

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

7th April 2022

Re: Visual Impacts of Proposed Amendments to a Permitted Substation under Reg.
Ref.: SD19A/0042 and ABP Ref.: 305948-19.

Dear Sir/Madam

KFLA have been appointed by the client to provide landscape architectural consultancy and services in relation to the above referenced development. This letter provides a technical commentary on the visual impacts of the Proposed Development in context of the Permitted Developments in which it is subsumed.

1. Background

The planning application is for development comprising amendments to the permitted electrical substation compound and structures permitted under Reg. Ref.: SD19A/0042 and ABP Ref.: 305948-19. The substation to which the current amendments relate will be known as the Kishoge substation.

For a detailed description of the Proposed Development along with an overview of planning history related to this application, refer to Planning Report by John Spain Associates Ltd.

2. Amendments to Landscape Proposals

As part of the landscape proposals in the Permitted Developments Reg. Ref.: SD19A/0042 and Reg. Ref.: SD21A/0042, a significant amount of visual screening was proposed through the use of raised earth berms and triple lines of large native trees, planted at 4-5m tall to provide instant screening. Various other landscape treatments were proposed throughout the site including native wildflower meadow, wetland habitats, native hedgerow and public walking routes and seating areas accessed from the existing canal towpath. None of these proposals will be affected by the Proposed Amendments.

A 7-8m high visual screening belt was located adjacent to the original substation. As part of the Proposed Amendments, the location and scale of the substation has changed in order to meet the technical requirements of EirGrid, the system operator. To accommodate this, the above visual screening belt has been removed and replaced with wildflower meadow to tie in with the landscape proposals of the two Permitted Developments above.



3. Impact of Amendments to Landscape Proposals on Visual Screening

The removal of the above visual screening belt referenced in Section 2 will not materially affect the visual impact of the Proposed Substation. There is a considerable amount of visual screening proposed along all site boundaries of the Permitted Developments. The Proposed Substation is also located centrally within the site and will be hidden behind the Data Centres associated with the Permitted Developments from many aspects.

From the North, North-East, South and South-East, the Substation will be completely hidden from view by the permitted Data Centres and the permitted visual screening belts. The visual screening belts located along the northern site boundary reach heights of up to 12m, therefore the removal of the internal berm referenced in Section 2 will cause no further visual impact than originally assessed in the applications for the Permitted Developments.

4. Conclusion

The minimal amendments to the landscape scheme as part of the Proposed Amendments to the Permitted Substation will not have any material effect on the visual impact, the visual impact of the amendments would be considered consistent with that of the original assessment under the applications for the Permitted Developments.

The extent of potential visual impact of the Proposed Amendments on the surrounding environment has been represented from 9 view locations around the Proposed and Permitted Developments and are included with the application as a standalone document.

Yours sincerely,



Matthew Mulvey BSc (Landscape Architecture), MILI

For
Kevin Fitzpatrick | Landscape Architecture Ltd



