

Landscape & Visual Impact Appraisal

Piperstown, Bohernabrenna, Dublin 24

24 June 2022

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1.0 LANDSCAPE AND VISUAL IMPACT APPRAISAL

1.1 Introduction

The purpose of this Landscape and Visual Impact Appraisal (LVIA) is to identify and determine the potential effects on the character and visual amenity of the landscape as a result of works associated with the development of a single storey extension to the rear of existing detached cottage at Piperstown, Bohernabrenna, Tallaght, Dublin 24, D24X275.

This report describes the methods used to assess the existing baseline conditions of the site and surrounding area; predicted effects on landscape character, predicted visual effects; the mitigation measures required to prevent, reduce or offset any significant negative effects; and the likely residual effects after these measures have been adopted.

This report and its associated figures should be read in conjunction with the plans and particulars that accompany the application, including the photomontages enclosed as part of the RFI Response.

1.2 Assessment Methodology

1.2.1 General Approach

The methodology for the LVIA has been derived from *Guidelines for Landscape and Visual Impact Assessment, Third Edition (The Landscape Institute and Institute of Environmental Management & Assessment, 2013)* (GLVIA3).

The landscape has been appraised to allow it to be described and classified into landscape areas that in turn enable the classification of landscape quality. The capacity of the landscape to accept change of the type proposed is assessed by determining the sensitivity of each area.

Assessment of the landscape has been undertaken through analysis of:

- Up to date digital copies of Ordnance Survey maps;
- Aerial photography;
- *South Dublin County Development Plan 2016 – 2022 and the Draft County Development Plan 2022-2028*;
- Study of the subject site and its environs in relation to its local landscape significance;
- Assessing the effects of the proposed development through analysis of baseline photography;
- Assessment of the proposed development through analysis of detailed drawings; and
- The *design drawings*, included as part of this application.

1.2.2 Identifying Effects

Assessing the significance of an effect is a key component of the LVIA and is an evidenced based process combining professional judgment on the nature of a landscape or visual receptor's sensitivity, their susceptibility to change and the value attached to the receptor. It

is important to note that judgment in this LVIA are impartial and based on professional experience and opinion informed by best practise guidance.

1.2.3 Assessment Criteria

The objective of the assessment process is to identify and evaluate the predicted significant effects arising from the proposal. Significance is a function of the:

- Sensitivity of the affected receptors; and
- Scale or Magnitude of Impact that they will experience.

These definitions recognise that areas vary in their capacity to accommodate different forms of development according to the nature of the receiving landscape and the type of change being proposed.

Significance is not graded in bands, and a degree of informed judgement is required. Even with the application of pre-defined criteria, interpretation may differ between individuals, but this allows the process of reaching these conclusions to be transparent.

1.2.4 Landscape Impact Assessment

The LVIA firstly assesses how the proposed development would impact directly on any features and resources. This category of effect relates to specific elements and features (e.g. woods, trees, walls, hedgerows, watercourses) within the site boundary that are components of the existing landscape that may be physically affected by the proposed development. Physical effects are restricted to the area within the site boundary, and are the direct effects on the fabric of the site.

The LVIA then considers impacts on landscape character at two levels. Firstly, consideration is given to how the landscape character is affected by the removal or alteration of existing features and the introduction of new features. This is considered to be a direct impact on landscape character.

Secondly, the indirect impacts of the proposal on the wider landscape are considered. It is acknowledged there is an overlap between perception of change to landscape character and visual amenity, but it should be remembered that landscape character in its own right is generally derived from the combination and pattern of elements within the view.

The significance of effects on features and landscape character is determined by cross-referencing the sensitivity of the feature or landscape character with the magnitude of impact.

Consideration of the sensitivity of the resource against the magnitude of impact caused by the proposal is fundamental to landscape and visual assessment and these two criteria are defined in more detail below.

1.2.5 Landscape Sensitivity

The determination of the sensitivity of the landscape resource is based upon an evaluation of each key element or characteristic of the landscape likely to be affected. The evaluation reflects such factors as its quality, value, contribution to urban character and the degree to which the particular element or characteristic can be replaced or substituted.

