

Attachment E

**Supplementary commentary to the LVIA
In respect of a Further Information Request
Coffey Saggart Infill
By Macro Works
December 2021**



1. Introduction

This response statement has been prepared in respect of a Further Information Request (FIR) issued by South Dublin County Council in relation to the proposed infill development within an application site located c. 600m south of the centre of the settlement of Saggart, in the townland of Slade, County Dublin. The FIR includes a number of request items, one of which relates to landscape and visual impact matters, Item 3 (vi). This FIR item will be set out and responded to below.

1.1. Statement of authority

This FIR statement was prepared by Macro Works Ltd. Relevant experience includes over 20 years of analysing the visual effects of a wide range of development commercial and infrastructure types, including numerous landfill, quarry and mining projects.

2. Further Information Request

FIR Item 3 (vi) was stated as follows:

“3. The proposal to cut through the hedgerow does not appear in the planning notices and does not appear to have been relayed to the applicant’s ecological consultant or landscape and visual consultant. The following is required:

(vi) A revised Landscape and Visual Impact Assessment, or supplementary commentary to the LVIA, reflecting the revised proposal.”

3. Response to FIR Item 3 (vi)

Given the nature of the FIR, it was deemed appropriate to respond by way of a supplementary commentary. The FIR item was raised regarding potential landscape or visual as a result of the proposed removal of c.6m of hedgerow along the northern perimeter of the application site boundary.

While the removal of c.6m of hedgerow will have a permanent impact on the land cover within the application site, it will be very limited in scale, and there will be no resultant adverse impact on the overall character of the landscape within the study area.

It will not be possible to discern where the section of hedgerow has been removed in any of the photomontages that were prepared from the selected viewpoints; therefore, the photomontages do not need to be amended. If there are some locations within the study area where it is possible to identify a visual change due to the removal of this short section of hedgerow, it will not produce any material change to the available view from that location, and consequently, there will be no potential for significant visual impacts to occur.

4. Overall conclusion

This assessment has determined that there will be no material landscape or visual impacts as a result of the removal of c.6m of hedgerow from the northern portion of the application site; thus, there will be absolutely no change to the judgements or conclusions in the original LVIA submitted with the planning application for the proposed development.