

Proposed Clonburr Residential Development

Landscape and Visual Impact Assessment

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Client:

Clear Real Estate Holdings Ltd

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1 Introduction

This study presents a landscape and visual impact assessment of the Proposed Development located at the Clonburris Strategic Development Zone (SDZ) within the plot known as “Adamstown Extension”.

The development proposed comprises 385no. units comprising 139no. houses, 142 no. duplexes and 104no. apartments in 2no. blocks ranging in height from 1 to 6 storeys. Private rear gardens are provided for all houses. Private patios / terraces and balconies are provided for all duplexes and apartments. The development also includes a single storey tenant amenity building, areas of public open space, car and bicycle parking, bin and bicycle stores, ESB substations, demolition of remaining walls and hardstanding associated with the former agricultural building and all associated and ancillary site development, infrastructural, hard and soft landscaping and boundary treatment works. Permission is also sought for minor revisions to attenuation pond permitted under SDCC Reg. Ref. SDZ20A/0021 as well as connections to water services (wastewater, surfacewater and water supply) and connections to permitted cycle / pedestrian paths and Link Road permitted under SDCC Reg. Ref. SDZ20A/0021.

The assessment has been carried out by Brady Shipman Martin. The assessment involved reviewing plans, sections and elevations of the Proposed Development, various publications and reports, together with a visit to the Site and environs of the subject development.

2 Assessment Methodology

2.1 Study Area

The study area is primarily defined by the extents of the predicted zone of visual influence, which takes in landscape and visual receptors which have potential intervisibility with the Proposed Development. In some circumstances there may be occasions where valued landscape features or designations may be affected by changes within their context that may not have direct visual intervisibility, for example protected structures which may be affected indirectly by changes to their landscape context. In these cases, the study area would be extended to include these features and their context.

For the purposes of this assessment the study area includes the proposal site and adjacent townscape of surrounding suburban areas and amenity areas which are intervisible with the Proposal Site.

2.2 Relevant Legislation, Policy and Guidelines

The assessment has been carried out with reference to the following legislation, policy and guidelines:

2.2.1 Legislation

- Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014 amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (the EIA Directive);
- Planning and Development Act 2000, as amended;
- Planning and Development Regulations 2001, as amended; and
- European Landscape Convention 2000.

2.2.2 Policy

- South Dublin County Development Plan 2022-2028 (SDCC 2022);
- Clonburris SDZ Planning Scheme 2019 (as amended)

2.2.3 Guidelines

- Environmental Protection Agency (EPA) Guidelines on the Information to be contained in Environmental Impact Assessment Reports (hereafter referred to as the EPA Guidelines) (EPA 2022);
- Landscape Institute and the Institute of Environmental Management and Assessment (IEMA) Guidelines for Landscape and Visual Impact Assessment (hereafter referred to as the GLVIA) 3rd edition (Landscape Institute and IEMA 2013);
- Landscape Institute Technical Information Note 05/2017 (Revised 2018) on Townscape Character Assessment (hereafter referred to as the TCA) (Landscape Institute 2018);
- Department of Housing, Planning and Local Government (DHPLG) Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (hereafter referred to as the GEIA) (DHPLG 2018); and
- Landscape Institute Technical Guidance Note 06/2019 on Visual Representation of Development Proposals (hereafter referred to as the VRDP) (Landscape Institute 2019).

While the EPA Guidelines (EPA 2022) provide a general methodology, impact ratings and assessment structure applicable across all environmental assessments, the GLVIA (Landscape Institute and IEMA 2013) provides specific guidance for landscape and visual impact assessments. The TCA (Landscape Institute 2018) is a resource for the application of landscape character assessment to townscapes. Therefore, in this chapter, a combination of the approaches outlined in the EPA Guidelines (EPA 2022) and in the GLVIA (Landscape Institute and IEMA 2013), supported by the TCA (Landscape Institute 2018) and the professional experience and expertise of the assessor, is utilised in the landscape and visual assessment.

2.3 Key Definitions

The following key definitions are relevant to the methodology for the landscape and visual impact assessment:

Landscape 'means an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors' (European Landscape Convention 2000).

Landscape Character Assessment 'is the process of identifying and describing variation in the character of the landscape. It seeks to identify and explain the unique combination of elements and features (characteristics) that make landscapes distinctive' (Natural England 2014).

Landscape Character Types 'are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they

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occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation, historical land use, and settlement pattern' (Natural England 2014).

Landscape Character Areas 'are single unique areas which are the discrete geographical areas of a particular landscape type. Each will have its own individual character and identity, even though it shares the same generic characteristics with other areas of the same type' (Natural England 2014).

Landscape and Visual Impact Assessment 'is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right, and on people's views and visual amenity' (Landscape Institute and IEMA 2013)

Visual Impact Assessment 'is concerned with changes that arise in the composition of available views and the overall effect on the visual amenity of an area' (Landscape Institute and IEMA 2013).

Landscape impact vs. landscape effect - 'Impact' is defined as the action been taken, whilst 'effect' is defined as result (change or changes) of that action, e.g. the 'impact' of the Proposed Development on the woodland has a significant 'effect' on the character of the landscape.

2.4 Data Collection and Collation

Data collection and collation is based on initial desk studies, supported by site full walkovers and augmented by further specific site reviews, within the Study Area, together with the selection and preparation of verified Photomontages of the Proposed Development.

Desk studies, which allow for identification of designated and potential significant / sensitive areas, involved a review of:

- South Dublin County Development Plan 2022-2028 (SDCC 2022);
- Clonburris SDZ Planning Scheme 2019 (as amended)
- Historical and current mapping and aerial photography (e.g. ordnance survey Ireland, google earth, google maps);
- Mapping of the Proposed Development; and
- Other reports and documents relating to the receiving environment.

Site-based studies, which allow for verification of desk study findings and for analysis of current conditions in the baseline environment, involved:

- Full walkover surveys of the Site and the area surrounding of the Proposed Development;
- Further field surveys to verify conditions at specific areas along the route of the Proposed Development;
- Selection of locations for verified Photomontages of the Proposed Development.

The information collected in the desk study and field surveys has been collated and presented in Section 3 of this Report.

The publicly available datasets listed in Table 2-1 have been consulted in the analysis of the baseline environment.

Table 2-1: Publicly Available Datasets

Source	Name	Description	Version
Ordnance Survey Ireland (OSI)	Geohive	Current and historical mapping	map.geohive.ie/mapviewer.html
OSI	Geohive	Historical aerial imagery	map.geohive.ie/mapviewer.html
Google	Google Maps	Mapping and aerial imagery	www.google.com/maps
Microsoft	Bing	Mapping and aerial imagery	www.bing.com/maps
EPA	EPA Maps	Environmental datasets	gis.epa.ie/EPAMaps

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Source	Name	Description	Version
National Parks and Wildlife Service (NPWS)	NPWS Maps and Data	Datasets provides information on national parks, protected sites and nature reserves	www.npws.ie/maps-and-data
Department of Culture, Heritage and the Gaeltacht (DCHG)	Historic Environment Viewer	Database provides access to National Monuments Service Sites and Monuments Record (SMR) and the National Inventory of Architectural Heritage (NIAH)	webgis.archaeology.ie/historicenviironment/

2.5 Appraisal Method for the Assessment of Impacts

As noted under Section 2.2 in preparing the landscape and visual impact assessment this report utilises a combination of approaches as outlined in the EPA Guidelines (EPA 2022) and in the GLVIA (Landscape Institute and IEMA 2013), supported by the TCA (Landscape Institute 2018) and the professional experience and expertise of the author.

Although this assessment does not form part of an EIAR, the EPA Guidelines provide a generalised methodology suitable for guiding landscape and visual assessments, particular with regards to classification of impact significance, and GLVIA provides guidance that is specifically relevant to landscape and visual impact assessment. GLVIA has been used in this assessment to inform the methodology in direct relation to assessing landscape and visual sensitivity, magnitude of change and effects. In order to provide an assessment of effects which is comparable to other types of environmental assessment it is necessary to use the significance criteria specified in the EPA guidelines. A matrix showing the relationship between sensitivity, magnitude and effect significance has been adapted from Figure 3.4 in the EPA Guidelines (EPA 2022) and is shown in Diagram 2.1 Landscape and Visual Impact Assessment Criteria.

This matrix only differs from the EPA guidelines in that a 'very high' level of both magnitude and sensitivity has been provided, the intention of which is to create an extra degree of definition to help distinguish between impacts that would lead to either Significant, Very Significant and Profound levels of effect. In addition to predicting the significance of the impacts, EIA methodology (EPA 2022) requires that the quality of the impacts be classified as positive / beneficial, neutral, or negative / adverse.

2.6 Methodology for Assessment of Landscape Effects

Assessment of potential landscape effects involves:

- Classifying the sensitivity of the receiving environment of the landscape resource; and
- Describing and classifying the magnitude of change in the landscape resulting from the Proposed Development.
- These factors are combined to provide a classification of significance of impacts of the Proposed Development.

2.6.1 Methodology for Assessment of Landscape Sensitivity

The sensitivity of the landscape is a function of its existing land use, patterns and scale, enclosure, visual characteristics and value. The nature and scale of the Proposed Development is taken into account, as are trends of change and the relevant policy framework. Five categories are used to classify sensitivity, as set out in Table 2-2.

Table 2-2: Landscape Sensitivity

Sensitivity	Description
Very High	Areas where the landscape exhibits very strong, positive character with valued elements, features and characteristics that combine to give an experience of unity, richness and harmony. The landscape character is such that its capacity to accommodate change is very low. These attributes are recognised in policy or designations as being of national or international value and the principal management objective for the area is protection of the existing character from change.
High	Areas where the landscape exhibits strong, positive character with valued elements, features and characteristics. The landscape character is such that it has limited / low capacity to accommodate change. These attributes are recognised in policy or designations as being of national, regional or county value and the principal management objective for the area is the conservation of existing character.
Medium	Areas where the landscape has certain valued elements, features or characteristics but where the character is mixed or not particularly strong, or has evidence of alteration, degradation or erosion of elements and characteristics. The landscape character is such that there is some capacity for change. These areas may be recognised in policy at local or county level and the principal management objective may be to consolidate landscape character or facilitate appropriate, necessary change.
Low	Areas where the landscape has few valued elements, features or characteristics and the character is weak. The character is such that it has capacity for change; where development would make no significant change or would make a positive change. Such landscapes are generally unrecognised in policy and the principal management objective may be to facilitate change through development, repair, restoration or enhancement.
Negligible	Areas where the landscape exhibits negative character, with no valued elements, features or characteristics. The character is such that its capacity to accommodate change is high; where development would make no significant change or would make a positive change. Such landscapes include derelict industrial lands, as well as sites or areas that are designated for a particular type of development. The principal management objective for the area is to facilitate change in the landscape through development, repair or restoration.

