of the potential changes in the physical components of the landscape and associated changes in its character and how it is experienced, which may in turn affect the perceived value ascribed to the landscape. Visual effects relate to changes in the composition of existing views as a result of changes to the landscape, to people's responses to the changes and to the overall effects with respect to visual amenity.

The methodology presented here is based on the following best practice guidance:

Guidelines for Landscape and Visual Impact Assessment 3rd Edition (GLVIA3); Institute of Environmental Management and Appraisal and the Landscape Institute, 2013;
Photography and Photomontage in Landscape and Visual Appraisal; Landscape Institute Advice Note 01/2011 (2011).

In addition, reference has been made to other published guidance and the appraisal work has drawn on the following relevant baseline information, including

- Landscape Character Assessment of South Dublin County (Mirogue & Associates, 2015); and
- Aerial photography
- Methodology

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Significance Criteria

The significance of any identified landscape or visual effect has been assessed in terms of Major, Moderate, Minor or Negligible. Intermediate correlations are also possible and depend upon professional judgement, e.g. Major/Moderate. These categories are based on the juxtaposition of visual or landscape sensitivity with the predicted magnitude of change. This juxtaposition is not used as a prescriptive tool, rather it allows for the exercise of professional judgement. Thus in some instances a particular parameter may be considered as having a determining effect on the analysis. Where the landscape or visual effect has been classified as Major or Major/Moderate this is considered to be equivalent to likely significant effects referred to in The Town and Country Planning (Environmental Impact Assessment) Regulations 2011. Where Moderate effects are predicted, professional judgement is applied to ensure that the potential for significant effects arising has been thoroughly considered.

The complete methodology is set out in Appendix A.

3. Policy Context

The following section identifies the planning policy and other planning guidance material specifically relevant to the LVIA. This includes consideration of the policies relating to the South Dublin urban area, which will cover relevant policies such as Green Infrastructure and Heritage. Conservation both of which are relevant to the Proposed Development.

Extracts from the South Dublin Development Plan 2016-2022

Green Infrastructure Policy 2: Green Infrastructure Network

- G2 Objective 1: to reduce fragmentation of the GI network and strengthen ecological links between urban areas, Natura 2000 sites, proposed natural heritage areas, parks and open spaces
- G2 Objective 5: to integrate GI as an essential component of all new developments
- G2 Objective 9: To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the county by increasing tree canopy coverage
- G2 Objective 11: to incorporate appropriate elements of GI, such as new tree planting, grass verges etc into existing areas of hard infrastructure wherever possible.

Green Infrastructure Policy 3: Watercourses Network

- G3 Objective 1: to promote the natural, historical and amenity value of the county's watercourses and address the long term management and protection of corridors
- G3 Objective 2: to maintain a biodiversity protection zone of no less than 10 metres from the top of the bank on all watercourses in the County.

Green Infrastructure Policy 4: Public Open Space Hierarchy and Landscape Setting

- G4 Objective 1: to support and facilitate the provision of a network of high quality, well located and multifunctional public parks and open spaces throughout the County

Green Infrastructure Policy 6: Green Infrastructure within urban areas

- G6 Objective 2: to require new development to provide links into the wider GI network.
- G6 Objective 3: To require multifunctional open space provision within all new developments that includes provision for ecology and sustainable water management.

Heritage, Conservation & Landscapes Policy 3: Protected Structures

- HCL3: to ensure the protection of all structures and the immediate surroundings including the curtilage and attendant grounds of structures contained in the Record of Protected Structures

