

1 Visual Appraisal

1.1 Introduction

This appraisal provides commentary on the photomontage prepared for the Additional Information (item 1, 5th bullet point) for planning application Ref SD21A/0305 and the potential visual impacts arising.

Planning application Ref SD21A/0305 comprises an alteration to an existing granted planning application Ref SD19A/0065 for a proposed Waste Metal Transfer Facility including Waste Electrical & Electronic Equipment (WEEE) on Tay Lane, Greenogue, Rathcoole, Co Dublin.

The alterations to the previous planning application which have the potential to affect the visual amenity of the site and its surrounds are limited to:

- Revised fencing along Tay Lane as shown on drawing D1541-D2-PL3 by Kavanagh Burke Consulting Engineers; and
- The change in height of the 2 proposed buildings on the site (Block A and Block B), see Table 1 below.

The 3m high earth embankments with screen planting on the north, south and western perimeters and retention of the mature existing hedgerow along the eastern boundary remain unchanged from the granted planning application.

1.1.1 Fencing

For security purposes the timber post and rail fence in the existing granted planning application has been substituted for a mesh anti-climb Paladin fence, 2.4m in height, green in colour. The Paladin fence is light and transparent in visual appearance and has no horizontal rails.

1.1.2 Building Height

The change in height and gross floor area of the 2 proposed buildings from the granted planning application to the proposed application are as summarised in the Table 1 below.

Table 1 - Revised Building Heights and Gross Floor Area

Building	Granted application SD19A/0065	Proposed application SD21A/0305	Difference in height/ and floor area
Block A - Light industrial unit and offices	Overall Height 15.10m	Overall Height 15.254m	Height – +0.154m
	Gross internal floor areas 3,802m ²	Gross internal floor areas 4,337m ²	Floor area - +535m ²
Block B - Ancillary workshop and charging area	Overall Height 12.40m	Overall Height 12.481m	Height – +0.081m
	Gross internal floor areas 574m ²	Gross internal floor areas 574m ²	Floor area – no difference
	Total 4,376 m ²	Total 4,911 m ²	

In the proposed planning application Block A will increase in height by 0.154m; Block B will increase in height by 0.081m. In the proposed planning application the gross internal floor area for Block A will increase by 535 m²; there is no change to the gross internal floor area for Block B.

1.2 Photomontage

Three photomontages have been prepared from public locations outside the site, to illustrate the visibility of the proposed development (SD21A/0305) including the revised fencing type. The photomontages are included in the Appendix to this Appraisal.

1.2.1 Photomontage VP1 - Tay Lane looking north towards the site

This photomontage illustrates the north facing view from Tay Lane looking towards the site. The proposed 3m high earth embankments with screen planting around the north, south and western edge of the site plus retention of the existing hedgerow along the eastern edge of the proposed development reduce visibility into the outdoor metal storage area on the west of the site, the embankment and planting also screen the view south towards wider industrial lands beyond in Greenogue Business Park. The planting creates a rural fringe which is in character with the agricultural lands to the east and preserves the local residential amenity between the scattered properties along Tay Lane. The proposed fencing is noticeable along the road edge, but when seen against the dark green planted back drop it disappears and is not visually intrusive.

The visual receptors at this point are vehicle drivers and their passenger most likely to be from the local residential community. The photomontage demonstrates that the mitigation incorporated within the design of the proposed development includes an appropriate response to the edge of industrial zoned lands which border agricultural lands and includes pockets of residential properties. The mitigation softens the edge of the industrial lands and screens their operations resulting in no reduction in the residential amenity of the area but creates a continuation of the rural character along this transportation corridor.

1.2.2 Photomontage VP2 - Tay Lane looking south towards the site

This photomontage illustrates the south facing view from Tay Lane looking towards the site. The extent of the proposed warehouse and ancillary buildings (revised height) are shown in the outline view. The 3m high earth embankments with screen planting around the proposed development reduce visibility into the outdoor metal storage area on the west of the site and the industrial lands beyond in Greenogue Business Park; the embankment also screens the long distance views towards Saggart Hill and Coolmine Covert some 4km to the south. As for photomontage VP1 the planting creates a rural fringe which is in character with the agricultural lands to the east and preserves the local residential amenity between the scattered properties along Tay Lane. The proposed fencing is not visible from this view point.

