Landscape and Visual Impact Assessment

RE: Cottbrook, Castlekelly, Bohernabreena.

APPLICANTS: Alida Stewart & John Mc Grane

Prepared in response to a request for Additional Information for a proposed extension to the existing dwelling at Cottbrook, Castlekelly, Bohernabreena, Do Dublin

Planning Reference : SD22B/0465

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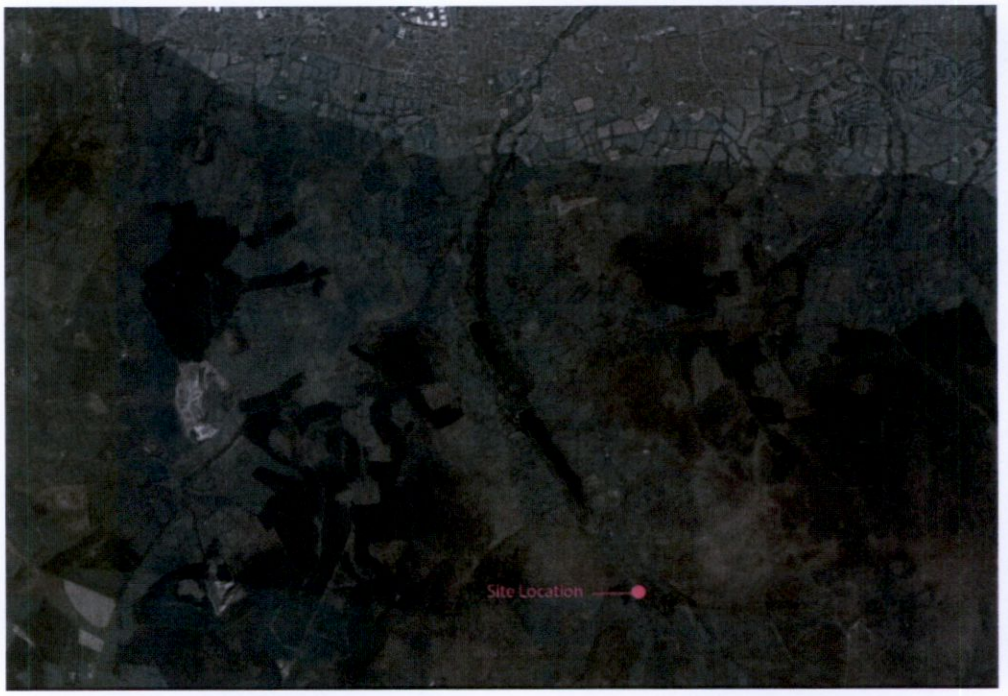
Áit Urbanism + Landscape Ltd.
29.05.2023

áit
urbanism + landscape

Introduction

This Landscape and Visual Impact Assessment report has been undertaken by Áit Urbanism and Landscape as a stand-alone report as part of a response to a request by South Dublin County Council for additional information on the planning application SD22B/0465 for an extension to a private single storey residential dwelling at Cottbrook, Castlekelly, Bohernabreena.



Contextual Site Location Plan of the proposed development site indicative in red

Site Location of the proposed development site with indicative boundary line in red

Landscape and Visual Impact Assessment

This Landscape and Visual Impact Assessment report describes the existing receiving environment, the contiguous landscape and the methodology utilised to assess the impacts. It assesses the visual extent of the proposed development and the proposal's visual effects on key views throughout the study area. It describes the landscape and rural character of the subject site and hinterland, together with the visibility of the site from significant viewpoints in the locality. The report summarises the impact of the proposed development on the visual and landscape amenity of the subject site and its immediate area.

The following visual receptors addressed in this assessment:

- Key views from designated sites of national or international importance where relevant
- Designated protected views and views/scenic routes protected through development objectives in the South Dublin County Council Development Plan 2022-2028 if applicable
- Local Amenity and Heritage Features
- Local community views to assess the landscape and visual impact of the proposals on those who live and work in proximity to the proposed development as well as those utilising local amenities
- Relevant local settlement nodes
- Major routes adjacent to the site

METHODOLOGY

Overview

Landscape and visual impact assessments are two separate, but closely related topics. The assessment of visual impact focuses on the extent to which new developments can be seen. Visual analysis forms one part of a Visual Impact Assessment (VIA), the process by which the potential significant effects of a proposed development on the visual resource of an area are methodically assessed. In turn, VIA forms just one part of a Landscape and Visual Impact Assessment (LVIA) and the wider process of Environmental Impact Assessment Report (EIAR). Landscape assessment focuses on the character of the landscape, examining responses which are felt towards the combined effects of the new development.