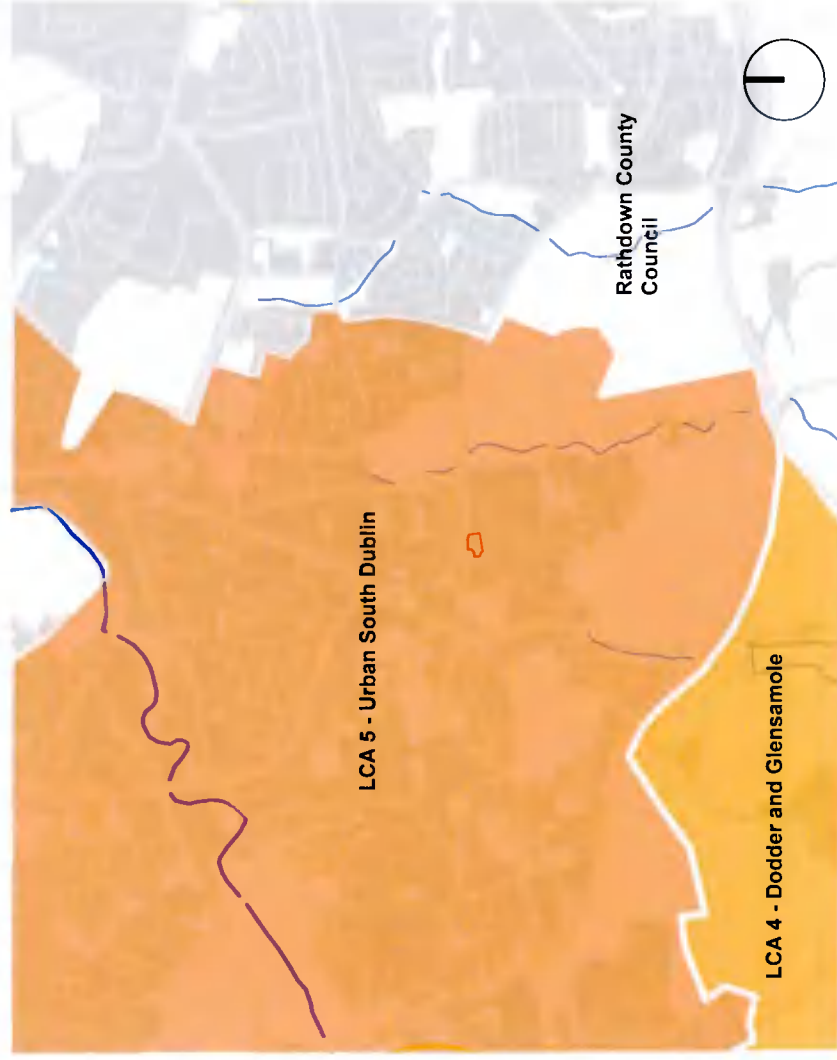


Fig 2 - Landscape Character Area

Heritage, Conservation and Landscapes Policy 7: Landscapes

- HCL7 1: to protect and enhance the landscape character of the County by ensuring that development retains, protects and, where necessary, enhances the appearance and character of the landscape
- HCL7: to ensure that development is assessed against Landscape Character, Landscape Values and Landscape Sensitivity as identified in the LCA for South Dublin.

3. Policy Context

Local Development Plan

In the immediate context, there is no designated landscapes or historically significant architectural areas. To the south sits the SPAS located on the uplands, along with protected woodland areas such as Massy's Wood and Fitzsimons Wood. The closest designated Historical Architectural Area is the Rathfarham ACA, located to the north of the study area. There are no designated conservation areas in the local vicinity, in terms of built form and landscaped areas. There are some protected structures in the study area, including the existing building within the site itself, with the largest concentration of protected structures located along Whitechurch Road. The Rathfarham ACA, the closest designated architectural conservation area, is located approx. 2km away.

There are a number of protected structures in the immediate context. The largest density of these buildings is located along Whitechurch Road, with the protected structures here consisting of 26no. semi-detached dwellings which shared a material palette, and along with the houses being situated along an attractive country road

Extracts from the South Dublin Development Plan 2016-2022

Heritage, Conservation & Landscapes 3

Objective 1: to ensure that all development proposals that affect a protected structure and its setting including proposals to extend, alter or refurbish any protects structure are sympathetic to its character and its integrity

Objective 4: to prevent demolition and inappropriate alteration of protected structures