The visual receptors at this point are vehicle drivers and their passenger most likely to be from the local residential community. The photomontage demonstrates that the mitigation incorporated within the design of the proposed development includes an appropriate response to the edge of industrial zoned lands which border agricultural lands and includes pockets of residential properties. The mitigation softens the edge of the industrial lands and screens their operations resulting in no reduction in the residential amenity of the area but creates a continuation of the rural character along this transportation corridor.

1.2.3 Photomontage VP3 – Tay Lane at northern boundary of the site looking south

This photomontage is a closer view of the western boundary of the site than VP2 above. The extent of the proposed warehouse and ancillary buildings are shown in the outline view. The 3m high earth embankments with screen planting around the proposed development reduce visibility into the outdoor metal storage area on the west of the site and the industrial lands beyond in Greenogue Business Park; the embankment also screens the long distance views towards Saggart Hill and Coolmine Covert some 4km to the south. As for photomontage VP1 the planting creates a rural fringe which is in character with the agricultural lands to the east and preserves the local residential amenity between the scattered properties along Tay Lane. The proposed fencing is noticeable along the road edge, however due to its light visual appearance, its green colour and the absence of horizontal rails, it blends into the planted backdrop and is not visually intrusive.

The visual receptors at this point are vehicle drivers and their passenger most likely to be from the local residential community. The photomontage demonstrates that the mitigation incorporated within the design of the proposed development includes an appropriate response to the edge of industrial zoned lands which border agricultural lands and includes pockets of residential properties. The mitigation softens the edge of the industrial lands and screens their operations resulting in no reduction in the residential amenity of the area but creates a continuation of the rural character along this transportation corridor.

1.3 Summary

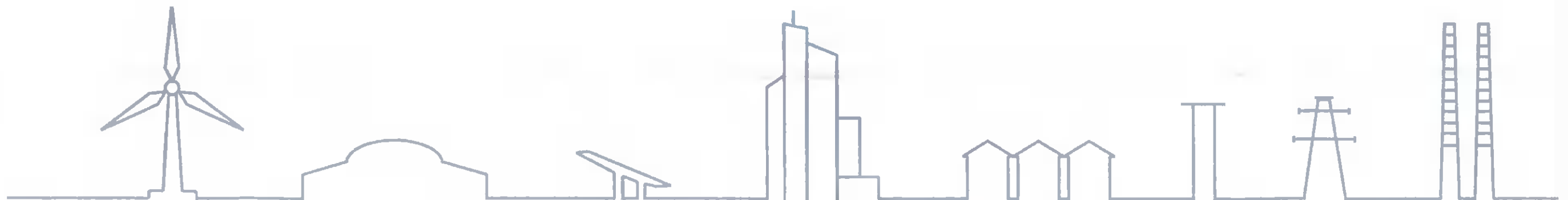
The 3 photomontages taken from public locations along Tay Lane illustrate that the proposed mitigation successfully softens the edge of the industrial lands (including the proposed development in its slightly increased height and the proposed security fence) and screens the visibility of the operations. This results in no reduction in the residential amenity of the area but creates a continuation of the rural character along this transportation corridor. Measures to mitigate landscape and visual impacts resulting from the proposed development include the incorporation of the 3m high earth embankments with screen planting around the proposed development along Tay Lane as a boundary line. In addition the use of directional security lighting has been included to reduce night time glare. These measures have ensured that the landscape and visual impacts resulting from this proposed development are not significant and that the residential amenity is not reduced in quality.