2.6.2 Methodology for Assessment of Magnitude of change in the Landscape

Magnitude of change is a factor of the scale, extent and degree of change imposed on the landscape by the Proposed Development, with reference to its key elements, features and characteristics and the affected surrounding character areas (collectively termed ‘landscape receptors’). Five categories are used to classify magnitude of change, as set out in Table 2-3.

Table 2-3: Magnitude of Landscape Change

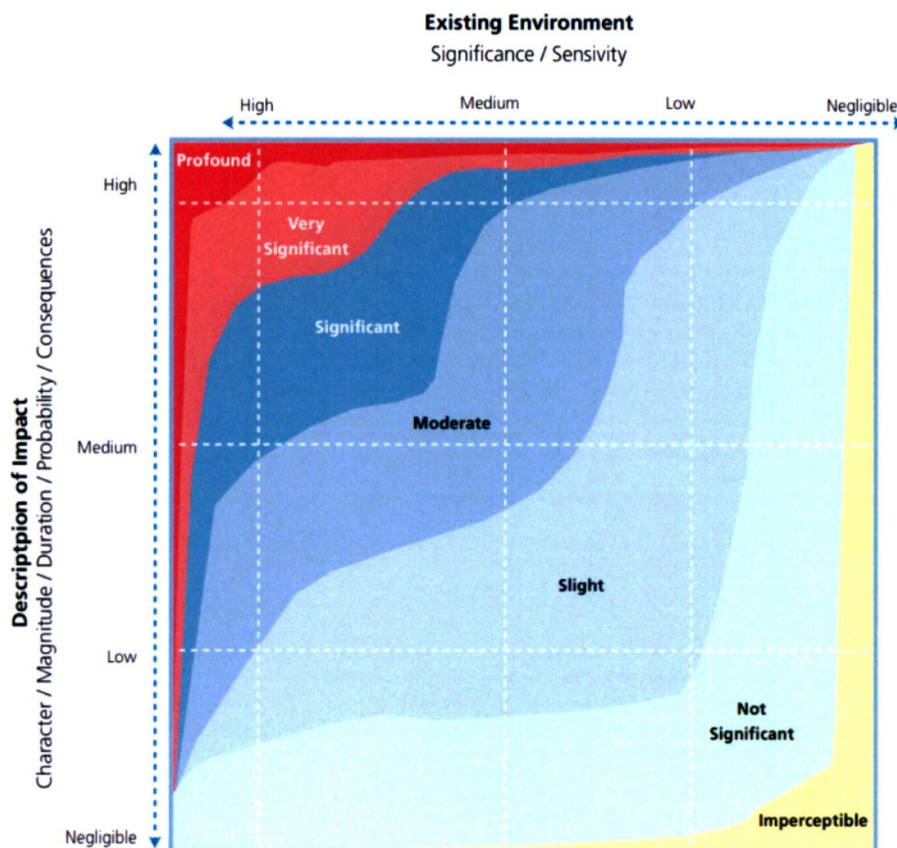
Magnitude	Description
Very High	Change that is large in extent, resulting in the loss of or major alteration to key elements, features or characteristics of the landscape, and / or introduction of large elements considered totally uncharacteristic in the context. Such development results in fundamental change in the character of the landscape.
High	Change that is moderate to large in extent, resulting in major alteration to key elements, features or characteristics of the landscape, and / or introduction of large elements considered uncharacteristic in the context. Such development results in notable change to the character of the landscape.
Medium	Change that is moderate in extent, resulting in partial loss or alteration to key elements, features or characteristics of the landscape, and / or introduction of elements that may be

Magnitude	Description
	prominent but not necessarily substantially uncharacteristic in the context. Such development results in moderate change to the character of the landscape.
Low	Change that is moderate or limited in scale, resulting in minor alteration to key elements, features or characteristics of the landscape, and / or introduction of elements that are not uncharacteristic in the context. Such development results in minor change to the character of the landscape.
Negligible	Change that is limited in scale, resulting in no alteration to key elements features or characteristics of the landscape, and / or introduction of elements that are characteristic of the context. Such development results in no change to the landscape character.

2.6.3 Methodology for Assessment of Significance of Effects

To classify the significance of impacts, the magnitude of change is measured against the sensitivity of the landscape based on Figure 3.5 in the EPA Guidelines (EPA 2022), as adapted and presented in Diagram 2.1. Determining the significance of impacts that are rational and justifiable is also based on the professional judgement, expertise and experience of the author.

Diagram 2.1: Guide to Classification of Significance of Landscape and Visual Impacts



2.6.4 Quality, Duration and Frequency of Landscape and Visual Effects

Consideration of quality (i.e. positive, neutral, negative), duration (i.e. temporary (lasting up to 1 year); short-term (lasting 1 to 7 years); medium-term (lasting 7 to 15 years); long-term (lasting 15 to 60 years); or permanent (lasting over 60 years)) and frequency of effects, is as described in Table 3.4 of the EPA Guidelines (EPA 2022).

2.6.5 Geographical Extents of Townscape and Visual Effects

The geographical area over which the landscape effects will be felt must also be considered. This is distinct from the size or scale of the effect – there may for example be moderate loss of landscape elements over a large geographical area, or a major addition affecting a very localised area. Where townscape or visual receptors cover a large geographical area, it is often necessary to describe the local effect and the overall effect separately. The terms ‘local’, ‘locally’ or ‘localised’ are used within this assessment to denote effects which occur within the area or section of a receptor in proximity to the Proposed Scheme. The term ‘overall’ is used to describe the effect on the receptor as a whole.

2.6.6 Significance and Quality of Landscape and Visual Effects

An impact assessed as being significant may also be either positive, neutral or negative. For example, the introduction of a new structure may represent a significant change with an associated significant impact. However the effect of the significant impact may be positive, in that structure enhances the landscape / townscape or visual quality of the receiving environment; may be negative in that it detracts from the receiving environment; or may be neutral in that despite the significant change, any negative and positive aspects are balanced or cancelled. The potential for significant neutral impacts is particularly noted over time, where a development or structure is increasingly accepted as part of the receiving landscape / townscape / view.

2.7 Views and Visual Amenity

Visual impact assessment is concerned with changes that arise in the composition of available views and the overall effect on the visual amenity of an area. This includes effects on protected and designated views as well as on the typical range of views from within the public realm and private areas or properties. Visual receptors may include but are not limited to public open spaces, outdoor sport facilities, public trails and walking routes, residential properties, gardens, designated views, scenic routes, places of congregation, visitor attractions, publicly accessible heritage features, and other land use areas where user experience views of the landscape.

It is important to note that the visual assessment relies on available information and site observations as described in Section 2.4 Data Collection and Collation. These sources of information are considered sufficient for the visual assessment of the impacts of the Proposed Development. No access has been sought to individual properties to assess views or details of layout such as the orientation of main living areas, garden grounds and access.

2.7.1 Methodology for Assessment of Visual Effects

Assessment of visual effects involves identifying a number of key / representative viewpoints in the baseline environment of the Proposed Development, and for each one of these:

- Classifying the viewpoint sensitivity; and
- Classifying the magnitude of change in the view.

These factors are combined to provide a classification of significance of the impacts of the Proposed Development on each viewpoint.

2.7.2 Methodology for Assessment of Sensitivity of the Viewpoint / Visual Receptor.

Viewpoint sensitivity is a function of two main factors:

- Susceptibility of the visual receptor to change. The duration and frequency of exposure informs the susceptibility; a greater length of time or more frequent experience of views results in a receptor being more susceptible to changes in views. The level of awareness of people to views also affects susceptibility; people engaged in activities reliant on appreciation of views are of higher susceptibility than those focused on other activities. Visual receptors most susceptible to change include residents at home, people

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engaged in outdoor recreation focused on the landscape (e.g. park / walk users), or where the quality of the activity is dependent on the appreciation of views over the landscape. Visual receptors less susceptible to change include travellers on road, rail and other transport routes (unless on recognised scenic routes), people engaged in outdoor recreation where the surrounding landscape does not influence the experience, and people in their place of work or shopping; and

- Value attached to the view. This depends to a large extent on the subjective opinion of the visual receptor but also on factors such as policy and designations which indicate a shared social value (e.g. scenic routes, protected views), or the view or setting being associated, place of congregation, with a heritage asset, visitor attraction or having some other cultural status.

Five categories are used to classify a viewpoint's sensitivity, as set out in Table 2-4.

Table 2-4: Categories of Viewpoint Sensitivity

Sensitivity	Description
Very High	Views or viewpoints (views towards or from a landscape feature or area) that are recognised in policy or otherwise designated as being of national value. Designed views which may be from or be directed towards a recognised heritage asset or other important designated feature, where a key management objective for the view is its protection from change. Visual receptors using national trails or nationally recognised public rights of way. Views recognised in art or literature may also be of very high value. The principal management objective for the view is its protection from change which would affect its valued characteristics.
High	Viewpoints or views that are recognised in policy or otherwise designated as being of value, or viewpoints that are highly valued by people that experience them regularly (e.g. views from houses or outdoor recreation amenities focused on the landscape). The composition, character and quality of the view may be such that it is likely to have high value for people experiencing it and is consequently vulnerable to changes which may lower this value. The principal management objective for the view is its protection from change that reduces visual amenity.
Medium	Views that may not have features or characteristics that are of particular value, but have no major detracting elements, and which thus provide some visual amenity. These views may have capacity for appropriate change and the principal management objective is to facilitate change to the composition that does not detract from visual amenity, or which enhances it. Visual receptors may include people with a moderate susceptibility to change engaged in outdoor sports which do not rely on an appreciation of the surrounding landscape, or road users on minor routes passing through areas of valued landscape character. The principal management objective is to facilitate change to the composition that does not detract from visual amenity, or which enhances it.
Low	Views that have no features of appreciable value, and/or where the composition and character are such that there is little appreciable value in the view. Visual receptors include people involved in activities with no particular focus on the landscape. For such views the principal management objective is to facilitate change that does not detract from visual amenity or enhances it.
Negligible	Views that have no features of appreciable value or characteristics, or in which the composition may be unsightly (e.g. in derelict landscapes). Visual receptors may include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance. For such views the principal management objective is to facilitate change that repairs, restores or enhances visual amenity.

2.7.3 Methodology for Assessment of Magnitude of change in the View / Viewpoint.

Classification of the magnitude of change takes into account the size or scale of the intrusion of the Proposed Development into the view (relative to the other elements and features in the composition (i.e. its relative visual dominance); the degree to which it contrasts or integrates with the other elements and the general character of the view; and the way in which the change will be experienced (e.g. in full view, partial or peripheral view, or in glimpses). It also takes into account the geographical extent of the change, as well as the duration and reversibility

of the visual effects. Five categories are used to classify magnitude of visual change to a view, as set out in Table 2-5.