Desktop Study

A site assessment was undertaken in May 2023. Desktop studies were undertaken to evaluate the existing site conditions such as topography, vegetation, settlement patterns, contiguous land use, drainage, landscape and landscape character as well as overall visibility of the site from surrounding areas. Information was also collated on protected views, scenic routes, special and protected landscapes etc.

The following documents and web resources were consulted for the desktop study:

- South Dublin County Council Development Plan 2022-2028 https://www.sdcc.ie/en/

- Ordnance Survey Ireland – Interactive Mapping and Aerial Photography www.osi.ie

This LVIA has been prepared utilising the following guidance documents:

- 'Guidelines on the Information to be Contained in Environmental Impact Statements' Environmental Protection Agency, 2002
- 'Guidelines on the Information to be Contained in Environmental Impact Assessment Reports' Environmental Protection Agency, May 2022.
- 'Advice notes on current practices (in the preparation of an Environmental Impact Statement), Environmental Protection Agency, 2003
- 'Advice notes for Preparing Environmental Impact Statements. Draft'. Environmental Protection Agency, 2015.
- 'Landscape and Landscape Assessment Draft Guidelines', Department of Environment, Heritage and Local Government (DEHLG) 2000
- 'Guidelines for Landscape and Visual Impact Assessment', The Landscape Institute & I.E.M.A., UK, 2013.
- 'Environmental Impact Assessment Handbook', Scottish Natural Heritage (SNH), Version 5, 2018. Appendix 2: Landscape and Visual Impact Assessment.
- DoEHLG, 'The Landscape and Landscape Assessment Draft Guidelines for Planning Authorities".

The Glossary of Impacts used in the assessment of impacts are as per EPA Guidelines:

Quality of Impacts

Positive Impact/Effects

A change which improves the quality of the environment (for example, by increasing species diversity, or improving the reproductive capacity of an ecosystem, or by removing nuisances or improving amenities).

Neutral Impact/Effects

No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.

Negative Impact/Effects

A change which reduces the quality of the environment (for example, lessening species diversity or diminishing the reproductive capacity of an ecosystem, or damaging health or property or by causing nuisance).

Significance of Impacts/Effects

Imperceptible Impact/Effect

An impact/effect capable of measurement but without noticeable consequences.

Not Significant

An impact/effect which causes noticeable changes in the character of the environment but without significant consequences.

Slight Impact/Effect

An impact/effect which causes noticeable changes in the character of the environment without affecting its sensitivities.

Moderate Impact/Effect

An impact/effect that alters the character of the environment in a manner that is consistent with existing and emerging baseline trends.

Significant Impact/Effect

An impact/effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.

Very Significant

An effect which, by its character, magnitude, duration or intensity, significantly alters most of a sensitive aspect of the environment.

Profound Impact/Effect

An impact which obliterates sensitive characteristics.

Duration of Impact/Effect

Momentary Impact/Effects

Effects lasting from seconds to minutes.

Brief Impact/Effects

Effects lasting less than a day.

Temporary Impact/Effects

Effects lasting less than a year.

Short-term Impact/Effect

Impact/Effect lasting one to seven years.

Medium-term Impact/Effect

Impact/Effect lasting seven to fifteen years.

Long-term Impact

Impact/Effect lasting fifteen to sixty years.

Permanent Impact/Effect

Impact lasting over sixty years.

Reversible Impact/ Effects

Effects that can be undone, for example through remediation or restoration.

Temporary Impact/Effects

Impact lasting for one year or less.

Types of Impacts

Indirect Impact/Effects (a.k.a. Secondary or Off-site Effects)

Effects on the environment, which are not a direct result of the project, often produced away from the project site or because of a complex pathway.

Cumulative Impact/Effects

The addition of many minor or insignificant effects, including effects of other projects, to create larger, more significant effects.

'Do Nothing Impact'

The environment as it would be in the future should the subject project not be carried out.

`Worst case' Impact/Effect

The effects arising from a project in the case where mitigation measures substantially fail.