For the purpose of this assessment, landscape quality is categorised as:

Very High:	Areas of especially high quality acknowledged through designation. These are of landscape significance within the wider region or nationally;
High Quality:	Areas that have a very strong positive character with valued and consistent distinctive features that gives the landscape unity, richness and harmony. These are of significance within the district;
Medium Quality:	Areas that exhibit positive character but which may have evidence of alteration/degradation or erosion of features resulting in a less distinctive landscape. These may be of some local significance with some positive recognisable structure; and
Low Quality:	Areas generally negative in character, degraded and in poor condition. No distinctive positive characteristics and with little or no structure. There may be scope for positive enhancement.

As previously discussed, landscape sensitivity is influenced by a number of factors including value, condition and the type of change brought about by the proposal. In order to assist with bringing these factors together the following five-point scale has been used. **Table 1.1** defines the criteria that have guided the judgement as to the Sensitivity of the Landscape Resource.

Definition		Sensitivity
Landscape Resource Sensitivity	Landscape Resource Value	
<p>Exceptional quality, no or limited potential for substitution. Key elements / features well known to the wider public.</p> <p>Little or no tolerance to change.</p>	<p>Nationally/internationally designated/valued landscapes, or key elements or features of national / internationally designated.</p> <p>Little or no tolerance to change.</p>	Very High
<p>Strong / distinctive character; absence of detractors.</p> <p>Low tolerance to change.</p>	<p>Regionally / nationally designated / valued landscapes.</p> <p>Low tolerance to change.</p>	High
<p>Some distinctive characteristics; few landscape detractors.</p> <p>Medium tolerance to change.</p>	<p>Locally / regionally designated / valued landscapes.</p> <p>Medium tolerance to change.</p>	Medium
<p>Absence of distinctive characteristics; presence of landscape detractors.</p> <p>High tolerance to change.</p>	<p>Undesignated landscape of low quality.</p> <p>High tolerance to change.</p>	Low
<p>Absence of positive characteristics. Significant presence of landscape detractors.</p> <p>High tolerance to change.</p>	<p>Undesignated landscape of very low quality and condition.</p> <p>High tolerance to change.</p>	Negligible

Table 1.1: Sensitivity of the Landscape Resource Criteria

1.2.6 Magnitude of Landscape Impacts

Direct resource changes on the landscape character are brought about by the introduction of the proposal and its impact on the key landscape characteristics. The categories and criteria used are given in **Table 1.2** below.

Definition	Magnitude
Total change to the key characteristics of the landscape character; proposed development will introduce elements totally uncharacteristic to the receiving landscape; and/or will result in a substantial or total loss, alteration or addition of key elements/features/characteristics.	Large
Partial change in the key characteristics of landscape character; proposed development will introduce elements partially uncharacteristic to the receiving landscape; and/or will result in partial loss, alteration or addition of key elements/features/characteristics.	Medium
Small change to the key characteristics of the landscape character; proposed development will introduce elements that are not uncharacteristic of the receiving landscape; and/or will result in a small loss, alteration or addition of elements/features/characteristics.	Small
Very minor / discernible change to the key characteristics of the landscape character; proposed development will result in a discernible alteration to the landscape character through the addition of elements or features present in the existing pattern of the baseline.	Negligible
The proposals will not cause any change to the landscape character/ elements/ features/ characteristics.	No change

Table 1.2 – Magnitude of Landscape Effect

1.2.7 Visual Impact Assessment

The assessment of effects on views is an assessment of how the introduction of the proposed development will affect views within the landscape. Assessment of visual effects therefore needs to consider:

- Direct impacts of the proposed development upon views through intrusion or obstruction;
- The reaction of viewers who may be affected, e. g. residents, walkers, road users; and
- The overall impact on visual amenity.

All viewpoints have been located within the public domain and are representative of views available from main thoroughfares and pedestrian areas within the vicinity of the proposed development.

1.2.8 Photos

Images representing views available from the public realm at each of the selected viewpoints have been captured using a Cannon EOS6D camera with a full frame sensor in combination with a 50mm / 35mm fixed focal length lens.

The location of the proposed development is indicated on each photograph by a red polygon.

1.2.9 Visual Sensitivity

Visual sensitivity is defined with reference to the sensitivity of the viewpoint location and the view available from that location. Other factors affecting visual sensitivity include:

- The context of the viewpoint;
- The type of view available, whether it is filtered, framed or open;
- The number of viewers experiencing the view, whether this is Few, Moderate or Many;
- The occupation or activity of the receptor; and
- The importance of the view.