Fig 4 - Protected Structures within the site

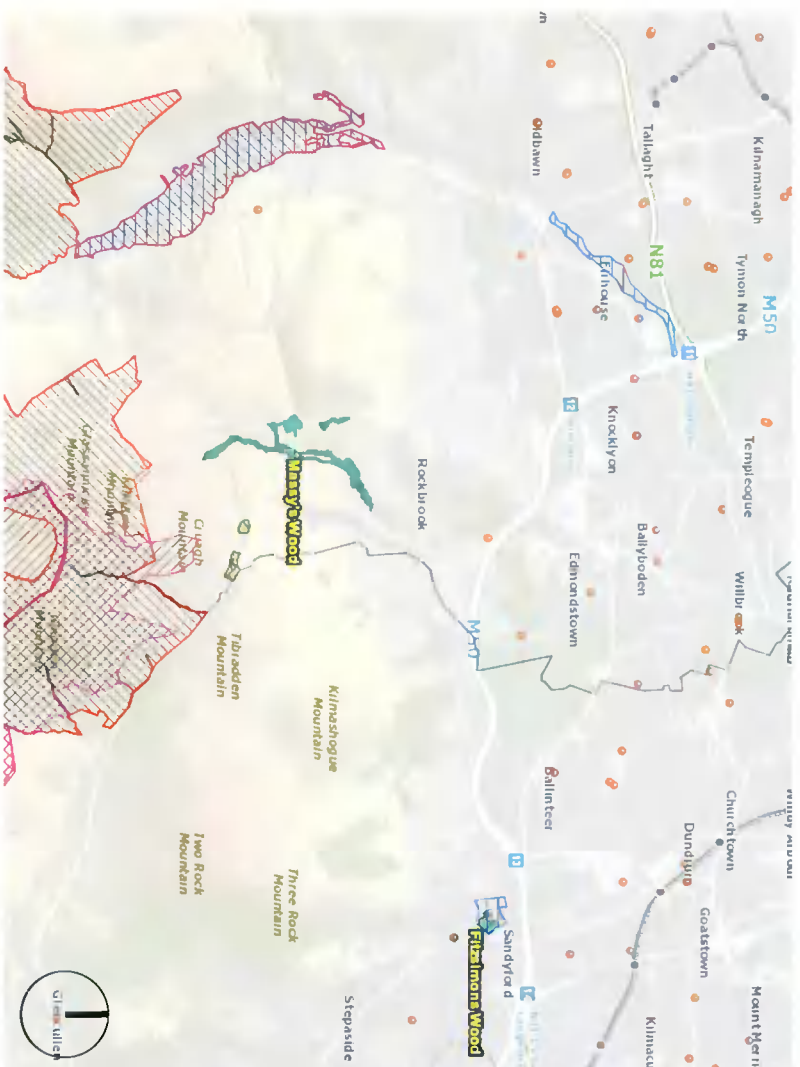


Fig 3 - Designated landscapes (extract from the GeoHive Online Mapping)



Fig 5 - Taylor's Lane, Ballyboden

Active Travel

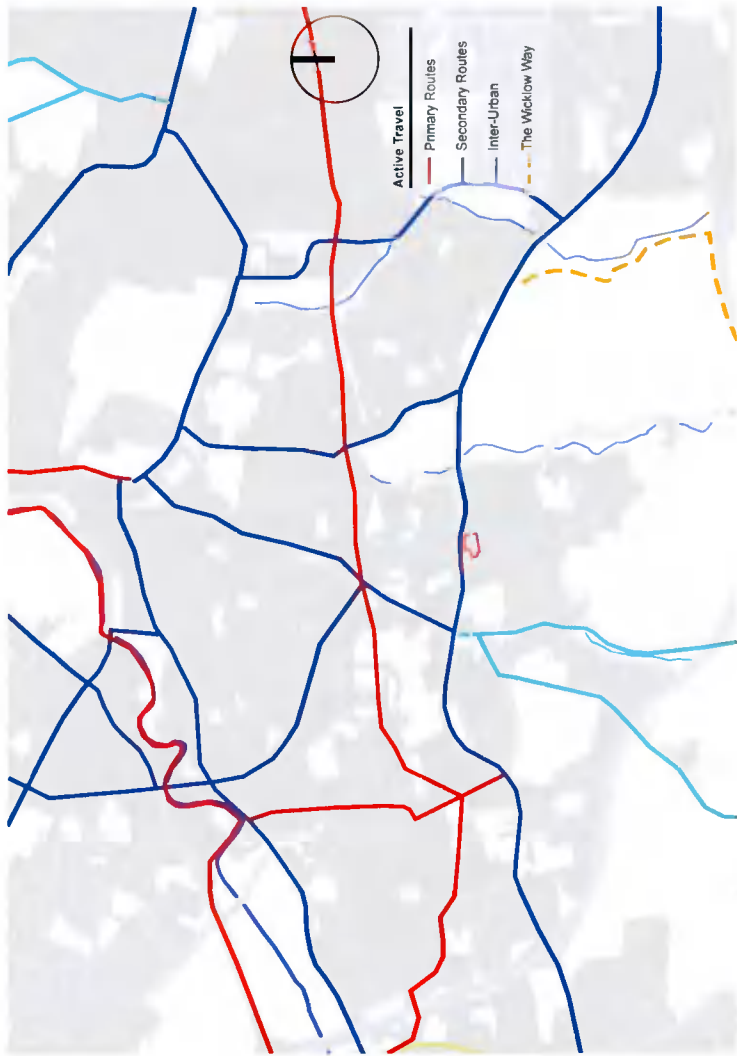


Fig 6 - South Dublin Cycle Network & Designated Paths

This diagram highlights the various cycling and pedestrian connections as highlighted in the Greater Dublin Area Cycle Network Document.