Table 2-5: Categories of Magnitude of Visual Change

Magnitude	Description
Very High	Full or extensive intrusion of the development in the view, or partial intrusion that obstructs valued features or characteristics, or introduction of elements that are completely out of character in the context, to the extent that the development becomes dominant in the composition and defines the character of the view and the visual amenity.
High	Extensive intrusion of the development in the view, or partial intrusion that obstructs valued features, or introduction of elements that may be considered uncharacteristic in the context, to the extent that the development becomes co-dominant with other elements in the composition and affects the character of the view and the visual amenity.
Medium	Partial intrusion of the development in the view, or introduction of elements that may be prominent but not necessarily uncharacteristic in the context, resulting in change to the composition but not necessarily the character of the view or the visual amenity.
Low	Minor intrusion of the development into the view, or introduction of elements that are not uncharacteristic in the context, resulting in minor alteration to the composition and character of the view but no change to visual amenity.
Negligible	Barely discernible intrusion of the development into the view, or introduction of elements that are characteristic in the context, resulting in slight change to the composition of the view and no change in visual amenity.

2.7.4 Methodology for Assessment of Significance of Visual Effects

As with landscape effects, classification of the significance of visual effects, involves measurement between the magnitude of change to the view and the sensitivity of the view / viewpoint, as set out in Diagram 2.1.

2.8 Quality of Effects

In addition to predicting the significance of the impacts, EIA methodology (EPA 2022) requires that the quality of the impacts be classified as positive / beneficial, neutral, or negative / adverse. For landscape to a degree, but particularly for visual effects, this will involve a degree of subjectivity. This is because landscape and visual amenity are perceived by people and are therefore subject to variations in the attitude and values, including aesthetic preferences of the receptor. One person’s attitude to the Proposed Development may differ from another person’s, and thus their response to the effects on the landscape or a view may vary.

Additionally, in certain situations there might be policy encouraging a particular development in an area, in which case the policy is effectively prescribing a degree of landscape and visual change. If the Proposed Development achieves the objective of the policy the resulting effect might be considered positive, even if existing landscape character or views are significantly altered. The classification of quality of landscape and visual effects seeks to take these variables into account and provide for a rational and robust assessment.

2.9 Photomontage Methodology

Photomontages of the Proposed Development have been produced by Brady Shipman Martin.

The methodology for the preparation of Photomontages has regard to the VRDP (Landscape Institute 2019) and is further informed by experience in photomontage production. The Photomontages are prepared as accurate verified photo-realistic views (equivalent to Type 4 as set out in VRDP (Landscape Institute 2019)). The method follows five main steps:

- Photography;

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- Survey;
- 3D Modelling and Camera Matching;
- Rendering and Finishing of Photomontages; and
- Presentation.

2.9.1 Photography

2.9.1.1 Conditions, Date and Time

Baseline photographs are clear and representative of the relevant context at each location. Wherever possible, photographs are taken with all key elements of the view clearly visible and unobscured by foreground obstructions, such as vehicular or pedestrian traffic, street furniture, trees, signage, etc. Photographs are up to date insofar as possible, and are taken in good clear weather conditions, without precipitation, excessive darkness or shade, or sun glare etc. The date and time of each photograph is recorded, together with camera and lens metadata.

2.9.1.2 Camera and Camera Set-Up

Baseline photographs have been taken using a digital single-reflex lens (SLR) camera with a full frame sensor. At each viewpoint the camera is positioned on a tripod with the lens 1.65m above ground level (the level of the average adult's eyes), directed at the site and levelled in the horizontal and vertical axes.

2.9.1.3 Lenses

Prime lenses (fixed focal length with no zoom function) have been used as this ensures that the image parameters for every photograph are the same and that all photographs taken with the same lens are comparable. Generally, within an urban or suburban context, a 24mm prime lens has been used. This lens captures a horizontal field of view of 73°. This relatively wide field of view is preferred as it shows more of the landscape / townscape context in urban settings. For some viewpoints considering middle to distant intervention, a 50mm prime lens may have been used, capturing a 39° horizontal field of view.

2.9.1.4 Survey

The coordinates of each viewpoint / camera position, including the elevation have been measured accurately relative to the topographic survey of the corridor of the Proposed Scheme. For each viewpoint, the coordinates of several static objects or 'reference points' in the view (e.g. lamp posts, corners of buildings, etc.) have also been measured in a similar manner. The coordinates of the camera and 'reference points' are used later in the process to ensure that the direction of view of the camera in the 3D digital model matches that of the view of the photograph.

2.9.2 3D Modelling and Camera Matching

2.9.2.1 Creation of 3D Model

Drawings (roads, hard and soft landscape areas, etc.) have been used to generate a 3D digital model of the Proposed Scheme with sufficient detail for the viewpoint(s). The 3D digital model has then been exported to specialist software to allow for application of materials and textures to the model.

2.9.2.2 3D Camera Positions

The coordinates of the camera and 'reference points' for each view have been inserted into the 3D digital model, with information on the focal length of the lens and horizontal angle of coverage attributed to each camera / view, and the direction of each view is calculated and aligned so as to match the geometry of the original baseline

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photograph. Additionally, the date and time have been set to match that of the baseline photograph so as to ensure the sunlight and shadow projections in the renderings generated match those of the baseline photographs.

2.9.2.3 Rendering of 3D Model and Finishing Photomontages

For each view a high-resolution render of the Proposed Scheme has been generated. This process allows for the creation of a realistic image of the 3D digital model, as seen from each camera / view position, with sunlight and shadow applied to the model. The render of the Proposed Scheme has then been inserted (or montaged) into the baseline photograph and the composite image edited to take away elements to be removed from the existing baseline to create the photomontage of the Proposed Scheme. Some degree of photo-modelling / photo-manipulation is required in instances where foreground / middle-ground elements are removed (e.g. trees, plantings, etc.) thereby revealing backgrounds which are not captured in the baseline photograph. The intent is to provide a best-fit presentation which assists in illustrating the principal effects of the Proposed Scheme at a stage c. 10 to 15 years post completion of construction.

2.9.3 Presentation and Viewing

Individual photomontages are presented, in 'as existing' and 'as proposed' versions, on A3 pages in landscape format in Appendix A. For each photomontage, the viewpoint number, location description, and the date and time of photography have been provided on the page. Given that some views may be based on a wider angle of coverage than a 50mm prime lens, in these instances a further image is provided showing an A3 enlargement (centred on the Proposed Scheme) to equate to the coverage of that lens view.

2.9.4 Enabling works

A separate rendered view for each viewpoint has been produced illustrating the infrastructural and public open space changes occurring as part of enabling works (application SDZ20A/0021). Where overhead powerlines and pylons on the Site are visible it is assumed that these have been removed as these shall be removed prior to commencement of SDZ development.

3 Receiving Environment

3.1 Landscape Fabric of Development Site

The Site is approximately 9 hectare in area and is composed of an area of grassland bounded by the Griffeen River corridor to the east, Lucan Pitch and Putt to the south, the R120 Newcastle Road to the west and the Dublin – Cork Railway to the north. The Site is bisected by a road (L5149) which was constructed in the 2010s as part of the R120 Adamstown Link Road to serve the Adamstown SDZ (to the north of the railway). The road runs from the R120 eastwards through the middle of the Site to meet L5149 Hayden's Lane. To the north-east corner of the Site, a pedestrian overbridge crosses the railway and the ramped access forms the Site boundary. Remnant walls and hardstanding associated with a former agricultural building is present towards the western side of the Site. Overhead power lines cross the northern edge of the Site supported by two pylons; these must be removed before the proposed development can commence.

Hedgerows are located along the southern boundary with the Pitch and Putt and the northern boundary with the railway. A hedgerow also passes through the Site between the northern boundary and the southern boundary, but this has become fragmented. Young native woodland planting is present along the eastern Site boundary as part of the Griffeen River corridor and to the side slopes the overbridge ramp, as well as to the embankment of the R120 to the west.

3.2 Landscape Context

The Site is located in South Dublin County towards the western edge of the Dublin conurbation 2.4km south of Lucan village, 3.8km northwest of Clondalkin and 3.6km east of the County Kildare – South Dublin County boundary. Development in this area largely comprises 20th century suburban residential development. However, areas to the south have seen recent large-scale development with construction of new major road infrastructure and a significant area of industrial development at Grange Castle. A more modest area of industrial development is present to the immediate west of the Site at Adamstown Industrial Estate, and includes a petrol station on the R120. Adamstown SDZ, which has been under sequential development over the past 20 years to form a new residential neighbourhood, is present immediately to the north. To the west the landscape rapidly transitions towards a more rural character of gently undulating mixed arable and pastoral fields that crosses into County Kildare. The topography of the wider townscape / landscape is low-lying and with minimal change in elevation.

The Site forms part of the Clonburris SDZ which is largely made up of undeveloped agricultural land between the Grand Canal to the south and suburban areas at Adamstown, Kilshoge and Balgaddy to the north. The lands are remnant urban fringe lands that had been rural but were gradually surrounded by suburban land uses, principally housing. Essentially the SDZ will comprise a large-scale new urban development which will infill between existing suburban areas on the western side of the Dublin conurbation. The SDZ area includes some small areas of traveller accommodation, horticultural uses and amenity use in the form of Lucan Pitch and Putt. The pitch and putt course is located immediately to the south of the Site and is composed of amenity grassland and scattered tree planting separated from the Site by a tall mixed hedgerow. The Grand Canal (100m to the south), which defines the majority of the southern boundary of the SDZ, is an important amenity and proposed Natural Heritage Area (pNHA) providing an active travel and green infrastructural link between central Dublin and rural areas to the west. The nearby section of the canal has a towpath to each bank, which can be accessed from the R120 bridge. The busy four-track Dublin – Cork Railway defines the northern extents of the SDZ for much of the western half of the SDZ area.

The R120 Newcastle Road which defines the western site boundary, crosses the Dublin – Cork railway to connect to Adamstown and Lucan to the north, and crosses the Grand Canal to connect to the industrial areas at Grange Castle to the south before continuing to the village of Newcastle.

The Griffeen River corridor runs along the eastern boundary of the Site before passing through the series of open spaces that form the Griffeen Valley Park to the north. The adjacent section of the Griffeen River corridor is enclosed by modern flood berms forming an overspill channel colonised with young woodland, bounded by agricultural fencing, and therefore, access and visibility of the river from the Site is limited. Beyond the corridor of the Griffeen River, Hayden's Lane runs southwards to meet the Grand Canal towpath and north to a pedestrian and cycle overbridge providing access across the railway.

3.3 Visual Characteristics

Open views into the Site are available from the section of the R120 Newcastle Road between Lucan Pitch and Putt and the junction with the L5149, as the boundary is solely a post and rail fence. Clear views are available into the Site from the R120 bridge and the pedestrian railway overbridge, which are elevated several metres above the site level. Views from other adjacent areas are limited by the planting along the R120 embankment, the Dublin – Cork railway boundary, the embankment of the pedestrian railway overbridge, the Griffeen River corridor and the Lucan Pitch and Putt boundary. The residents of residential areas north of the railway and users of the parallel L1058 Adamstown Avenue experience some views of the taller elements on the Site i.e. the tree planting and pylons, however, views into the Site are also limited by street tree planting along the L1058 as well as planting along the railway. Views from the Grand Canal are well screened by planting in the pitch and putt course, along the canal and in intervening areas including the Griffeen River corridor. Due to the relatively flat topography and built-up nature of the surroundings longer range views of the Site are not experienced.