Although the interpretation of viewers' experience can have preferential and subjective components, there is generally clear public agreement that the visual resources of certain landscapes have a high visual quality.

Viewer sensitivity, as set out in **Table 1.3**, is a combination of the sensitivity of the human receptor (for example resident, commuter, tourist, walker, recreationist or worker, and the numbers of viewers affected) and viewpoint type or location (for example house, workplace, leisure venue, local beauty spot, scenic viewpoint, commuter route, tourist route or walkers' route).

Definition		Sensitivity
Visual resource sensitivity	Visual Receptor sensitivity	
Views of remarkable quality, of and within international designations or key features or elements of nationally designated landscapes that are well known to the wider public. Little or no tolerance to change.	Observers, drawn to a particular view, including those who have travelled to experience the views. Little or no tolerance to change	Very High
Views from residential property, public rights of way, National Trails, long distance walking routes and nationally designated landscapes with public access. Low tolerance to change.	Observers enjoying views from their homes or pursuing quiet outdoor recreation are more sensitive to visual change. Little tolerance to change	High
Views from local roads and routes crossing designated landscapes and 'access land' as well as promoted paths. Medium tolerance to change.	Observers enjoying views from vehicles on quiet/ promoted routes are moderately sensitive to visual change. Medium tolerance to change	Medium
Views from work places, main roads and undesignated landscape features. High tolerance to change.	Observers in vehicles or people involved in frequent or infrequent repeated activities are less sensitive to visual change. High tolerance to change	Low
Views from within and of undesignated landscapes with significant presence of landscape detractors. High tolerance to change.	Observers in vehicles or people involved in frequent or frequently repeated activities are less sensitive to visual change. High tolerance to change	Negligible

Table 1.3: Viewer Sensitivity

1.2.10 Magnitude of Visual Impacts

The magnitude of impact on the visual resource results from the scale of change in the view, with respect to the loss or addition of features in the view, and changes in the view composition.

Important factors to be considered include: proportion of the view occupied by the proposal, distance and duration of the view. Other vertical features in the landscape and the backdrop to the proposal will all influence resource change. Magnitude of visual impact is defined in **Table 1.4**.

Definition	Magnitude
Complete or very substantial change in view, dominant, involving complete or very substantial obstruction of existing view or complete change in character and composition of baseline, e.g., through removal of key elements	Large
Moderate change in view: which may involve partial obstruction of existing view or partial change in character and composition of baseline, i.e., pre-development view through the introduction of new elements or removal of existing elements. Change may be prominent, but would not substantially alter scale and character of the surroundings and the wider setting. Composition of the view would alter. View character may be partially changed through the introduction of features which, though uncharacteristic, may not necessarily be visually discordant	Medium
Minor change in baseline, i.e. pre-development view - change would be distinguishable from the surroundings whilst composition and character would be similar to the pre-change circumstances.	Small
Very slight change in baseline, i.e. pre-development view - change barely distinguishable from the surroundings. Composition and character of view substantially unaltered.	Negligible
No alteration to the existing view	No change

Table 1.4 – Magnitude of Visual Impact

1.2.11 Significance of Effects

The purpose of this LVIA is to determine, in a transparent way, the likely significant landscape and visual effects of the proposed development.

GLVIA3 states that

“The Regulations require that a final judgment is made about whether or not each effect is likely to be significant. There are no hard and fast rules about what effects should be deemed ‘significant’ but ... should always distinguish clearly between what are considered to be significant and non-significant effects”.

Significance can only be defined in relation to each particular development and its specific location. The relationship between receptors and effects is not typically a linear one. It is for each LVIA to determine how judgements about receptors and effects should be combined to derive significance and to explain how this conclusion has been arrived at. Consideration must also be given as to whether the effect is positive (beneficial) or negative (adverse) in their consequences for landscape or for views and visual amenity.

As a general guide it is considered that the following are likely to be considered effects of the greatest significance:

- Major loss or irreversible negative effects, over an extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscape; or
- Irreversible negative effects on people who are particularly sensitive to changes in view, on recognised and important viewpoints or scenic routes, large-scale change which introduces non-characteristic, discordant or intrusive elements into the view.