Waste Electrical and Electronic Equipment Transfer Facility EIAR

LVIA Photomontages

This book contains imagery for the
viewpoints chosen for the LVIA study

March 2022



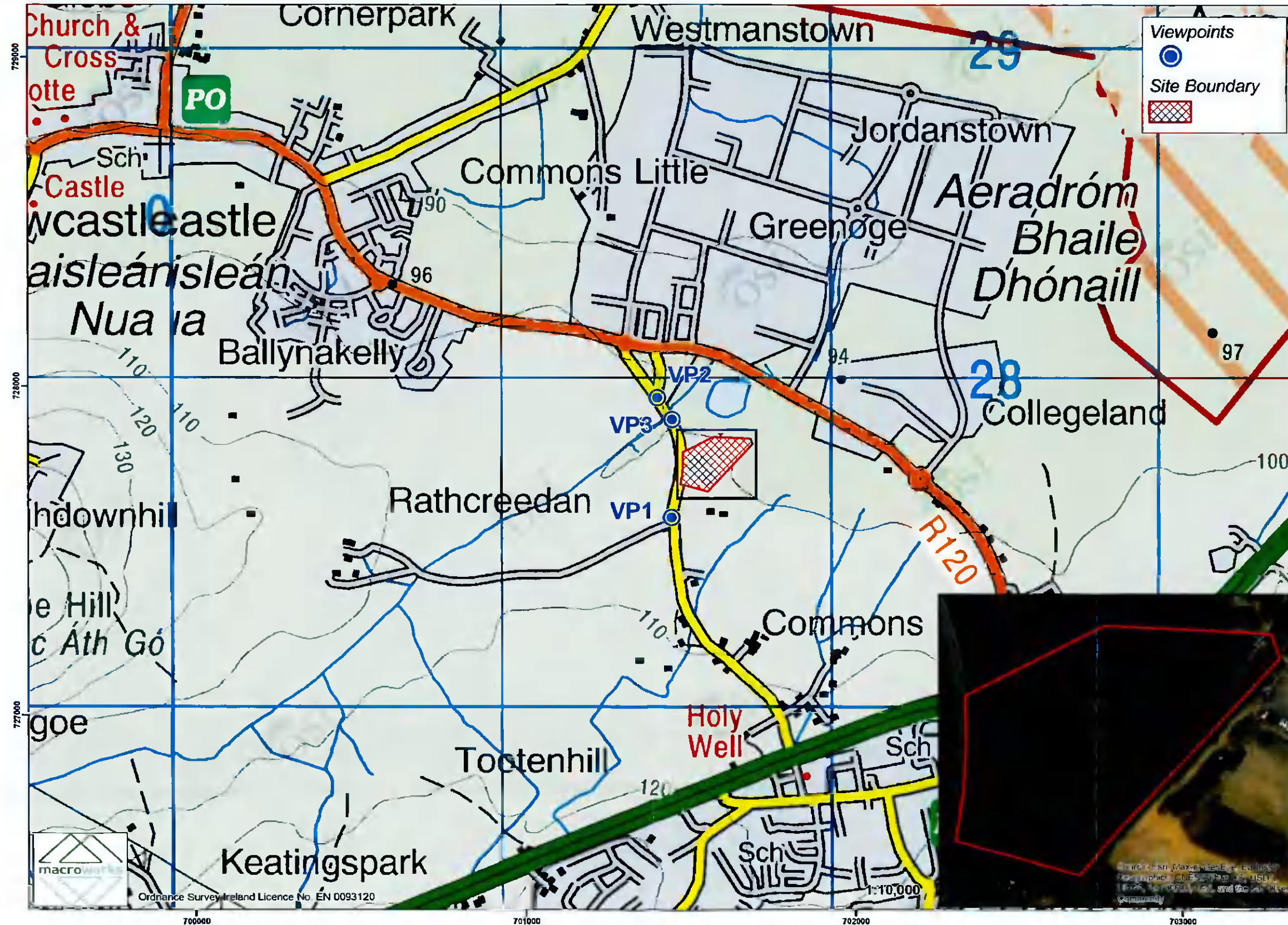
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Viewpoint 1 - Montage View + Mitigated View

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Viewpoint 3 - Montage View + Mitigated View

LVIA viewpoint locations selected for the Tay Lane Metal Recycling project





Outline View
 Indicating physical position and scale of warehouse and outdoor storage areas

WEEE Transfer Facility (Proposed)

These are 80° panoramic montages captured and presented in accordance with the guidance set by the British Landscape Institute 2011 - Advice Note 01/11.
 To view these panoramas on a flat surface one must move from left to right along its length whilst maintaining a perpendicular viewing direction and the specified correct viewing distance of 30cm. To see this entire panoramic scene in reality would necessitate turning one's head through 40°.