3.4 Landscape and Visual Planning Policy Context and Designations

3.4.1 South Dublin County Development Plan 2022-2028

3.4.1.1 Landscape Character Assessment

In a Landscape Character Assessment of South Dublin County, included in the South Dublin County Council County Development Plan 2022-2028, landscape character areas are described as: “units of the landscape that are geographically specific and have their own character and sense of place. Each LCA has its own distinctive character, based upon patterns of geology, landform, land use, cultural, historical, and ecological features. Commonly, a landscape character area may be composed of a number of landscape character types.”

The assessment identified five Landscape Character Areas (LCA’s) which are included in the South Dublin County Development Plan 2016-2022. Four of the LCAs were assessed while the Urban LCA was noted as requiring a separate assessment. The subject Site is located in the Urban LCA and on the edge of Newcastle Lowlands LCA.

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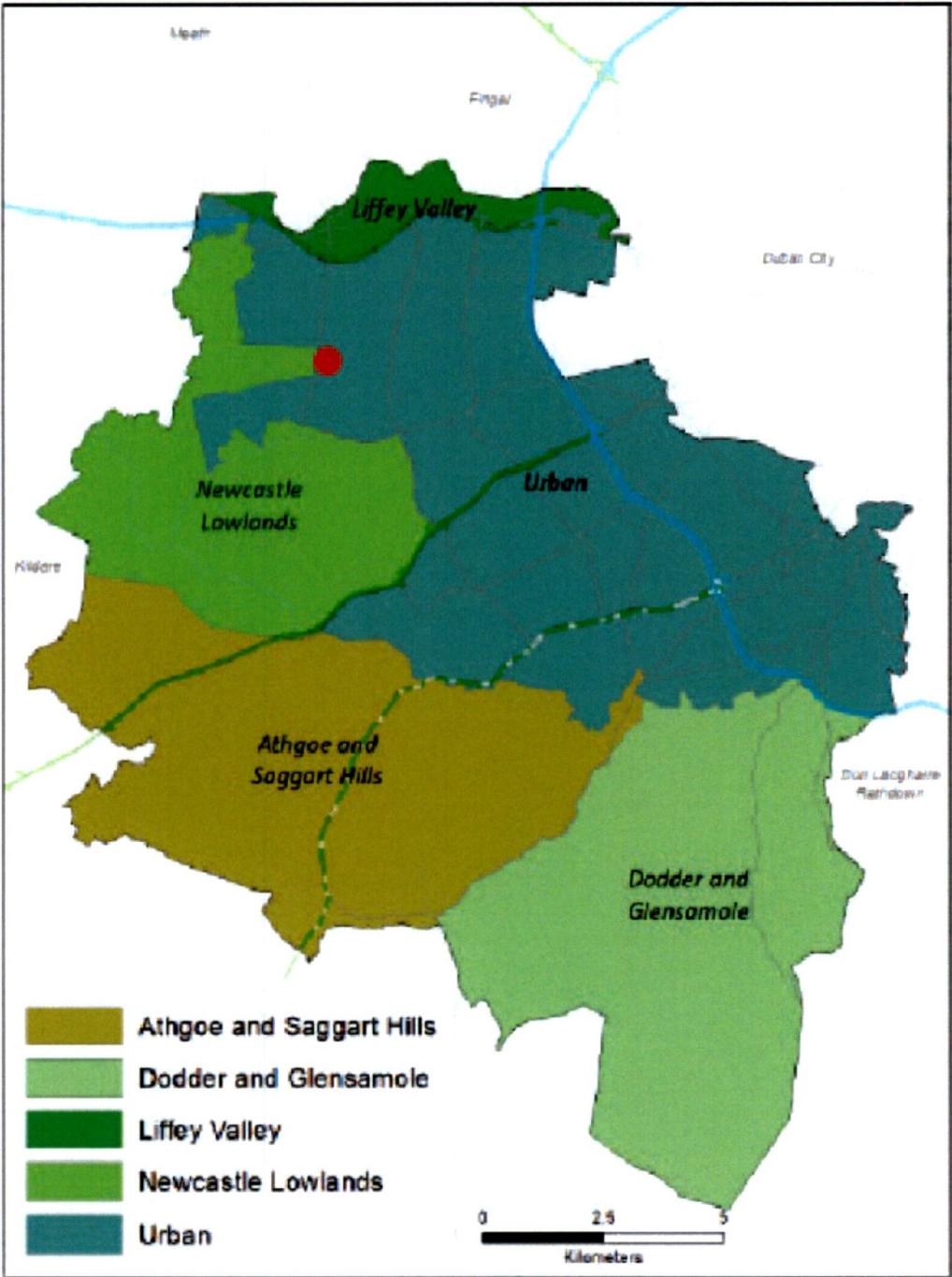


Figure 1 Landscape Character Areas of SDCC, CDP 2022-2028

The Landscape Character Assessment describes the Newcastle Lowlands LCA as:

“low lying agricultural area of high agricultural productivity with a long history of human settlement and important landscape setting to the urbanised east. The Newcastle lowlands function as an important agricultural resource but are vulnerable to urbanising pressures. In addition, its character as a rural landscape provides a distinct and important identity to this area of western Dublin. To conserve its sense of place requires measures protecting the integrity of the agricultural landscape by controls on urban expansion, ribbon development and other sources of

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erosion and fragmentation, and recommends that site planning guidance on the use of appropriate vernacular styles and treatments in new developments be provided in the County Development Plan and Local Area Plans”.

The Landscape Character Assessment did not carry out assessment on the urban areas of South Dublin County Council. A summary description was provided and describes a “*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.*”

3.4.1.2 Landscape Character Sensitivity

Landscape sensitivity is a measure of the ability of the landscape to accommodate change or intervention without undue effects to its character/values based on factors such as topography, slope, ridgeline, water bodies, land use and prior development. Each of the Landscape Character Areas in the Landscape Character Assessment has been assigned a landscape sensitivity rating, except the Urban LCA, which covers the Site.

The South Dublin County Council Landscape Character Assessment (2015) offers no sensitivity description of the Urban LCA, however, given the generally built up nature of this LCA, the sensitivity of the Site and receiving environment to further development which follows the form prescribed in planning policy and guidelines, can be considered low.

The South Dublin County Council Landscape Character Assessment (2015) describes the landscape sensitivity of the Newcastle Lowlands LCA as medium. However, the nearest section of this LCA is covered by industrial and commercial development at Adamstown Industrial Estate and so the sensitivity can be assessed to be reduced in the locality of the Site. Given this is the case, and the Urban LCA has a high capacity for change, for the purpose of this assessment, the sensitivity of the surrounding landscape and townscape area is deemed to be **low / medium**.

3.4.1.3 Landscape and Visual Designations

3.4.1.3.1 Green Infrastructure

Chapter 4 - Green Infrastructure sets out policies and objectives in relation to appropriate development, enhancement and protection of green infrastructure networks, including green infrastructure in urban areas, watercourse network, public open space hierarchy and landscape setting and SuDS. Figure 4.4 of the Plan identifies the Grand Canal corridor, which includes the Site, as Strategic Corridor 3; this is a key national green infrastructure feature, acting as a major ecological and recreational link between the River Shannon in the midlands and Dublin City. A primary objective of this strategic corridor is:

“To ensure that development along and adjacent to the Grand Canal, including the sensitive provision of amenity and recreational facilities, recognises the Canal’s ecological status, avoiding areas and features of biodiversity and heritage sensitivity, and that appropriate set-back distances or buffer areas are identified and included.”

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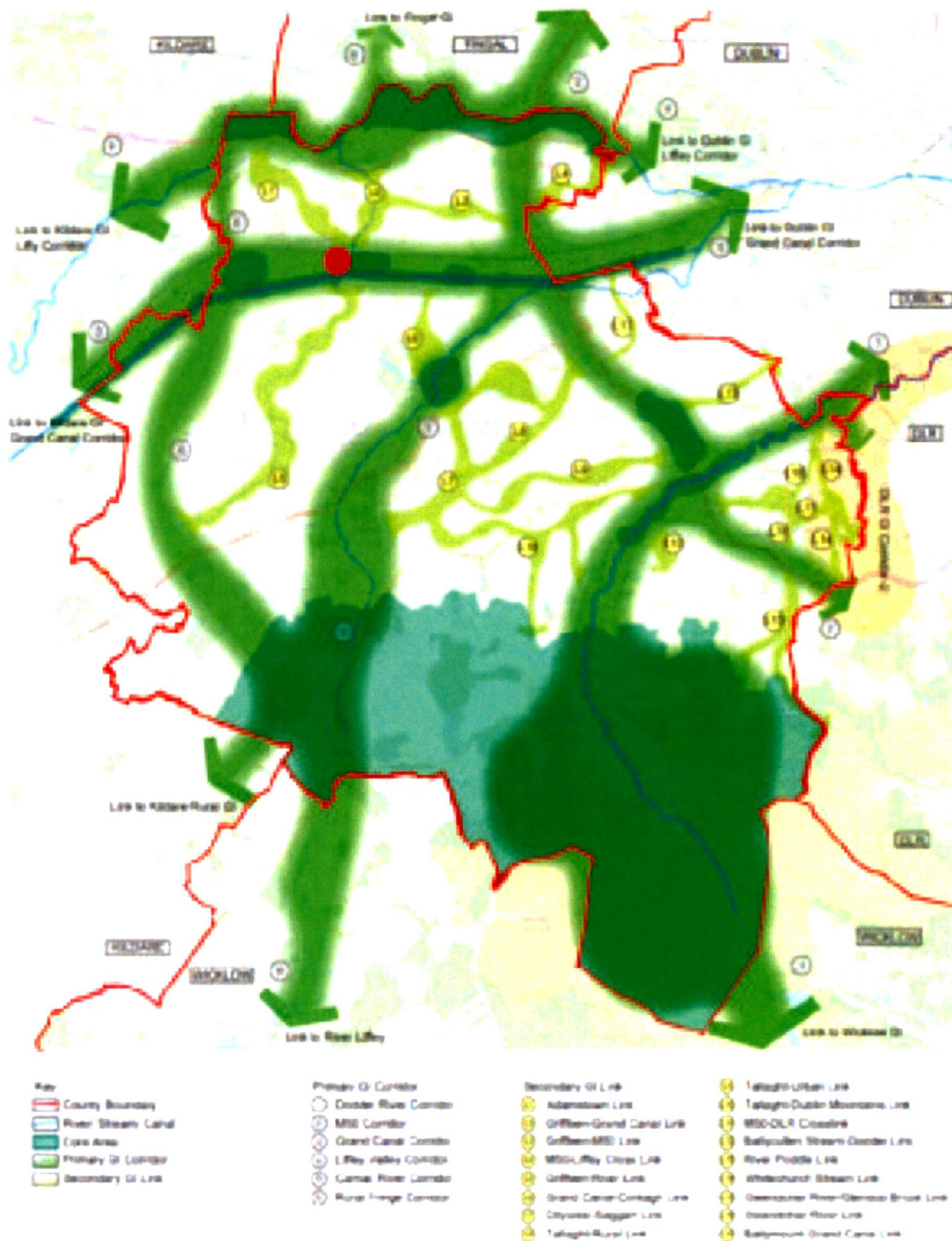


Figure 2 Green Infrastructure Strategy Map SDCC, CDP 2022-2028

Green space at Clonburris to the east of the Site is defined as a green infrastructural Stepping Stone, the objective relating to this being “to enhance the biodiversity within open space areas acting as stepping stones proximal to the Grand Canal Corridor.” Stepping Stones are defined as “spaces [which] serve as Stepping Stones for species to move throughout the broader network of corridors and core areas and contribute to a range of additional local benefits around recreation and stormwater management.”