The identification of significant effects would not necessarily mean that the effect is unacceptable in planning terms. What is important is that the likely effects are transparently assessed and understood in order that the determining authority can bring a balanced, well-informed judgement to bear when making the planning decision.

The significance of effects on landscape, views and visual amenity are evaluated according to a six-point scale: Substantial, Major, Moderate, Minor, Negligible or None.

For those effects indicated as being Moderate to major the assessor will exercise professional judgement in determining if the effect is considered significant.

For the purposes of this assessment those effects indicated as being of Substantial, Major to Substantial are considered significant as per **Table 1.5**. Effects of 'Moderate' and lesser significance have been identified in the assessment, but are not considered significant upon the character and quality of the landscape and on views although they remain worthy of consideration throughout the decision-making process.

Magnitude of Impact	Sensitivity				
	Negligible	Low	Medium	High	Very High
No Change	None	None	None	None	None
Negligible	Negligible	Negligible to Minor	Negligible to Minor	Minor	Minor
Small	Negligible to Minor	Negligible to Minor	Minor	Minor to Moderate	Moderate to Major
Medium	Negligible to Minor	Minor	Moderate	Moderate to Major	Major to Substantial
Large	Minor	Minor to Moderate	Moderate to Major	Major to Substantial	Substantial

Table 1.5 – Significance of Effect Matrix

A conclusion that an effect is 'significant' should not be taken to imply that the proposal is unacceptable. Significance of effect needs to be considered with regard to the scale over which it is experienced and whether it is beneficial, neutral or adverse.

1.3 Cumulative Impacts

The methodology for assessment of cumulative impacts has been derived from *Guidelines for Landscape and Visual Impact Assessment, Third Edition* (The Landscape Institute and Institute of Environmental Management & Assessment, 2013) (GLVIA3).

The purpose of the Cumulative Landscape and Visual Impact Assessment (CLVIA) is to consider the landscape and visual impacts of the proposed development when viewed in context with othersimilar development.

Cumulative effects consist of direct effects on the physical character of the site containing the development, and indirect, perceived effects on the character of areas from which the developments would be visible. GLVIA3 identifies:

Cumulative effects as *'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together'* (SNH, 2012:4);

Cumulative landscape effects as effects that *'can impact on either the physical fabric or character of the landscape, or any special value attached to it'* (SNH, 2012:10);

Cumulative visual effects as effects that can be caused by combined visibility, which *'occurs when the observer is able to see two or more developments from one viewpoint'* and/or sequential effects which *'occur when the observer has to move to another viewpoint to see different developments'* (SNH, 2012:11).

The significance of any identified cumulative landscape and visual effect has been assessed as per the main LVIA methodology. These categories have been based on the same combination of receptor sensitivity and predicted magnitude of impact in order to identify the residual significance of effects.

1.3.1 Cumulative Baseline

At the time of this assessment, it was established that there were no developments located within close proximity to the proposed development site, that could have the potential to contribute to cumulative effects in combination with the proposed redevelopment of the subject site.

2.0 LANDSCAPE IMPACT

2.1 Subject Site

The site is located within the Dublin Mountains, with an address at Piperstown, Bohernabreena, at an isolated and well screened location with boundary tree planting across the landholding. The entrance to the site is located off a bend on a steep narrow road. The entrance access is from the main road. The subject site accommodates a single storey residential dwelling.

2.2 Policy Context

The proposed development site lies within the area covered by the *South Dublin County Development Plan 2016 – 2022*. A review of the *Development Plan* has established that the proposed development site is situated in an area zoned *Objective 'HA-DM' which seeks 'To protect and enhance the outstanding natural character and amenity of the Dublin Mountain area'*.

It is policy of the Council to ensure that any new residential development in rural and high amenity areas, including houses and extensions are designed and sited to minimise visual impact on the character and visual setting of the surrounding landscape.

Policy HCL8 states "It is the policy of the Council to preserve Views and Prospects and the amenities of places and features of natural beauty or interest including those located within and outside the County".

HCL8 Objective 1 is "To protect, preserve and improve Views and Prospects of special amenity, historic or cultural value or interest including rural, river valley, mountain, hill, coastal, upland and urban views and prospects that are visible from prominent public places".

2.3 Protected Structures

There are no protected structures in the vicinity of the subject site.

2.4 Description of the Proposed Development

The development will consist of:

- Single storey extension to the rear of existing detached cottage with slate roof with rooflights;
- 2 rooflights to existing front slate roof; internal alterations and associated site works.