As shown in fig 5, Taylor's Lane has both advisory and mandatory cycle lanes located on either side of the carriageway, and is considered as part of a secondary route that runs along the transport corridor on an east-west basis. A number of primary routes are located to the north of the Proposed Development, which represent large scale links across the wider urban context



Fig 7 - Protected Structures Plan

Extracts from the Greater Dublin Area Cycle Network Document
Radial Routes in the Dublin South-West Sector

Route 10: from Camden Street through Rathmines, Rathgar and Terenure to Rathfarnham, where it splits into several branches. South of Rathfarnham there are 3 branch routes that extend southward through the surrounding suburban area to connect with Orbital Route SO6 along Grange Road and Taylor's Lane.

10A: turns south-westward along Butterfield Avenue and runs parallel to the River Dodder to Firhouse & Oldcourt

10B: Follows Willbrook Road and Ballyboden Road southward

10C: along Grange Road

10D: along Nutgrove Avenue for a short section and then south via Stonemason's way to Ballinteer

Orbital Routes in Dublin South-West Sector
Route SO5: Dundrum to Tallaght via Ballyboden and Knocklyon and Firhouse. It will require new permeability links between Nutgrove, Ballyboden and Templohan. Otherwise the route could overlap with SO6 for a short section along Taylor Lane.

4. Baseline

Townscape and Local Context

The surrounding townscape and urban fabric is made up of predominately residential blocks centred on Taylor's Lane (districts of Ballyboden and Edmondstown). The density of the immediate built form is low (one or two storey), with dwellings largely semi-detached or detached with private front and back gardens, with parking afforded either via private driveways or on-street parking. There is no distinguishable local centre near the site, although there is a small row of shops to the east of the site that acts as a small scale localised centre.

There is a significant amount of tree cover at a local level aligned to curtilages of residential blocks, road corridors and amenity/green space. The Pearse Museum / St. Enda's Park are located 500m approx. to the north east and Grange Golf club is located 400m to the east, both include significant tracts of mature tree cover. There is also mature woodland within St Augustine's approx. 250m to the west and to the south at approx. 600m is Edmondstone Golf Club which includes mature tree cover. There are also a number of small scale green spaces located directly along the Taylors Lane carriageway and other surrounding streets. In the immediate proximity to the site at the north, trees located along Taylor's lane along with stone walls which demarcate the road corridor in places. The site abuts a commercial garage to the east and to the south are the residential curtilages of dwellings on Palmer Park Road. The local area is characterised by large concentration of green space, which often vary in size, function and accessibility including Marlay Park, Glendocher Playground, Whitechurch Green, Edmondstown Golf Club, Saint Enda's Park and Grange Golf Club.

Landscape Character

this section will highlight relevant sections of the 2015 Landscape Character Assessment carried out in South Dublin, which included key characteristics, landscape values and mitigation. Landscape Character Types were also highlighted within this document.

Extracts from Landscape Character Assessment of South Dublin County (Minogue & Associates, 2015)
- *Urban South Dublin/Suburban Lowlands LCA 5*

Suburban Lowlands: extensive urbanised area radiating from the east this area has historically functioned as the hinterland to the city; variety of housing estates and styles largely dating from the late 19th and early 20th century, with major communications corridors including roads, trains and tram routes. Green corridors are of great significance given their relative rarity within this LCA, the prime example being the River Dodder; other green spaces relate to golf courses, amenity and recreational facilities.

Landscape Values

- Public Park with recreational and ecological resources, along the Dodder River Valley
- 19th century industrial heritage
- Views out to Dublin Mountains and agricultural hinterland

Key Characteristics

- Built - up urban area with extensive housing estates and industrial/commercial parks. Variety of house styles and layouts dating from the 19th to late 20th century
- Settlements of Rathfarnham, Templeogue and Clondalkin with important historical legacy and remnants
- Major traffic corridors with M50 traversing north-south through the area, and LUAS Line travelling north from Tallaght, parallel to the M50, to city centre
- Corridors of natural and semi natural vegetation, notably along the River Dodder (a linear park) and the Camac River
- Grass open spaces in Gardens, industrial parks, golf courses, school playing fields and miscellaneous spaces in housing areas
- Recreational facilities - public parks and golf courses - provide amenities and ecological resource

Landscape Character Types

Urban fringe/Preurban

- Includes built land around historic settlements within the larger urban areas
- Primarily composed of established nucleated villages and towns that have developed historically many of which saw significant improvements in the 19th century in terms of streetscapes
- These are surrounded by residential developments of various origins but primarily 20th century, with significant recent development in the past two decades

Transport corridors

- Major transport routes that are typically of low permeability in that they often provide few places where the route can be crossed safely
- This includes railway lines, motorways, dual carriageways and by-passes