Easting (ITM):	701445	Lens:	50mm / Full Frame Sensor	Date:	18-Oct-18
Northing (ITM):	727602	Camera:	Canon 1-D Mark II digital SLR	Time:	13:32
Direction of View:	26 ° E of Grid North	Camera Height:	1.7m Above Ground Level		
Angle of View:	80 °				





Montage View
Pre-Mitigation



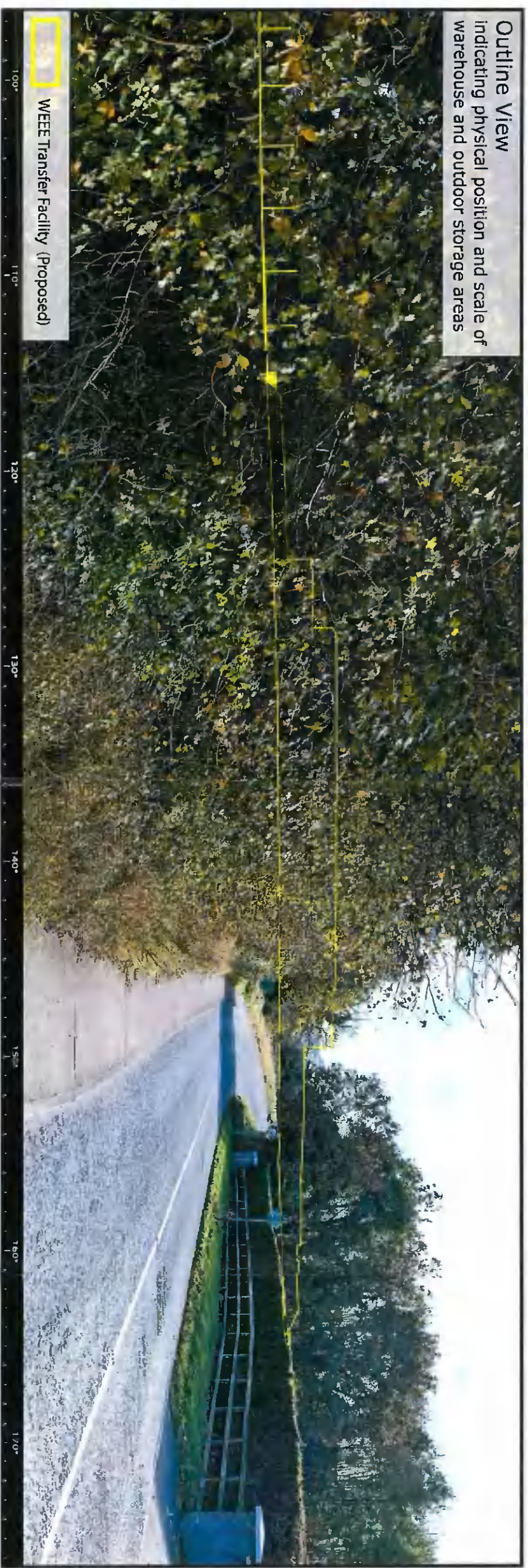
Montage View
With Mitigation Established

These are 80° panoramic montages captured and presented in accordance with the guidance set by the British Landscape Institute 2011 - Advice Note 01/71.

To view these panoramas on a flat surface one must move from left to right along its length whilst maintaining a perpendicular viewing direction and the specified correct viewing distance of 30cm. To see this entire panoramic scene in reality would necessitate turning one's head through 40°.

Eastings (ITM):	701445	Lens:	50mm / Full Frame Sensor	Date:	18-Oct-18
Northings (ITM):	727602	Camera:	Canon 1-D Mark II digital SLR	Time:	13:32
Direction of View:	26° E of Grid North	Camera Height:	1.7m Above Ground Level		
Angle of View:	80°				