2.7.1 Built Form and Massing

The proposed development has been designed having regard to its surrounding context. Its scale and massing relate appropriately to the existing building. Existing tree planting will provide screening and enable the proposed extension to be concealed within the existing environment.

The dwelling is situated on a large plot that is highly screen with large trees and hedging and a significant level of private amenity space would remain following the proposed development.

2.7.2 Materiality and Expression

The materials and facade treatment proposed have been carefully considered to provide a building/structures that appear neutral and assimilate into the surrounding context. This will be accomplished through: uncomplicated design to provide clarity in the broader landscape; and use of appropriate tones, colour and materials.

2.7 Description of the Sources of Impact

The extent to which the proposed development has the potential to appear intrusive and hence, detrimental to the landscape character is limited. The development form, is visually contained by surrounding landscape, restricting visibility to those localised areas which have an unrestricted view towards the development. Significant effects upon landscape character are expected to be restricted to the immediate vicinity of the site due to the enclosing nature of the landscape elements surrounding the site.

2.8 Effects upon Landscape Character

It is an Objective of the South Dublin County Council Development Plan 2016-2022 (HCL7-2) 'to ensure that development is assessed against Landscape Character, Landscape Values and Landscape Sensitivity as identified in the Landscape Character Assessment for South Dublin County (2015).

2.8.1 Dodder and Glenasmole Valley Landscape Character Area

The proposed development is located in the Dodder and Glenasmole Valley, which has been designated as an area with a high landscape value and sensitivity and a Landscape Capacity which is negligible.

We note the Planner's Report states:

"Having regard to the proposed works as described as an extension to the existing 112sq.m cottage type dwelling, it is noted that the proposed structure as an extension is subservient in nature of the original structure with the proposed rear extension reaching 58.60sq.m. The rear extension projects 10m

westerly and 4.3m in width for an additional bedroom, ensuite dress room and studio. The proposed height of the rear extension reaches 4.3m, that is notably higher than the front east facing cottage porch entrance at 3.5m however, the roof imbalance is deemed cohesive with the gable bay front side elements of the existing cottage.

There is scope on this site to accommodate a bungalow extension and it is considered the size and scale are appropriate at this location. In this context it is considered the proposal would have an acceptable impact on visual amenity.”

The applicant is requested to submit a landscape character and visual impact assessment which sets out the impact of the proposed development on the landscape. This assessment shall include appropriate visuals/photomontages.

Appendix 9 of the Draft South County Dublin Development Plan 2022-2028 comprises the Draft Landscape Character Assessment (LCA) for the County. South Dublin County Council commissioned Minogue and Associates to update the Landscape Character Assessment of the county. The full county LCA was undertaken in 2015 to inform the South Dublin County Development Plan 2015-2021. In 2020, SDCC commissioned a review of this LCA.

Table 6c outlines LCA sensitivity and principles for development. It identifies the sensitivity of the Dodder and Glensamole LCA as high.

The table sets out principles for development. It states:

“The vernacular style of siting structures into the landform and use of local granite stone and rough plaster contributes significantly to landscape character and integrity and use of same should be encouraged¹.”

2.8.2 Assessment of the likely effect of the proposed development on Landscape Character

The extent to which the proposed development has the potential to appear intrusive and hence, detrimental to the landscape character is extremely limited. The development form, is visually contained by surrounding landscape.

The likely effect of the proposed development on the character area is considered to be negligible.

¹ Page 88 of Appendix 9 of the Draft South County Dublin Development Plan 2022-2028.