Foothills

- Generally located between 100 to 200m
- Bedrock largely sedimentary sandstones, shales and greywackes
- Landcover largely pasture and rough grazing
- Dispersed rural housing with a variety of architectural styles and treatments interspersed with generally single story farmhouses with round gate pillars a vernacular feature
- Golf courses and forest walks present

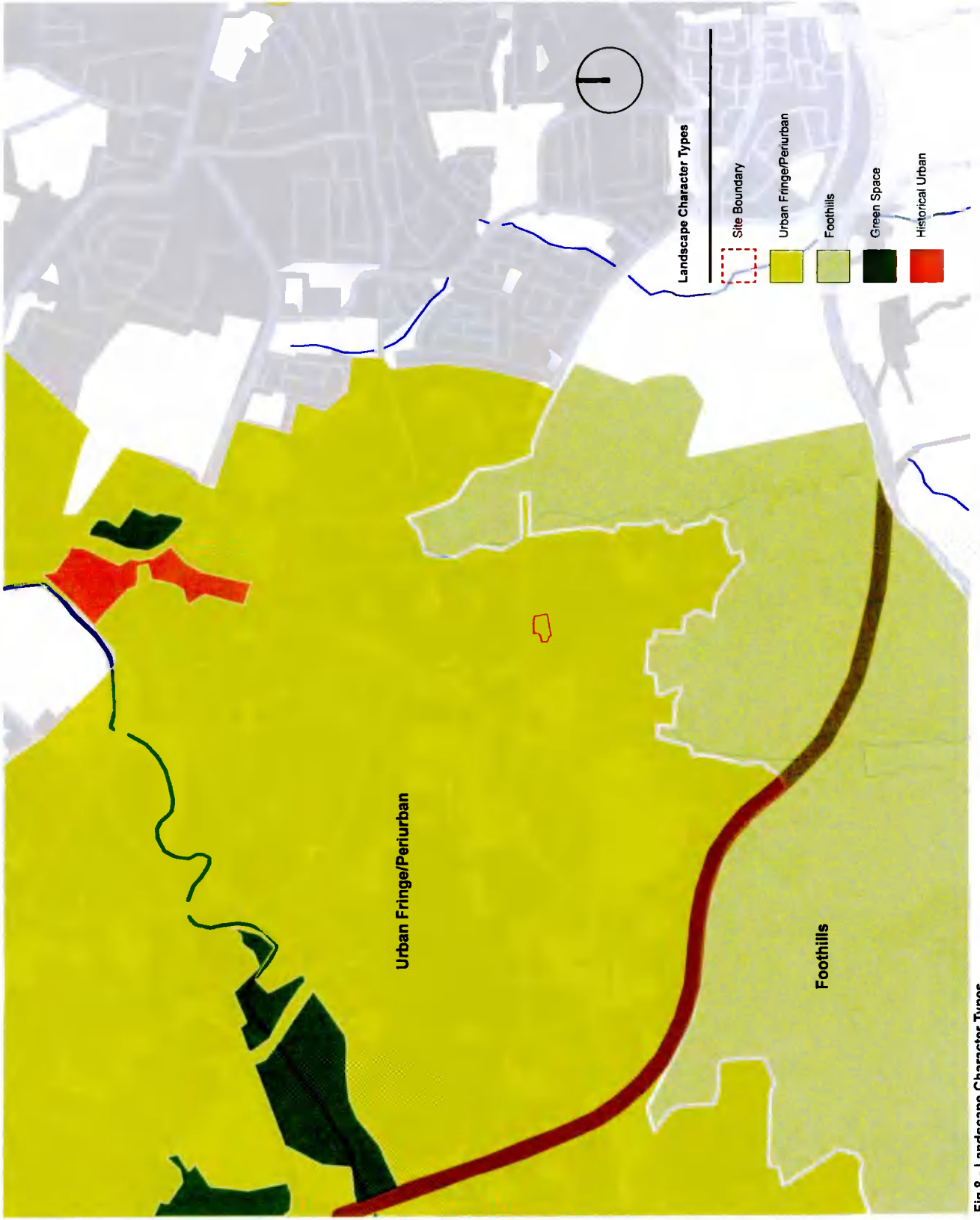


Fig 8 - Landscape Character Types

Visual Baseline

The following section describes the visual receptors within the Study Area.

Local Residents

Local residents primarily comprise those within the surrounding areas of Ballyboden, Edmondstown and Willbrook.

Recreational Receptors

There are a number of locally designated cycle routes located within the wider study area. A primary designated route runs along Barton Road West and Sarah Curran Avenue to the north, whilst Taylor Lane, Whitechurch Road and Ballyboden Road are designated as secondary routes. Taylor's Lane has two mandatory cycle lanes on either side of the carriageway. There are two golf clubs at Grange (485m to the east) and Edmondstone (550m to the south). Saint Enda's Park which includes the Pearse Museum is located approx. 460m to the north east.