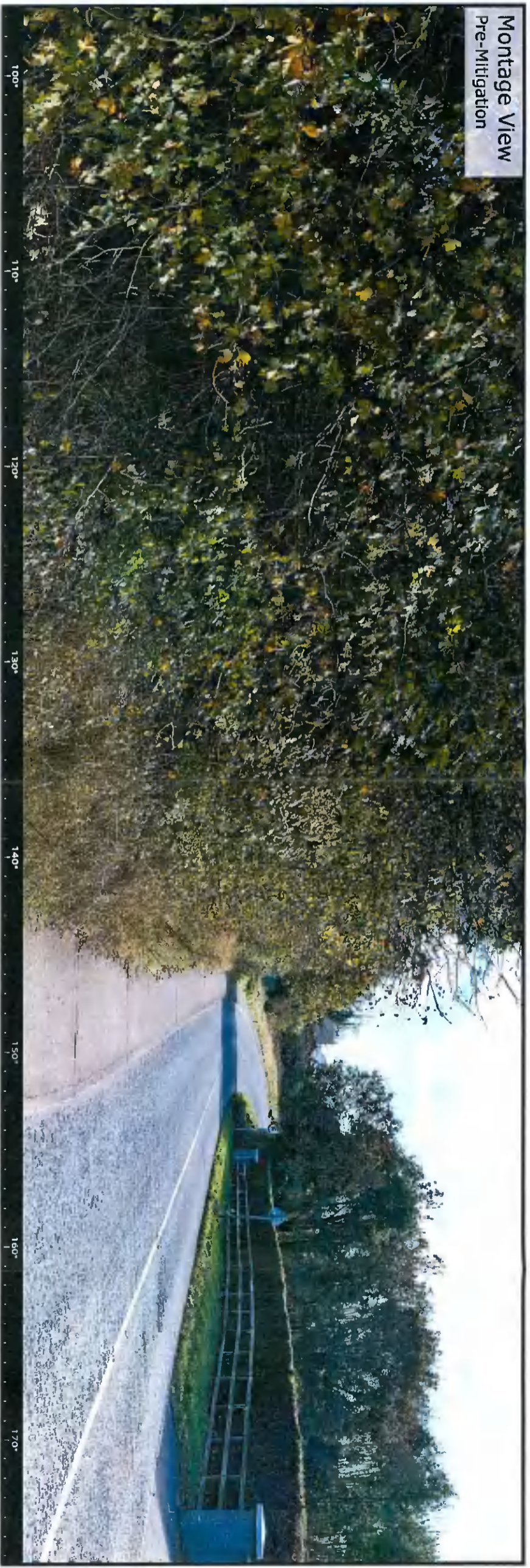
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To view these panoramas on a flat surface one must move from left to right along its length whilst maintaining a perpendicular viewing direction and the specified correct viewing distance of 30cm. To see this entire panoramic scene in reality would necessitate turning one's head through 40°.

Eastings (ITM):	701401	Lens:	50mm / Full Frame Sensor	Date:	18-Oct-18
Northings (ITM):	722967	Camera:	Canon 1-D Mark II digital SLR	Time:	13:22
Direction of View	136° E of Grid North	Camera Height:	1.7m Above Ground Level		
Angle of View:	80°				



Montage View
Pre-Mitigation



Montage View
With Mitigation Established



These are 80° panoramic montages captured and presented in accordance with the guidance set by the British Landscape Institute 2011 - Advice Note 01/11.

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Northing (ITM):	722967
Direction of View	136° E of Grid North
Angle of View:	80°

Lens:	50mm / Full Frame Sensor
Camera:	Canon 1-D Mark II digital SLR
Camera Height:	1.7m Above Ground Level

Date:	18-Oct-18
Time:	13:22



Existing View



Outline View
Indicating physical position and scale of warehouse and outdoor storage areas



WEEF Transfer Facility (Proposed)

These are 100° panoramic montages captured and presented in accordance with the guidance set by the British Landscape Institute 2011 - Advice Note 01/11.

To view these panoramas on a flat surface one must move from left to right along its length whilst maintaining a perpendicular viewing direction and the specified correct viewing distance of 30cm. To see this entire panoramic scene in reality would necessitate turning one's head through 60°.

Easting (ITM): 701447
 Northing (ITM): 727900
 Direction of View 147° E of Grid North
 Angle of View: 100°

Lens: 50mm / Full Frame Sensor
 Camera: Canon 1-D Mark II digital SLR
 Camera Height: 1.7m Above Ground Level

Date: 26-Jan-21
 Time: 14:54

Montage View
Pre-Mitigation



Montage View
With Mitigation Established



These are 100° panoramic montages captured and presented in accordance with the guidance set by the British Landscape Institute 2011 - Advice Note 07/11.

To view these panoramas on a flat surface one must move from left to right along its length whilst maintaining a perpendicular viewing direction and the specified correct viewing distance of 30cm. To see this entire panoramic scene in reality would necessitate turning one's head through 60°.

Easting (ITM): 701447
 Northing (ITM): 727900
 Direction of View 147° E of Grid North
 Angle of View: 100°

Lens:
 Camera:
 Camera Height:

50mm / Full Frame Sensor
 Canon 1-D Mark II digital SLR
 1.7m Above Ground Level

Date: 26-Jan-21
 Time: 14:54