3.0 VISUAL IMPACT

3.1 Viewpoints

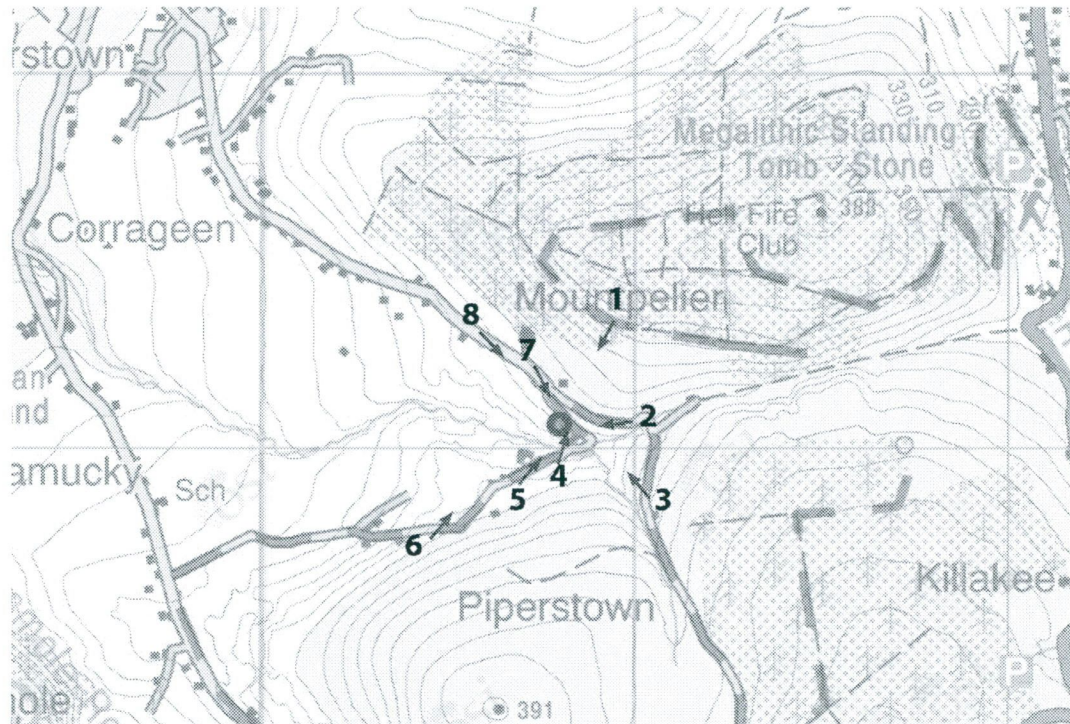


Figure 3.1: Viewpoint locations.

The assessment of how the introduction of the proposed development will affect views within the landscape needs to consider the overall impact on visual amenity.

All viewpoints have been located within the public domain and are representative of views available from main thoroughfares and pedestrian areas within the vicinity of the proposed development.

Images representing views available from the public realm at each of the selected viewpoints have been captured using a Cannon EOS6D camera with a full frame sensor in combination with a 50mm / 35mm fixed focal length lens.

The location of the proposed development is indicated on each photograph by a red polygon.

We assess visual impact below.

3.2 Viewpoint 1: View from public walking route west of the Hell Fire Club / Mountpelier Hill



Viewpoint Description:

The viewpoint is located on a public walkway / hiking route located west of the Hell Fire Club. The viewpoint is located approximately 350m north-east of the proposed development site.

The existing dwelling is not visible from this location. The centre of the view is dominated by existing vegetation with the Corrig Mountain / Powerscourt Mountain in the background.

Viewpoint Sensitivity:

The viewer sensitivity is considered to be **high**.

Visual Effects during Construction:

Construction phase activities associated with the demolition of existing built form(s) and site works will not likely be visible within the view from this location. Should machinery etc. associated with construction phase activities become apparent above intervening vegetation, this is considered to be a short term, temporary effect within the overall view, with existing landscape forming the main visual draw.

Predicted Effects during Operation:

No portion of the proposed development will likely be visible in views from this location due to intervening vegetation. The development form, is visually contained by surrounding landscape.

Magnitude of Impact:

The magnitude of visual impact during the construction phase of the proposed development is considered to be negligible.

The magnitude of visual impact during the operational phase is considered to be no change.

Significance of Effect:

Negligible to minor, temporary, adverse effect during the construction phase of the proposed development.

None during the operational phase of the proposed development.

3.2 Viewpoint 2: Local Road - Glenasmole View



Viewpoint Description:

The viewpoint is located on a local road looking north-west towards the subject site. The viewpoint is located approximately 200m east of the proposed development site.

The existing dwelling is not visible from this location. The centre of the view is dominated by the existing valley.

Viewpoint Sensitivity:

The viewer sensitivity is considered to be **high**.

Visual Effects during Construction:

Construction phase activities associated with the demolition of existing built form(s) and site works will not likely be visible within the view from this location. Should machinery etc. associated with construction phase activities become apparent above intervening vegetation, this is considered to be a short term, temporary effect within the overall view, with existing landscape forming the main visual draw.