The Adamstown Link (L1) Griffeen River corridor (L2) is noted as secondary green infrastructure linking the canal to the Liffey Valley. Objectives for the protection and future enhancement of these corridors - is set out in

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Appendix 4, Green Infrastructure, Local Objectives and Case Studies. Policy GP8 Relates to the connectivity with other open spaces:

“To link other parks within the Lucan area with Griffeen Valley Park, where possible, facilitating development of recreation and amenity within those parks. As development moves westwards, it is important to extend the parkland along the Griffeen River corridor.”

There are no landscape or visual designations relating directly to the Site. The nearest relevant designation is the Grand Canal, located approximately 100m south, is a designated pNHA. Areas adjoining the section of the canal west of the R120 are also designated as Open Space.

3.4.1.3.2 Protected Views and Prospects

The South Dublin County Development Plan 2022-2028 does not identify any views to be protected within the immediate vicinity of the Site. The nearest protected views are on

- Lucan Road (N4) west of Lucan Village, 2.4km to the north-west of the Site, and afford views north over the River Liffey but do not capture the subject Site.
- River Liffey (N4) in Lucan Village, 2.8km northeast of the Site, and afford views over the Liffey Valley, but do not capture the Site.

3.4.1.3.3 12.4.6 Tree Protection Orders

There are no trees with a Tree Preservation Order in proximity to the Site. The closest specimen is South Dublin County Council Tree Preservation Order (Coolamber Site) Order 2015, at Finnstown Cloisters 0.6km north of the Site.

3.4.1.4 Cultural and Built Heritage

There are number of protected structures within proximity to the Site, clustered around the Grand Canal to the south, which are listed on the Record of Protected Structures in the South Dublin County Development Plan.

- 118 – Stone Two Storey Industrial Building, 12th Lock Grand Canal, Ballymakailly
- 119 – Victorian Style House, Lock House, 12th Lock Grand Canal, Ballymakailly
- 120 – Detached Six-Bay Single-Storey Farm House & Outbuildings, Grange Cottage, Grange, Clondalkin
- 125 – 12th Lock Grand Canal
- 127 – Leck Bridge, 12th Lock Grand Canal

3.4.2 Clonburris SDZ Planning Scheme

Landscape Planning Policy for the Site is laid out in the Clonburris Strategic Development Zone (SDZ) Planning Scheme (2019) which states that government designated Strategic Development Zones are a *“robust and important mechanism in providing for growth and urban expansion in the medium to long term”*.

3.4.2.1 Key Principles

The key principles of the SDZ which most relate to this assessment are:

- *To ensure that measures to support the sustainable development of the SDZ lands as detailed in the accompanying Strategic Environmental Assessment (SEA) Environmental Report, and associated environmental assessments are applied and adhered to in the Planning Scheme implementation;*
- *To ensure that development across the SDZ lands is carried out in a design led manner that prioritises place making and accords with the core principles of urban design and the creation of integrated streets;*
- *To maximise appropriate access to and use of the Grand Canal, Griffeen Valley Park and other biodiversity assets in an ecologically sensitive way, thereby offering unique selling points to the SDZ Planning Scheme;*

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- *To deliver a network of high quality green and blue infrastructure spaces and public parks while protecting, enhancing and sensitively upgrading the natural, built and cultural assets of Clonburris lands; and*
- *To provide attractive, interesting and well used outdoor spaces using the latest place making and urban design principles, creating a pedestrian-centred environment with active, inviting public space, parks and private gardens.*

3.4.2.2 Movement and Transport

Key Principles relating to Movement and Transport are outlined in Section 2.2 of the SDZ Planning Scheme:

- *To provide for an accessible and inclusive new community at Clonburris, promoting the highest levels of universal accessibility in the design of all buildings, facilities and open spaces; and*
- *To link the Development Areas of Clonburris with each other and with surrounding communities through a permeable and clear hierarchy of integrated streets and dedicated pedestrian and cycle routes.*

3.4.2.3 Green and Blue Infrastructure

Key Principles relating to Green and Blue Infrastructure are outlined in Section 2.3 of the SDZ Planning Scheme:

- *To protect, enhance and develop an interconnected green and blue infrastructure network of parks, open spaces, hedgerows, grasslands, protected areas, rivers and streams for amenity and recreation, biodiversity protection, flood management and adaptation to climate change;*
- *To retain and improve key landscape and ecological features such as hedgerows, the Grand Canal and the Griffeen River;*
- *To incorporate new elements of Green and Blue Infrastructure such as tree planting, parks and natural open spaces and sustainable urban drainage systems;*
- *To reduce fragmentation and strengthen ecological links through the retrofitting and or upgrading of the pedestrian bridge over the railway line to a 'green bridge';*
- *To connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network;*
- *To support native plant and animal species and encourage corridors for their movement; and*
- *To seek to retain hedgerows, aquatic habitats and established tree lines wherever possible.*

3.4.2.4 Landscape and Open Space

Key principles relating to Landscape and Open Space are outlined in Section 2.10:

- Provide a hierarchy of high quality and multi-functional open spaces including, strategic spaces, local parks, urban spaces and strategic routes;
- To allow the movement network to connect to and through open spaces by providing safe, well-overlooked and accessible routes;
- To provide appropriate space for health and well-being, required to meet the recreational needs of the new population of Clonburris through the provision of adequate walking and cycling facilities and a diversity of green spaces for active and passive recreation; and
- Provide recreation facilities and open spaces that are capable of accommodating a range of community sport and recreation needs and use by the community at varying times including after school hours.

3.4.2.5 Adamstown Extension

Chapter 3 of the SDZ Planning Scheme describes how the SDZ is divided into three development areas: Clonburris; Kilshoge; and Adamstown Extension. The Site is located with Development Area 11 – Adamstown Extension, which is intended to comprise low to medium density residential development, with park and canal frontage to the south and east.

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The key objectives of the Adamstown Extension development area are:

- To develop a high-quality residential neighbourhood as an extension to Adamstown;
- To provide locally accessible open spaces of local and strategic importance;
- To ensure high levels of legibility and ease of orientation;
- To provide a new Link Street/avenue in the heart of the neighbourhood as part of the main connection between Kishoge urban centre and Lock Road/Adamstown;
- To prioritise pedestrian and cyclist movement and to provide for bus services along the avenue;
- To provide for a range of housing along the new avenue and local streets including home zones;
- To provide a distinctive, diverse and quality frontage to the Canal corridor;
- To provide significant and integrated SUDS infrastructure, including a high amenity retention pond/lake within the Griffeen Valley Park;
- To provide good public lighting to the edge of Griffeen Valley Park that is sensitively designed and operated to reduce disturbance to wildlife particularly bat species; and
- Appropriate pedestrian access points to the Grand Canal to be sensitively designed in accordance with the Parks and Landscape Strategy and Biodiversity Management Plan.

3.4.2.6 Strategic Environmental Assessment

The Strategic Environmental Assessment (SEA) which forms part of the SDZ Planning Scheme, identifies the panoramic views of the Dublin Mountains and the view westwards of the rural hinterland, as the key sensitivity of the surrounding landscape.

In term of the key landscape sensitivities within the SDZ the SEA notes the following:

- The Grand Canal as a valuable resource for recreation and biodiversity;
- The loss of a remnant rural landscape in an otherwise heavily urbanised setting;
- The panoramic views of the Tallaght Hills;
- The views from the Grand Canal in all directions;
- The Griffeen River as a green infrastructure resource;
- The protection of the Kilmahuddrick Stream;
- The relationship with the Grand Canal, the Griffeen River and the Kilmahuddrick;
- Stream at the south west corner of the lands; and
- The existing hedgerows, which provide ecological connectivity and biodiversity and afford opportunities for screening within the planning scheme.

3.4.2.7 Parks and Landscape Strategy

Parks and Landscape Strategy (PLS) has been prepared by a consortium of the SDZ developers, for the entire SDZ lands and has been agreed in writing with SDCC prior to the commencement of development on the lands. This document includes:

- Overarching design details for the strategic open spaces, local parks and squares, urban spaces and squares, strategic routes and local links;
- Details of active and passive recreation provision on the lands; and
- A Biodiversity Management Plan (BMP), prepared by a qualified ecologist and guided by relevant best practice guidelines and established techniques for habitats present on the SDZ lands.

The specific recommendations detailed in the PLS of most relevance to this assessment are:

- Primary ecological connectivity through the built form of the SDZ lands is based on the existing corridors which are to be retained, and enhanced, such as the Griffeen Stream, Grand Canal, rail line and mature hedgerows and tree lines; and

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- The Griffeen Stream riparian corridor and associated vegetation will link the Griffeen Valley extension park south of the rail line with the existing Griffeen Valley park to the north with a proposed green bridge.

3.5 Characteristics of the Proposed Development

3.5.1 Introduction

The current application relates to permission for the development lands within Adamstown Extension (Development Area Development Area AE-S1 and AE-S2) which forms part of the Clonburris SDZ.

The development will consist of the following:

- All site clearance and enabling works required to implement the development, including removal of existing agricultural structures and hardstanding within the Site boundary;
- Construction of a residential development of 385no. units;
- The proposed development will also include the provision of communal and private open space including gardens, terraces, and balconies.
- Provision of landscaped open space, footpaths, shared cycle tracks, landscaping works and boundary treatments;
- Provision of road and street infrastructure linking to the central L1058 and internal access arrangements within the Site;
- Provision of car parking and bicycle parking (including cargo bike parking).
- The proposed development includes SUDs drainage, services connections, lighting, bin storage, and all associated and ancillary site development works and services.