Vehicular Receptors

Potential vehicular receptors within the Study Area include users of the following key roads

- R113 (Taylor's Lane), which runs past the northern boundary of the site;
- R116, 450m to the west at the closest point;
- R115 Ballyboden Road (500m) to the northwest;
- Local roads serving surrounding residential areas include: Palmer Park, Glendohar Drive.

5. Proposed Development & Mitigation

This section describes the aspects of the Proposed Development with the potential to cause landscape and visual effects within in the Study Area.

5.0 Proposed Development Description

The site layout of the Proposed Development and associated landscape masterplan is illustrated on Figure 1 (Appendix B). The Proposed Development would consist of the following key elements:

- New care home buildings and associated road and parking infrastructure;
- Landscaped grounds including courtyard, peripheral woodland edge landscape corridor, terraces and peripheral planting

5.1 Landscape Design and Mitigation

By its nature, the Proposed Development would result in landscape and visual effects which it would not be feasible to fully mitigate. However, the Proposed Development would be located within the existing urban fabric, surrounded on all sides by existing residential and commercial development. In terms of colour and materials, the proposed buildings would be constructed using materials, with the aim of blending in with the surrounding built form.

The landscape design process has been informed through feedback from the Council in terms of landscape and ecological considerations to create a series of character areas as part of the masterplan, with a strong landscape framework to compliment the proposed development features in the context of the suburban setting. The landscape objective of the Proposed Development would provide new elements of landscape and green infrastructure that would enhance existing habitats within the locality and exert a positive, lasting impact on the character of the surrounding townscape. The landscape framework will ensure an integrated approach to amenity, biodiversity and ecology and visual mitigation. Figure 1 Appendix B illustrates the landscape masterplan and embedded mitigation proposals that form an integral part of the Proposed Development to achieve the following landscape objectives:

- To provide a new landscape structure that benefits both the Care Home and the wider community by enhancing the existing landscape features as a physical framework for the development.
- Introduce new woodland and structure planting to reinforce the visual containment of the site.
- To broaden the range of habitats on site and extend the network of wildlife corridors.
- To provide an attractive enhancement of the southern edge and new watercourse through the introduction of an attractive riparian corridor with native planting
- To safeguard the residential amenity of neighbouring private dwellings by sensitively positioning of new planting both at the periphery and internal parts of the site to create a landscape framework to filter views of the proposed development.
- Sympathetic use of natural to create attractive and contemporary buildings to integrate with the surrounding townscape.
- The introduction of ecologically rich and contextually informed planting schemes within the site that help to enhance the existing space with native/semi native mixes that reflect the surrounding context.
- The introduction of footpaths and pedestrian orientated areas in which people can interact with

the natural environment as an enhancement of both natural systems and user interaction;

- The considerations of building materiality as to reflect the local vernacular built form palette and to help further integrate the Proposed Development into the surrounding context.

6. Viewpoint Analysis

Viewpoint analysis has been carried out on a selection of local viewpoint locations to assess the likely magnitude of effects arising as a result of the Proposed Development.

Viewpoint 1 – View south west from Taylors Lane

This viewpoint is located 70m to the north east of the Proposed Development on Taylor's Lane near the local bus stop and is representative of close proximity views experienced by local road users and cyclists.

Existing view

The existing view in a south easterly direction towards the Proposed Development incorporates existing commercial and residential built features in the foreground

Predicted view

Based on the addition of the Proposed Development, there would be partial views of the upper parts of the Care Home building and service entrance. Lower parts of the proposed buildings and associated car parking would be fully screened by existing wall/fence at the petrol station.

Effects on visual amenity

The Proposed Development would introduce additional built form to the view, back clothed residential built features. Based on the close proximity of the view, the magnitude of change would be Substantial. Road users are considered to be of Medium sensitivity and the effect on visual amenity is considered to be Major/Moderate which would be significant. The visibility would be in the context of existing commercial and residential built industrial features.

Viewpoint 2 – View east from Taylors Lane (Palmer Park junction)

This viewpoint is located 85m to the west of the Proposed Development and is representative of views experienced by road users and cyclists

Existing view

The existing view in an easterly direction comprises the road corridor and adjacent residential blocks in the foreground. The road is back clothed by established tree cover in the distance and the existing commercial and residential built features.

Predicted view

Views of the Proposed Development would be partially screened by existing built features. Visibility would be limited to the upper-most parts of the buildings.