Predicted Effects during Operation:

No portion of the proposed development will likely be visible in views from this location due to intervening vegetation and landscape. The development form, is visually contained by surrounding landscape.

Magnitude of Impact:

The magnitude of visual impact during the construction phase of the proposed development is considered to be negligible.

The magnitude of visual impact during the operational phase is considered to be no change.

Significance of Effect:

Negligible to minor, temporary, adverse effect during the construction phase of the proposed development.

None during the operational phase of the proposed development.

3.3 Viewpoint 3: Local (Unnamed) Road South-East of Subject Site



Viewpoint Description:

The viewpoint is located on a local road looking north-west towards the subject site. The viewpoint is located approximately 250m east of the proposed development site.

The existing dwelling is not visible from this location. The centre of the view is dominated by the existing landscape – agricultural pasture with the Dublin mountains in the background.

Viewpoint Sensitivity:

The viewer sensitivity is considered to be **high**.

Visual Effects during Construction:

Construction phase activities associated with the demolition of existing built form(s) and site works will not likely be visible within the view from this location. Should machinery etc. associated with construction phase activities become apparent above intervening vegetation, this is considered to be a short term, temporary effect within the overall view, with existing landscape forming the main visual draw.

Predicted Effects during Operation:

No portion of the proposed development will likely be visible in views from this location due to intervening landscape.

Magnitude of Impact:

The magnitude of visual impact during the construction phase of the proposed development is considered to be negligible.

The magnitude of visual impact during the operational phase is considered to be no change.

Significance of Effect:

Negligible to minor, temporary, adverse effect during the construction phase of the proposed development.

None during the operational phase of the proposed development.

3.4 Viewpoint 4: Newtown Lane (1)



Viewpoint Description:

The viewpoint is located on Newtown Lane looking north-east towards the subject site. The viewpoint is located approximately 75m south-west of the proposed development site.

The existing dwelling is not visible from this location. The centre of the view is occupied by existing vegetation and existing agricultural buildings..

Viewpoint Sensitivity:

The viewer sensitivity is considered to be **high**.

Visual Effects during Construction:

Construction phase activities associated with the demolition of existing built form(s) and site works will not likely be visible within the view from this location. Should machinery etc. associated with construction phase activities become apparent above intervening vegetation, this is considered to be a short term, temporary effect within the overall view, with existing landscape forming the main visual draw.

Predicted Effects during Operation:

No portion of the proposed development will likely be visible in views from this location due to intervening vegetation and built form. The development form, is visually contained by surrounding landscape.

Magnitude of Impact:

The magnitude of visual impact during the construction phase of the proposed development is considered to be negligible.

The magnitude of visual impact during the operational phase is considered to be no change.

Significance of Effect:

Negligible to minor, temporary, adverse effect during the construction phase of the proposed development.

None during the operational phase of the proposed development.

3.5 Viewpoint 5: Newtown Lane (2)



Viewpoint Description:

The viewpoint is located on Newtown Lane looking east towards the subject site. The viewpoint is located approximately 225m west of the proposed development site.

The existing dwelling is not visible from this location. The centre of the view is occupied by existing vegetation and landscape features.

Viewpoint Sensitivity:

The viewer sensitivity is considered to be **high**.

Visual Effects during Construction:

Construction phase activities associated with the demolition of existing built form(s) and site works will not likely be visible within the view from this location. Should machinery etc. associated with construction phase activities become apparent above intervening vegetation, this is considered to be a short term, temporary effect within the overall view, with existing landscape forming the main visual draw.

Predicted Effects during Operation:

No portion of the proposed development will likely be visible in views from this location due to intervening vegetation and built form. The development form, is visually contained by surrounding landscape.

Magnitude of Impact:

The magnitude of visual impact during the construction phase of the proposed development is considered to be negligible.

The magnitude of visual impact during the operational phase is considered to be no change.

Significance of Effect:

Negligible to minor, temporary, adverse effect during the construction phase of the proposed development.

None during the operational phase of the proposed development.

3.6 Viewpoint 6: Newtown Lane (3)



Viewpoint Description:

The viewpoint is located on Newtown Lane looking east towards the subject site. The viewpoint is located approximately 500m west of the proposed development site.