3.5.2 Construction Stage

Potential impacts during the construction phase are related to temporary works, site activity, and vehicular movement within and around the Site. Vehicular movement may increase in the immediate area, and temporary vertical elements such as scaffolding, site fencing, gates, plant and machinery etc., will be required and put in place. All construction impacts will be temporary, and may include the following:

- Construction traffic, dust and other emissions;
- Site mobilisation and establishment, fencing and hoarding of works areas;
- Installation of temporary site lighting, site buildings and scaffolding;
- Site demolition, including removal of boundaries, vegetation removal and topsoil stripping;
- Site activity and visual disturbance from general construction works and the operation of construction machinery within the Site;
- Construction works involving diversion of existing underground services and utilities, provision of new services and utilities, drainage features and connections, etc.;
- Site activity and construction works involved in the construction of new kerbings, footpaths and cycleways, provision of new boundaries and provision of new landscape areas, etc.; and
- Decommissioning of works areas.

3.5.3 Operational Phase

The proposed development will consist of the provision of new residential buildings; associated vehicular, pedestrian and cycle infrastructure; communal open spaces; new streetscapes and associated ancillary elements

onto the Site and will replace the existing open area of partially developed former agricultural land which forms the Site.

3.5.4 The 'Do Nothing' Scenario

If the proposed development were not to proceed, the Site would presumably (in terms of its landscape impact), remain in its present form for a period. In such circumstances, its current state as an area of rough grassland would continue, presumably with minimal management. It is considered likely that given the inclusion of the Site in the Clonburris SDZ Planning Scheme area that the Site would eventually undergo development under a separate planning permission for a form of development similar to the Proposed Development.

4 Potential Landscape and Visual Effects

4.1 Introduction

This section assesses the potential landscape and visual effects resulting from proposed changes to the baseline environment. For the purposes of this assessment the baseline is understood to be the existing landscape and visual conditions of the Study Area as they stand at the time of writing. However, the local landscape is currently immersing as a new urban development, and therefore the form of future development as laid out in the Clonburris SDZ Planning Scheme is also considered when establishing the sensitivity of the landscape to change and in assessing effects resulting from the development. Thus, the proposed Development is also assessed against the key policies and objectives of the Clonburris SDZ Planning Scheme to determine its potential for integration with the emerging townscape, and these are outlined in Table 4-1 Compliance with the Clonburris SDZ Planning Scheme.

4.2 Potential Landscape Effects

4.2.1 Construction Stage

Initially the erection of site fencing will be completed, site access points established and site accommodation units placed. Early in the construction period excavations for building foundations will commence. Removal and / or storage of excavated materials from Site and the delivery of construction materials will generate increased traffic within, to and from the Site. As construction progresses over the construction period, visual impacts will vary, with the on-going business of construction - delivery and storage of materials, the erection of the buildings, etc. The construction impacts will be of short-term duration.

Measure for the mitigation of potential effects have been proposed in Section 5 'Mitigation Measures (Ameliorative, Remedial or Reductive Measures)' to minimise the impact of the construction works on the site environs.

4.2.1.1 Effect on Landscape Fabric of Development Site

The landscape fabric has been modified through the provision of the L1058 road through the centre of the Site, and modification to the landcover. Valued elements, features and characteristics are present in the form of trees, woodland planting and hedgerows along the boundaries. The original agricultural character has been partially degraded by the presence of modern in road, rail and overhead services infrastructure. The sensitivity of the landscape fabric to change is **medium**.

The Construction Phase would result in works to change the Site from an area of predominantly grassland to an area of residential development. There would be loss of the central hedgerow, partial removal / cutting back of

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the southern hedgerow, and removal of roadside planting to the R120. The changes to the site fabric will be notable but would not be substantially uncharacteristic given the nature of the current use and its inclusion as part of the SDZ with an intended residential use. The magnitude of change will be **very high**.

The effect on landscape fabric of the Site during the Construction Phase will be **moderate / significant, negative, and short-term**.

4.2.1.2 Effect on Landscape Context

The landscape context is of a landscape in transition from a previously agricultural area to an emerging large-scale urban / suburban area. The SDZ area represents a wedge of open former agricultural land located between areas of growing suburban and industrial development, including large-scale ongoing development at Adamstown and Grange Castle. Some valued elements of the previous landscape remain hedgerows and the wooded corridor of the Griffeen River. The landscape has undergone some change with some construction enabling works having begun in the SDZ but the area is yet to fully develop the planned strong positive characteristics associated with the SDZ Planning Scheme. The landscape has capacity to absorb development. The sensitivity of the landscape context to change is **low / medium**.

The works will result in removal of part of the local field pattern, but the alignment of field boundaries around the perimeter of Site will be preserved. There will be some removal of vegetation to the boundary with the R120 which will open up views of the Site, but otherwise there would be no landscape impacts on any key elements, features or characteristics of the landscape context. The Griffeen River Corridor will not be impacted. The proposals would result in loss of open grassland and will introduce construction activity, and new structures, however this will not be uncharacteristic given the established and emerging suburban context. The magnitude of change will be **medium / high**.

The effect on landscape context during the Construction Phase will be **moderate, negative, and short-term**.

4.2.2 Operational Phase Effects

4.2.2.1 Effect on Landscape Fabric

As described in Section 4.2.1.1, the landscape fabric of the Site the character has been partially degraded, but some valued features remain. The sensitivity of the landscape fabric to change is **medium**.

The Proposed Development will consist of the provision of new residential buildings, parking, pedestrian and cycle infrastructure, landscaping and associated ancillary elements on the Site and will replace the existing land cover of grassland currently covering the Site.

The building layout will relate closely to the form of the Site with blocks of residences following the alignment of the boundaries the established road, and the layout defined in the SDZ Planning Scheme.

There will be a generous provision of public open space and of communal open space within the Site which will provide seating, access and play opportunities, including natural play. Although the central hedgerow will have been removed, the proposals will enhance the green infrastructure provision of the fabric in the following ways:

- The hedgerow to the northern boundary will be retained and enhanced where space allows with new native tree and shrub planting to expand the overall width;
- The eastern boundary with the Griffeen River will be enhanced with new tree and shrub planting;
- The southern boundary will be partially cut back to enable provision of fencing and ball netting, but will be replanted with a mixed native hedge and tree groups;
- Where feasible plants from the removed hedgerow will be relocated to one of these boundaries to aid the continuity of local biodiversity;
- There will be provision of closely grouped trees of varying sizes and forms e.g, standards and multistems, which will provide a diverse range of structural planting, that will act as ecological stepping stones; and

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- Streets will be provided with a double row of trees where feasible, using SuDS infiltration pits, located within public land to provide green infrastructural links along the proposed streetscapes.

There would be notable change from an open former agricultural area to a new residential area. The changes to the landscape fabric will be prominent but would not be substantially uncharacteristic given the modifications to the landscape fabric and the intended use under the Clonburris SDZ Planning Scheme. The quality of the design and provision of a variety of open space and green infrastructure enhancement will negate the loss of any valued features in the short-term. The magnitude of change will be **medium**.

The effect on landscape fabric of the Site during the Operational Phase will be **moderate, neutral, and long-term**.

4.2.2.2 Effect on Landscape Context

As described in Section 4.2.1.2, the landscape context is a landscape in transition from a previously agricultural area to an emerging large-scale urban area as proposed in the Clonburris SDZ Planning Scheme, and the landscape has some remaining elements of landscape value. Overall, as a transitional landscape there is substantial capacity for change, but there are also elements of sensitivity. The sensitivity of the landscape context to change is **low / medium**.

The proposed development would introduce a new residential neighbourhood to the landscape, the layout and urban grain responding to the existing road layout, and the building typologies, architecture and landscape treatment informed by the Planning Scheme. The Proposed Development will be experienced in the context of the other similar development within the SDZ area and in the surrounding areas, most notably Adamstown, as part of the ongoing development of the SDZ. The proposals will be well enclosed and integrated within the local landscape. The planting to the northern and eastern boundaries will be retained and enhanced and this will help maintain the enclosed nature of the Site and reduce intervisibility with areas to the north and east. Replacement planting will be provided to the western and southern boundaries where feasible to restore the screening effect, and sense of enclosure.

The eastern portion of the Site is allocated for public open space and will form part of the southward extension to the Griffeen Valley Park, a 'stepping stone' in the green infrastructure network as noted in the South Dublin Development Plan. A buffer between non-amenity development and the Griffeen River along with a range of proposed native planting types, will complement the existing habitats along the river corridor.

The specifics of the design, such as massing, route permeability, building finishes, tree planting etc. will ensure that the scheme integrates well with existing landscape and the form of the planned Clonburris SDZ, as well as contributing towards the overall quality of the streetscape / emerging townscape. The proposal's compliance with key policies and objectives of the Clonburris SDZ Planning Scheme and the SEA are demonstrated in Section 4.2.2.3 below.

There will be an impact on the remnant rural landscape and hedgerows which are identified as key sensitivities in the SEA, however, these losses are prescribed by the layout of the SDZ Planning Scheme. There will be no notable impacts on any other key elements, features or characteristics of the landscape context as a result of the change and the proposals would not be uncharacteristic in the context. There would be no negative impacts on landscape designations or the key characteristics of the Landscape Character Areas prescribed in the DLR County Development Plan. The proposals would be characteristic of the encompassing Urban LCA. The magnitude of change will be **medium**.

The effect on landscape context of the Site during the Operational Phase will be **moderate, neutral, and long-term**.

4.2.2.3 Compliance with the Clonburris SDZ Planning Scheme

The quality of the landscape / townscape effects would be positive. This conclusion is based on the following assessment of the proposal’s compliance with key policies and objectives of the Planning Scheme, as outlined in Table 4-1 Compliance with the Clonburris SDZ Planning Scheme below.