Effects on visual amenity

The Proposed Development would introduce additional built form to the view, back clothed residential built features. Based on the close proximity of the view, the magnitude of change would be Moderate. Road users are considered to be of Medium sensitivity and the effect on visual amenity is considered to be Moderate and not significant. The effect experienced by cyclists (high sensitivity) would be major/mediate and significant. The visibility would be in the context of existing commercial and residential built industrial features.

Viewpoint 3 – View south east Palmer Park

This viewpoint is located 104 m to the south west of the Proposed Development and is representative of views as experienced by residents and road users.

Existing View

The existing view consists of existing residences and open space in the foreground with the industrial and built features, existing trees (within the site) are visible in the view.

Predicted view

There would be partial views of the top of the building above existing roof line. Lower parts of the proposed buildings and associated car parking would be fully screened by intervening buildings

Effects on visual amenity

The magnitude of change would be Moderate. Road users are considered to be of Medium sensitivity and the effect on visual amenity is considered to be Moderate. (not significant) Residents are of High sensitivity and the effect would be Major/Moderate which would be significant. The visibility would be in the context of existing residential built features.

Viewpoint 4 – View north from Palmer Park (school entrance Glenmore Court)

This viewpoint is located 140 m to the south of the Proposed Development near entrance to school at Glenmore Court. It is representative of views as experienced by residents.

Existing View

The existing view consists of existing residential development in the foreground and distant hills visible in the background.

Predicted view

The Proposed Development would be partially visible through gaps in existing residential dwellings. Views of other proposed elements would be predominantly screened.

Effects on visual amenity

The magnitude of change would be Slight. Residents are of High sensitivity and the effect would be Moderate. not significant. Visibility would be experienced in the context of existing built features.



Fig 9 - Site Boundary and Viewpoints

7. Landscape Effects

Residual Landscape Effects

This section examines the effects arising as a result of the Proposed Development with reference to landscape fabric within the Site, landscape character and landscape designations.

7.0 Effects on Landscape Fabric

The landscape features within the Site comprise vacant grassland and redundant built features, which is assessed as being of Low sensitivity to the Proposed Development. The Proposed Development would result in the permanent loss of a small area of vacant land within the Site and its replacement with the proposed buildings, infrastructure, access and parking. This would account for a relatively small parcel of land within an expansive suburban area. Accordingly, the magnitude of change would be Slight, giving rise to a Minor effect, which is not significant.

7.1 Effects on Landscape Character

The effect of the Proposed Development on landscape character largely depends on the key characteristics of the receiving environment, the degree to which the development may be considered to be consistent with or at odds with it; and how the proposal would be perceived within its setting.

Urban South Dublin/Suburban Lowlands LCA 5 Suburban (Urban Fringe/Periurban LCT)

The Proposed Development would be located within the suburban character area of Urban Fringe/Periurban Landscape Character Type (Urban South Dublin/Suburban Lowlands LCA). The overall sensitivity of this LCT to the Proposed Development is assessed as being Medium. The effects on this LCT would be direct (affecting the proposal site itself) and indirect (affecting the visual and perceptual characteristics of the surrounding townscape).

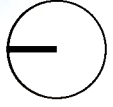
It is appraised that the limited footprint of the Proposed Development would restrict the direct effect on local townscape character. There would be a very localised loss of a small area of vacant land within a suburban area. The proposed buildings and infrastructure would represent an increase in the density of built form within the Site, albeit would be in keeping with the character of the existing buildings of the surrounding townscape.

With regards to indirect effects, the extent of surrounding built form would typically limit visibility of the Proposed Development to relatively localised areas of the surrounding townscape. Visibility would be in the context of existing suburban built elements with lower parts of the proposed buildings and associated car parking would typically be fully screened.

The magnitude of change to the Urban Fringe/Periurban LCT be Slight. The level of effect would be Moderate/Minor, not significant.

Other LCTs

There would be no direct effects on any other LCTs within the Study Area. Potential indirect effects on surrounding character types and wider parts of the townscape would be limited based on their geographic separation from the Site and the extent of intervening built form.



Taylor's Lane



Palmer Park

Fig 10 - Rendered Plan

8. Visual Effects

Residual Visual Effects

This section examines the visual effects based on changes to the existing view as experienced by people within the surrounding townscape/landscape.

8.0 Effects experienced by Local Residents

Residential receptors are considered to be of High sensitivity in all cases and the visual assessment is described below.

Localised Areas (Ballyboden and Palmer Park)

The visual impacts with respect to residential receptors within locality of the site would be limited as a result of intervening built features. Some residents situated directly adjacent to the site within the Ballyboden (Taylor's Lane) and Palmer Park would experience partially screened views of the Proposed Development at close range. The magnitude of change would be substantial and effects would be major (significant), although the proposed planting at the periphery of the site would filter views and mitigate impacts over time. Views from other areas beyond the immediate context of the site would be more limited as a result of intervening built features and tree cover. The magnitude of change from these areas would be Slight and result in a Moderate effect which would not be significant.