The existing dwelling is not visible from this location. The centre of the view is occupied by existing vegetation and landscape features.

Viewpoint Sensitivity:

The viewer sensitivity is considered to be **high**.

Visual Effects during Construction:

Construction phase activities associated with the demolition of existing built form(s) and site works will not likely be visible within the view from this location. Should machinery etc. associated with construction phase activities become apparent above intervening vegetation, this is considered to be a short term, temporary effect within the overall view, with existing landscape forming the main visual draw.

Predicted Effects during Operation:

No portion of the proposed development will likely be visible in views from this location due to intervening vegetation and built form. The development form, is visually contained by surrounding landscape.

Magnitude of Impact:

The magnitude of visual impact during the construction phase of the proposed development is considered to be negligible.

The magnitude of visual impact during the operational phase is considered to be no change.

Significance of Effect:

Negligible to minor, temporary, adverse effect during the construction phase of the proposed development.

None during the operational phase of the proposed development.

3.7 Viewpoint 7: Local (Unnamed) Road North of Subject Site (1)



Viewpoint Description:

The viewpoint is located on a Local (Unnamed) Road North of Subject Site. The viewpoint is located approximately 200m north of the proposed development site.

The existing dwelling is not visible from this location. The centre of the view is occupied by existing vegetation and the local road.

Viewpoint Sensitivity:

The viewer sensitivity is considered to be **high**.

Visual Effects during Construction:

Construction phase activities associated with the demolition of existing built form(s) and site works will not likely be visible within the view from this location. Should machinery etc. associated with construction phase activities become apparent above intervening vegetation, this is considered to be a short term, temporary effect within the overall view, with existing landscape forming the main visual draw.

Predicted Effects during Operation:

No portion of the proposed development will likely be visible in views from this location due to intervening vegetation and built form. The development form, is visually contained by surrounding landscape.

Magnitude of Impact:

The magnitude of visual impact during the construction phase of the proposed development is considered to be negligible.

The magnitude of visual impact during the operational phase is considered to be no change.

Significance of Effect:

Negligible to minor, temporary, adverse effect during the construction phase of the proposed development.

None during the operational phase of the proposed development.

3.8 Viewpoint 8: Local (Unnamed) Road North of Subject Site (2)



Viewpoint Description:

The viewpoint is located on a Local (Unnamed) Road north of Subject Site. The viewpoint is located approximately 360m north of the proposed development site.

The existing dwelling is not visible from this location. The centre of the view is occupied by existing vegetation and the local road.

Viewpoint Sensitivity:

The viewer sensitivity is considered to be **high**.

Visual Effects during Construction:

Construction phase activities associated with the demolition of existing built form(s) and site works will not likely be visible within the view from this location. Should machinery etc. associated with construction phase activities become apparent above intervening vegetation, this is considered to be a short term, temporary effect within the overall view, with existing landscape forming the main visual draw.

Predicted Effects during Operation:

No portion of the proposed development will likely be visible in views from this location due to intervening vegetation and built form. The development form, is visually contained by surrounding landscape.

Magnitude of Impact:

The magnitude of visual impact during the construction phase of the proposed development is considered to be negligible.

The magnitude of visual impact during the operational phase is considered to be no change.

Significance of Effect:

Negligible to minor, temporary, adverse effect during the construction phase of the proposed development.

- None during the operational phase of the proposed development.

4.0 CONCLUSION

The proposed development comprises a single storey extension to the rear of existing detached cottage at Piperstown, Bohernabrenna, Tallaght, Dublin 24, D24X275. The proposed design will provide a high-quality accommodation while respecting the scale of the existing building.

During the construction phase, the landscape and visual impact of the proposed development will likely not be visible. Any visual change during construction is likely to be negligible and temporary.

During the operational phase, the landscape and visual impact of the proposed development will generally have a neutral effect on the landscape, respecting the existing landscape characteristics and values.

The Zone of Theoretical Visibility (ZTV) associated with the proposed development is limited due to the presence of intervening landscape form, built form and vegetation. The photos submitted as part of the planning application show that the potential impact of the proposed development on the surrounding landscape would be minimal.

Signed:

Jonathan Gannon
Director
Gannon + Associates

Landscape Architect



Gannon + Associates
6 Lower Kimmage Road
Harold's Cross
Dublin 6W
Ireland