Table 4-1 Compliance with the Clonburris SDZ Planning Scheme

Policy/Objective	Assessment
<p>Movement and Transport</p> <ul style="list-style-type: none"> ■ To provide for an accessible and inclusive new community at Clonburris, promoting the highest levels of universal accessibility in the design of all buildings, facilities and open spaces; and ■ To link the Development Areas of Clonburris with each other and with surrounding communities through a permeable and clear hierarchy of integrated streets and dedicated pedestrian and cycle routes. 	<p>The layout facilitates a good degree of pedestrian and cycle permeability through and around the Site, including pedestrian access to adjoining streets and a shared cycle route connecting to the railway overbridge.</p> <p>Street hierarchy is emphasised through use of a palette of surfacing which signals active travel priority. Pedestrian accessibility is enhanced through use of raised tables to junctions and textural changes in road surface.</p>
<p>Green and Blue Infrastructure</p> <ul style="list-style-type: none"> ■ To protect, enhance and develop an interconnected green and blue infrastructure network of parks, open spaces, hedgerows, grasslands, protected areas, rivers and streams for amenity and recreation, biodiversity protection, flood management and adaptation to climate change; ■ To retain and improve key landscape and ecological features such as hedgerows, the Grand Canal and the Griffeen River; ■ To incorporate new elements of Green and Blue Infrastructure such as tree planting, parks and natural open spaces and sustainable urban drainage systems; ■ To reduce fragmentation and strengthen ecological links through the retrofitting and or upgrading of the pedestrian bridge over the railway line to a ‘green bridge’; ■ To connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network; ■ To support native plant and animal species and encourage corridors for their movement; and ■ To seek to retain hedgerows, aquatic habitats and established tree lines wherever possible. 	<p>The landscape design includes enhancement to the existing boundaries through additional planting of native shrubs and trees. The existing grassland will be retained where possible and will be managed with a differing mowing regimes to allow both good access and amenity for users and longer grass lengths catering to wildlife.</p> <p>The proposals will result in loss of one central hedgerow but perimeter hedges will be enhanced where space allows. The Griffeen River corridor will be enhanced with new native planting.</p> <p>The layout includes SuDS which will incorporate native species as well as helping to provide boundaries and definition to spaces.</p> <p>Although the railway bridge is not within the Site area, native tree and shrub planting is proposed to the side of the bridge ramp which will support the green infrastructure link to the bridge.</p> <p>Streets have been designed to include regular tree planting as well as shrub and meadow habitats where possible, which will act as links between open spaces. Where feasible tree density denser than the minimum prescribed in order to provide a network interconnected canopy cover.</p>

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Figure 3 - Viewpoint Map

4.3.2 Viewpoint Assessment

4.3.2.1 Viewpoint 1 – Hansted Grove

Viewpoint 1 – Hansted Grove	
Viewpoint Description	<p>The view looks south from Hansted Grove, a residential area to the north of Adamstown Avenue. The Site is screened by a hedgerow in the foreground, by street trees along Adamstown Avenue and by trees along the Dublin – Cork Railway boundary. Trees along the R120 boundary with the Site are partially visible in the distance. The character of the view is a residential street / parking area with some visible adjacent residential development and some prominent street trees beyond.</p> <p>The view also includes overhead lines and a pylon, but these will be removed before the Proposed Development commences.</p>

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<p>Viewpoint Sensitivity</p>	<p>The sensitivity of the view is medium.</p>
<p>Description of Proposed Change</p>	<p>The upper storeys of the proposed apartments and other residential buildings in the northwest corner of the Site are visible over and between the intervening screening elements. There would be some visible loss and replacement of planting along the R120. The changes would cause a further urbanisation of the view but this would not be uncharacteristic given the context. The quality of the design is sufficient to not reduce the amenity of the view.</p> 

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Magnitude of Change	The magnitude of change will be low / medium .
Significance of Effects	The effect for the Construction Phase will be slight / moderate, negative, short-term . The effect for the Operational Phase will be slight / moderate, neutral, long-term .

4.3.2.2 Viewpoint 2 – Railway Overbridge

Viewpoint Description	<p>This view looks west from the ramp of the pedestrian overbridge which crosses the Dublin – Cork Railway. Due to the elevated position the view is wide ranging over the northern portion of the Site. Much of the view is filled by an area of open land which is intended for development as public open space as part of the enabling infrastructure works of the SDZ permitted under SDZ20A/0021. Existing and ongoing development at Adamstown SDZ can be seen in the distance on the right of the view. The character of the view is of an area of former agricultural land bordered by existing and ongoing development.</p> <p>The view also includes overhead lines and pylons, but these will be removed before the Proposed Development commences. The area in the centre of the view will also be developed as public open space as per the enabling infrastructure works permitted under SDZ20A/0021 (not forming part of this Application).</p> 
Viewpoint Sensitivity	The sensitivity of the view is medium .
Description of Proposed Change	The proposals to the northern portion of the Site are clearly visible from this viewpoint. The changes comprise a notable cluster of development in the middle distance, along with associated infrastructure and landscaping. Landscaping proposals along the northern and eastern border can be seen, with tree planting along the eastern boundary forming new elements in the foreground of the view. The character of the view is shifted towards a more urban condition, but the proposed landscaping ensures that the development is well integrated

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	<p>and there is no loss of visual amenity. Over time as the landscape matures there will be a positive change to the view.</p> 
Magnitude of Change	The magnitude of change will be medium / high .
Significance of Effects	The effect for the Construction Phase will be moderate, negative, short-term The effect for the Operational Phase will be moderate, neutral, short-term , becoming moderate, positive, long-term .

4.3.2.3 Viewpoint 3 – Adamstown Avenue

Viewpoint Description	<p>This view looks southwest from Adamstown Avenue. The street is lined by prominent columnar street trees within grass verges and bounded to the left by a hedgerow boundary to the Dublin – Cork Railway. The Site is well screened by the street trees and by hedgerows bordering the railway. The character is of a recently developed dual carriageway avenue with a well-established vegetation.</p> <p>The view also includes overhead lines and pylons, but these will be removed before the Proposed Development commences.</p>
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Viewpoint Sensitivity	The sensitivity of the view is medium .
Description of Proposed Change	<p>The upper storeys of the apartment blocks and part of the roofline of the terraced residences can be glimpsed over the top of the railway boundary hedgerow and between street tree canopies. The change to the view is minimal and the visual amenity is not affected.</p> 
Magnitude of Change	The magnitude of change will be low .
Significance of Effects	<p>The effect for the Construction Phase will be slight, negative, short-term The effect for the Operational Phase will be slight, neutral, long-term</p>

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4.3.2.4 Viewpoint 4 – Grand Canal Towpath North

<p>Viewpoint Description</p>	<p>This view looks northwest from the northern towpath of the Grand Canal. There is a small group of residential properties in the foreground, on Hayden’s Lane, and this view is intended to be representation of views from both the towpath and these properties. A number of mature trees surround the properties and edge the right side of the towpath into the distance. The character is of shared pedestrian and cycle route bordered by a waterway to the left and a cluster of residential dwellings to the right, with numerous mature trees screening long range views.</p> 
<p>Viewpoint Sensitivity</p>	<p>As the view forms part of a series of views along a key amenity resource, the sensitivity is high.</p>
<p>Description of Proposed Change</p>	<p>The roofline of part of the development can be glimpsed through a small gap between a residential building and a mature tree. The change is barely perceivable and there is no change to the visual amenity of the view.</p>

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Magnitude of Change	The magnitude of change will be negligible .
Significance of Effects	The effect for the Construction Phase will be not-significant, neutral, short-term The effect for the Operational Phase will be not-significant, neutral, long-term

4.3.2.5 Viewpoint 5 – Pedestrian Canal Overbridge

Viewpoint Description	This view looks northwest from a new pedestrian and cycle bridge over the Grand Canal. The bridge provides a connections between areas to the south of the canal and the SDZ to the north. The view looks over the canal to the left and the well-treed landscape of the SDZ in the centre of the view. The Site is well screened by intervening trees in the SDZ. The character of the view is of a new piece of bridge infrastructure overlooking a wide canal corridor and adjacent wooded area.
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Viewpoint Sensitivity	The sensitivity of the view is medium / high .
Description of Proposed Change	<p>The proposals are completely screened by intervening trees in the SDZ.</p> 
Magnitude of Change	The magnitude of change will be negligible .
Significance of Effects	The effect for the Construction Phase will be not-significant, neutral, short-term . The effect for the Operational Phase will be not-significant, neutral, long-term .

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4.3.2.6 Viewpoint 6 – Grand Canal Towpath South

<p>Viewpoint Description</p>	<p>This view looks north from the southern towpath of the Grand Canal, adjacent to the R120 bridge. The canal is in the foreground and beyond this is a ramped access between the R120 and the northern towpath which is bounded by limestone rubble walls. The background of the views is made up of trees within the Lucan Pitch and Putt course that screen the Site from view. The character of the view is of shared pedestrian and cycle route along a waterway with numerous mature trees screening long range views.</p> 
<p>Viewpoint Sensitivity</p>	<p>As the view forms part of a series of views along a key amenity resource, the sensitivity is high.</p>
<p>Description of Proposed Change</p>	<p>The proposals are mostly screened by intervening trees in the pitch and putt course. The south elevation of the southern apartment block can be seen to the left of the view in the distance. The visual amenity of the view is not affected.</p>

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Magnitude of Change	The magnitude of change will be low .
Significance of Effects	The effect for the Construction Phase will be slight, negative, short-term . The effect for the Operational Phase will be slight, neutral, long-term .

4.3.2.7 Viewpoint 7 – R120 Canal Overbridge

Viewpoint Description	<p>This view looks northeast from the R120 bridge over the Grand Canal. The bridge has elements which are a Protected Structure but only the modern widened section is visible in the view. The Site is well screened by intervening trees in Lucan Pitch and Putt course. Modern utilitarian development can be seen on the left of the R120 in the form of security fencing a petrol station and other low-lying buildings. The character of the view is of a new piece of bridge infrastructure and road junction, overlooking a canal corridor and adjacent well-treed amenity area, with some detracting elements.</p> 
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Viewpoint Sensitivity	The sensitivity of the view is low / medium .
Description of Proposed Change	<p>The proposals can be glimpsed between intervening trees in the pitch and putt course. The change is minimal and the visual amenity is not affected. Over time, proposed vegetation along the southern Site boundary will further reduce views of the proposals.</p> 
Magnitude of Change	The magnitude of change will be low .
Significance of Effects	<p>The effect for the Construction Phase will be slight, negative, short-term. The effect for the Operational Phase will be slight, neutral, long-term.</p>

4.3.2.8 Viewpoints 8 & 9 – R120 Newcastle Road

Viewpoint Description	These views look north and south along the R120 Newcastle Road. The character of the views are of a wide single carriageway road infrastructure with the trees bounding the western Site boundary forming a strong vertical edge to the road corridor.


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Viewpoint Sensitivity	The sensitivity of the view is low / medium .
Description of Proposed Change	The proposals are visible in the form of apartment blocks and terraced residences from a new edge to the road. There is loss of the roadside trees to the western Site boundary, however, the proposals provide a more complete sense of enclosure and context to the road. The proposals include active frontages and tree planting and other vegetation to form a positive contribution to the streetscape. Where feasible the removed roadside trees have been replaced and street trees are present along the full length of the Site boundary.

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<p>Magnitude of Change</p>	<p>The magnitude of change will be high.</p>
<p>Significance of Effects</p>	<p>The effect for the Construction Phase will be moderate, negative, short-term. The effect for the Operational Phase will be moderate, positive, long-term.</p>

4.3.3 Residential Receptors

4.3.3.1 Hayden's Lane

There is a small cluster of residential properties at the southern end of Hayden's Lane (100m southeast of the Site). These properties have a number of mature trees within and along the boundaries of their curtilages. Dense tree planting along the Griffeen River corridor also provides a band of screening between the properties and the Site. It is not expected that the proposals will noticeably affect the visual amenity of views from these properties. Proposed planting will enhance the screening effect of the vegetation along the River Griffeen and over time the proposals will be screened. The sensitivity is **high** and the magnitude of change would be **negligible / low**.

The effect on these residential receptors during the Construction Phase will be **not-significant / slight, negative, and short-term**. The effect during the Operational Phase will be **not-significant / slight, neutral, and long-term**.