8.1 Effects experienced by Recreational Receptors

Recreational receptors include users of footpaths, cycle ways and those visiting outdoor attractions. They are assessed as being of High sensitivity in all cases. The assessment is described below, listed in order of increasing distance from the Proposed Development.

Secondary Cycle Route (Taylor's Lane)

This cycle lane is routed at a local level between Ballyboden Road (west) and Grange Road (Pearse Museum) in the east. For lengthy sections of the localised route, views of the Proposed Development would be subject to screening by intervening buildings and / or tree cover. There would be views at close range for a short section of the route between junction to Palmer Park and adjacent Petrol Station (to east). The magnitude of change would be substantial to Moderate and effects would be major to major/Moderate (significant), views would be experienced on sequential basis and in the context of other built features. Views from other sections of the route beyond the immediate context of the site would be more limited as a result of intervening built features and tree cover. The magnitude of change from these areas would be Slight and result in a Moderate effect which would not be significant.

Saint Enda's Park

Views from within the park including approaches to Pearse Museum would be limited due to the concentration of mature tree cover. Partial views of the buildings within the site could be experienced from external parking areas at Taylor's Lane with Slight magnitude change resulting in a Moderate effect. There would be no effects within the park itself.

Grange Golf Club

Views from within Grange Gold Club (485m to the east) would be limited due to the concentration of mature tree cover at the western boundary and within the course, combined the concentration of intervening built

elements. The magnitude of change would be Negligible resulting in Minor effects.

Edmondstone Golf Club

Views from within Grange Gold Club (550m to the south) would be limited due to the concentration of mature tree cover at the northern boundary and within the course, combined the concentration of intervening built elements. The magnitude of change would be Negligible resulting in Minor effects.

8.2 Effects experienced by Vehicular Receptors

Vehicular receptors and rail passengers are assessed as being of Medium sensitivity to the Proposed Development unless otherwise stated.

R113 (Taylor's Lane)

For lengthy sections of the R113 (Taylor's Lane), views of the Proposed Development would be subject to screening by intervening buildings and / or tree cover. There would be views at close range for a short section of the route between junction to Palmer Park and adjacent Petrol Station (to east). The magnitude of change would be substantial to Moderate and effects would be major/Moderate (significant) to Moderate, views would be experienced on sequential basis and in the context of other built features. Views from other sections of the route beyond the immediate context of the site would be more limited as a result of intervening built features and tree cover. The magnitude of change from these areas would be Slight and result in a Moderate/Minor effect which would not be significant.

Local roads serving surrounding residential areas include: Palmer Park, Glendocher Drive

The views towards the Proposed Development from other immediate local roads would be subject to screening by intervening buildings. The magnitude of change from these areas would be Slight and result in a Moderate effect which would not be significant.

R115 and R116

The views towards the Proposed Development from R116 and R115 routes would be extremely limited due to the screening effects of intervening buildings, at most there would be glimpse views and the magnitude of change would be Negligible resulting in Minor effects.

9. Conclusion

In summary, the Proposed Development would be located in the existing suburban fabric of Ballyboden. The Proposed Development would represent the introduction of new care home buildings and associated road and parking infrastructure with landscaped grounds including courtyard, peripheral woodland edge landscape corridor, terraces and peripheral planting.

The limited footprint of the development in combination with the visually contained nature of the site based on the surrounding built form would restrict the effects of the Proposed Development to localised geographical areas.

In conclusion, it is appraised that the Proposed Development could be accommodated with limited and relatively localised effects on the fabric within the Site and on the landscape / townscape character of the surrounding area. The Proposed Development would introduce medium scale buildings and infrastructure to the locality, albeit these would be assimilated with the existing urban fabric predominates across the local area. Large parts of the urban area of would be completely unaffected. Effects on LCTs across the wider Study Area would be limited by the urban context of the proposal site and the distance of view. There would be no significant effects on any landscape designation.

In terms of visual effects, there would be some significant effects associated with residential properties abutting the site, although the proposed planting at the periphery of the site would filter views and mitigate impacts over time. Views from other areas beyond the immediate context of the site would be more limited as a result of intervening built features and tree cover.

In terms of recreational receptors, there would be significant effects on a short section of Taylors Lane route aligned to cyclist.

In terms of vehicular receptors, there would be views at close range for a short section of the route between junction to Palmer Park and adjacent Petrol Station (to east).



TGP LANDSCAPE ARCHITECTS