4.3.3.2 Properties North of Adamstown Avenue

Receptors at residential properties immediately north of Adamstown Avenue, at Hansted Grove and Hansted Drive, will experience views of the proposals. These changes will be seen in the context of significant railway and road infrastructure of the Dublin Cork railway, Adamstown Avenue, and the R120 overbridge as well a other residential development in the Adamstown SDZ. The proposals will also be partially screened by street trees along Adamstown Avenue and tall hedgerows along the railway. The changes will not be uncharacteristic given the suburban context which has been undergoing substantial development in recent years. The sensitivity is **high** and the magnitude of change would be **low / medium**.

The effect on these residential receptors during the Construction Phase will be **slight / moderate, negative, and short-term**. The effect during the Operational Phase will be **slight / moderate, neutral, and long-term**.

4.3.4 The 'Do Nothing' Scenario

If the proposed development were not to proceed, the Site would presumably (in terms of its visual impact), remain as an area of carparking for a period. It is also likely that the Site would be eventually developed as residential units under an alternative proposal as part of the Clonburris SDZ Planning Scheme. This is likely to result in visual effects of a similar nature to the Proposed Development, subject to the specifics of the design and the scale of development in the context at that time.

5 Mitigation Measures (Ameliorative, Remedial or Reductive Measures)

5.1 Construction Phase

Mitigation measures are proposed to ameliorate, remediate or reduce, wherever possible significant negative landscape (townscape) and visual effects of the Construction Phase of the Proposed.

- Construction works will be guided by the preparation of a Construction Environmental Management Plan (CEMP), which shall provide the environmental management framework to be adhered to during the pre-commencement and, construction and Operational Phases of the Proposed Scheme. The CEMP will incorporate all of the mitigating principles required to ensure that the work is carried out in a way that minimises the potential for environmental impacts to occur;
- Site hoarding will be erected to restrict views of the construction activity e.g. standard 2.4m high construction hoarding

5.2 Operational Phase

The Proposed Development has been designed to ameliorate, remediate or reduce, wherever possible significant negative landscape (townscape) and visual effects that may have occurred during the Operational Phase of the Proposed:

- The alignment of local street 4 was pulled back from the southern boundary to allow retention of the existing boundary to Lucan Pitch and Putt course and provide space for a landscape buffer, including new tree and hedge planting;
- The levels of the north-west area were revised to eliminate dramatic change in level down to the northern boundary, which would have necessitated retaining structures and loss of boundary hedgerow;
- Replacement and additional planting is proposed to external boundaries to strengthen green infrastructure and maximise screening where appropriate;
- Proposed tree planting was increased to public open spaces in order to further strengthen green infrastructure and integrate the proposals into the landscape;
- The external finishes of the apartments were adjusted to reduce the extents of render on the most public facades;
- Building unit types at street intersection were changed to provide substantial dual frontages to maximise overlooking;
- The access layout was changed to include a shared cycleway between the railway overbridge and the western edge of the Site.

As such, it is considered that these measures are adequate to ameliorate, remediate or reduce any potential landscape or visual effects. The following mitigation measures are proposed in order to ensure these measures are effective:

- Maintain all manage all planting and vegetation in accordance with the intentions of the Landscape Masterplan, Landscape Design Report and Biodiversity Management Plan, included separately as part of this planning submission;
- Manage and maintain all existing retained and proposed vegetation to ensure that restricted views are retained into the Site;
- Install replacement planting for any plants that fail during the 18-month maintenance and defects liability period;
- Site to be monitored regularly for signs of invasive species.

6 Residual Landscape and Visual Effects

6.1 Summary of Residual Effects

Significant residual effects are considered to be any effects of a significance of ‘significant’ or greater. No significant residual effects are expected for landscape or visual receptors. Residual effects are as outlined in Table 6-1 Residual Effects below.

Table 6-1 Residual Effects

Construction Effects			
Landscape Receptor	Sensitivity	Magnitude	Effect
Landscape Fabric of the Site	Medium	High	Moderate, Negative and Short-term
Landscape Context	Low / Medium	Low	Slight / moderate, Negative, and Short-Term.
Visual Receptor	Sensitivity	Magnitude	Effect
Viewpoint 1 –	Medium	Low / Medium	Slight / Moderate, Negative, Short-Term
Viewpoint 2 –	Medium	Medium / High	Moderate, Negative, Short-Term
Viewpoint 3 –	Medium	Low	Slight, Negative, Short-Term
Viewpoint 4 –	High	Negligible	Not-Significant, Neutral, Short-Term
Viewpoint 5 –	Medium / High	Negligible	Not-Significant, Neutral, Short-Term
Viewpoint 6 –	High	Low	Slight, Negative, Short-Term
Viewpoint 7 –	Low / Medium	Low	Slight, Negative, Short-Term
Viewpoint 8 –	Low / Medium	High	Moderate, Negative, Short-Term
Viewpoint 9 –	Low / Medium	High	Moderate, Negative, Short-Term
Residential - Hayden’s Lane	High	Negligible / Low	Not-Significant / Slight, Negative, Short-Term
Residential - North of Adamstown Avenue	High	Low / Medium	Slight / Moderate, Negative, Short-Term
Operational Effects			
Landscape Receptor	Sensitivity	Magnitude	Effect
Landscape Fabric of the Site	Medium	Medium	Moderate, Positive, Long-Term
Landscape Context	Low / Medium	Medium	Moderate, Positive, Long-Term
Visual Receptor	Sensitivity	Magnitude	Effect
Viewpoint 1 –	Medium	Low / Medium	Slight / Moderate, Neutral, Long-Term
Viewpoint 2 –	Medium	Medium / High	Moderate, Positive, Long-Term
Viewpoint 3 –	Medium	Low	Slight, Neutral, Long-Term
Viewpoint 4 –	High	Negligible	Not-Significant, Neutral, Long-Term
Viewpoint 5 –	Medium / High	Negligible	Not-Significant, Neutral, Long-Term
Viewpoint 6 –	High	Neutral	Slight, Neutral, Long-Term
Viewpoint 7 –	Low / Medium	Low	Slight, Neutral, Long-Term
Viewpoint 8 –	Low / Medium	High	Moderate, Positive, Long-Term
Viewpoint 9 –	Low / Medium	High	Moderate, Positive, Long-Term
Hayden’s Lane	High	Negligible / Low	Not-Significant / Slight, Neutral, Long-Term
North of Adamstown Avenue	High	Low / Medium	Slight / Moderate, Neutral, Long-Term

6.1.1 Residual Effects on Landscape Fabric

As described in Section 4.2.1.1, landscape fabric of the development Site has already recently been partly modified through provision of infrastructure. The sensitivity of the landscape fabric to change is **medium**.

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The changes will be prominent but would not be substantially uncharacteristic given the existing modifications to the landscape fabric. If mitigation measures are followed, during the Construction Phase the magnitude of change will be **high** and the effect will be **moderate, negative and short-term**.

The design provides for a good architectural quality and provision of a range of well-designed open space with a good degree of landscape amenity. The development will be in accordance with the principles of the SDZ Planning Scheme. If mitigation measures are followed and following establishment of the landscape proposals during the Operational Phase, the landscape character will be enhanced. The establishment of proposed vegetation and the contribution towards the development of stronger green infrastructural links and landscape amenity will result in a positive effect on the landscape fabric over time. The magnitude of change will be **medium**. The residual effect on landscape fabric of the Site during the Operational Phase will be **moderate, positive, and long-term**.

6.1.2 Residual Effects on Landscape Context

As described in Section 4.2.1.2, the landscape context is a landscape in transition from a previously agricultural area to an emerging large-scale urban area as proposed in the Clonburris SDZ Planning Scheme. The landscape has some remaining elements of landscape value. Overall, as a transitional landscape there is substantial capacity for change, but there are also existing elements of sensitivity. The sensitivity of the landscape context to change is **low / medium**.

If mitigation measures are followed, during the Construction Phase the magnitude of change will be **medium** and the effect on the landscape context will be **slight / moderate, negative, and short-term**.

If mitigation measures are followed, during the Operational Phase the specifics of the design, such as massing, route permeability, building finishes, landscaping, tree planting etc. will ensure that the scheme integrates well with existing landscape and the form of the emerging Clonburris SDZ, as well as contributing towards the overall quality of the streetscape / emerging townscape, as measured against the Principles, Policies and Objectives of the Clonburris SDZ Planning scheme in Section 4.2.2.3. The magnitude of change on landscape context of the Site during the Operational Phase will be **medium** and the effect will be **moderate, positive, and long-term**.

The development would have no significant effects on the 'key landscape sensitivities within the Planning Scheme area', as identified in the SEA.

In conclusion, since the proposed development would have no significant negative effects on the landscape receptors in the receiving environment, and the proposal is compliant with the landscape/urban design-related principles and objectives of the Planning Scheme, it can be considered an appropriate intervention in the landscape consistent with the planned and emerging character of the area. The SEA supports this assessment, noting that:

"Green and blue infrastructure provisions . . . as well as the open space hierarchy, buffer zones and retention of key hedgerows all contribute to positive landscape effects associated with the implementation of the SDZ Planning Scheme."

6.1.3 Residual Visual Effects

The works during the Construction Phase have potential to result in an increase in visual clutter, activity and movement in some views. The changes experienced during the Operational Phase have potential to affect the character and composition of views.

9 no. viewpoints have been selected to assess the effects of the Proposed Development on views and visual amenity in the receiving environment. Photomontages have been prepared from viewpoints located both in the wider environment and at proximity to the Proposed Development. Viewpoints in the wider environment have been selected due to their sensitivity as described in the SDZ Planning Scheme, including the SEA 'key sensitivities'. Viewpoints in proximity to the Proposed Development are selected from the surrounding road

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network where the Proposed Development is likely to be visible as part of the emerging streetscape / townscape in the area.

These viewpoints possess a range of sensitivities, the most sensitive being those along the Grand Canal which have a high sensitivity. Other viewpoints range between medium and low sensitivities. Effects on views from the canal would be limited by ample tree screening in the Pitch and Putt course, the Griffeen River corridor and other intervening areas. **Moderate Negative** Construction Phase effects will be experienced from viewpoints 2, 8 & 9, but construction effects for other viewpoints will be less. All Operational Phase effects on viewpoints will be **neutral or positive**.

No significant visual effects are expected on nearby Protected Structures on the Grand Canal or on amenity users of the canal. The canal is well screened from the proposals by the presence of intervening tree screening.

Receptors at residences at Hayden's Lane will experience minor effects from the proposals. The effect on these residential receptors during the Construction Phase will be **not-significant / slight, negative, and short-term**. The effect during the Operational Phase will be **not-significant / slight, negative, and long-term**.

Receptors at residences north of Adamstown Avenue will experience some effects from the proposals. The effect on these residential receptors during the Construction Phase will be **slight / moderate, negative, and short-term**. The effect during the Operational Phase will be **slight / moderate, neutral, and long-term**.

7 Appendices

7.1 Appendix A - Photomontages



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