Indeterminable Impact/Effect

When the full consequences of a change in the environment cannot be described.

Irreversible Impact/Effect

When the character, distinctiveness, diversity or reproductive capacity of an environment is permanently lost.

Residual Impact/Effect

The degree of environmental change that will occur after the proposed mitigation measures have taken effect.

Synergistic Impact/Effects

Where the resultant effect is of greater significance than the sum of its constituents (e.g., combination of SOx and NOx to produce smog).

Other terminology used within this chapter is set out below.

Definition of Visual Impacts

The following terminology, used in this visual assessment, is defined as follows:

Visual Intrusion: where a proposed development will feature in an existing view but without obstructing the view.

Visual Obstruction: where a proposed development will partly or completely obscure an existing view.

Sensitivity and Significance: The significance of impacts on the perceived environment will depend partly on the number of people affected, but also on value judgments about how much the changes will matter. In this respect it is important to identify actual visual and physical connections between the site, its adjacent occupiers/landowners and those who interact with it from further afield, in the context of the existing and the proposed situations.

While our visual sense is generally acknowledged to represent the dominant contribution to our perception of place and its context, other factors also contribute. Hearing/sound, smell and a variety of social/cultural factors relating to the land-use, function or business conducted on the land (or indeed, memory) can sometimes over-rule or outweigh the visual aspects and lead to individual perceptions which could be described as relatively subjective. The relevance of these non-visual aspects to our perception of our environment and the impact made by proposed changes is considered in other sections of this assessment document. The purpose of this section is to objectively examine and assess the nature and extent of the visual impact created as a result of the development proposal.

Photomontage Methodology

A photomontage is defined as:

'A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs. Photomontages are generated using computer software.' ('Visual Representation of Wind Farms - Good Practice Guidance', Scottish Natural Heritage (SHN) -. 2006)

Choice of Views

The views were chosen to accurately represent the likely visual impact from all directions. Views from the Public Domain were given priority, particularly those from main roads and access routes. The views submitted are considered to be the most important and representative, having regard to the requirement to examine the greatest likely impacts.

Photography of Site

(See photomontage document by Digital Dimensions)

Each of the six chosen views were photographed using a high-resolution digital camera set horizontally using a surveying level to eliminate any possible distortion and to make an accurate match with the computer rendering.

The direction of view was recorded for each shot, together with its position on the ground. The camera positions are then surveyed by GPS to establish their x, y, and z coordinates to an accuracy of +/-

25mm. These positions are then plotted onto Ordnance Survey maps and their distance and angle from the proposed development is recorded to ensure an accurate match with the computer model. The horizontal angle (field) of views for every shot is 67° (unless otherwise stated), therefore if each montage is printed to the same width, there is a consistency of scale and comparative size. It should be noted that this angle (field) of view is considerably less than the human eye viewing angle but greater than a 50 mm lens on a 35 mm camera. It is chosen as the most suitable compromise. The index marks on each photo indicate the size of photo which would be produced by a 50 mm lens on a 35 mm SLR (commonly regarded as a "normal" lens).

Size of Print and Viewing Distance

When the angle of view (field of view) is known, then the correct size of print to view is a function of this angle and distance from the eye. When the photomontages are printed at approximately A3 size (in width), and if they are viewed at approximately 300mm, (normal reading distance) objects seen in the image will appear at approximately the same scale as if viewed in reality from the location from which the photograph was taken.

Rendered View

Rendered views of the proposed development were generated to match the site views. This is achieved by programming in all of the data recorded at the time the site photos were taken i.e., surveyed position in relation to the development, angle of view and direction of view. This ensures that the size, position and height of the proposed development in the photograph is correct to at least an accuracy of 0.33%, i.e., +/- 1mm on an A3 print. Careful consideration is given to the direction of sunlight, time of day, weather conditions and distance of the viewer, so that the photomontage will match reality in terms of lighting, sharpness, density of colour etc.

Photomontages

Each rendered view of the proposed development is superimposed onto its matching photograph. The mathematical accuracy is then checked visually by ensuring that existing prominent features which are also modelled, line up exactly in the photo. Careful consideration is given to establishing which existing (retained) landscape features are in the foreground and therefore mark the proposal and those which are in the background.

The Existing Site Context

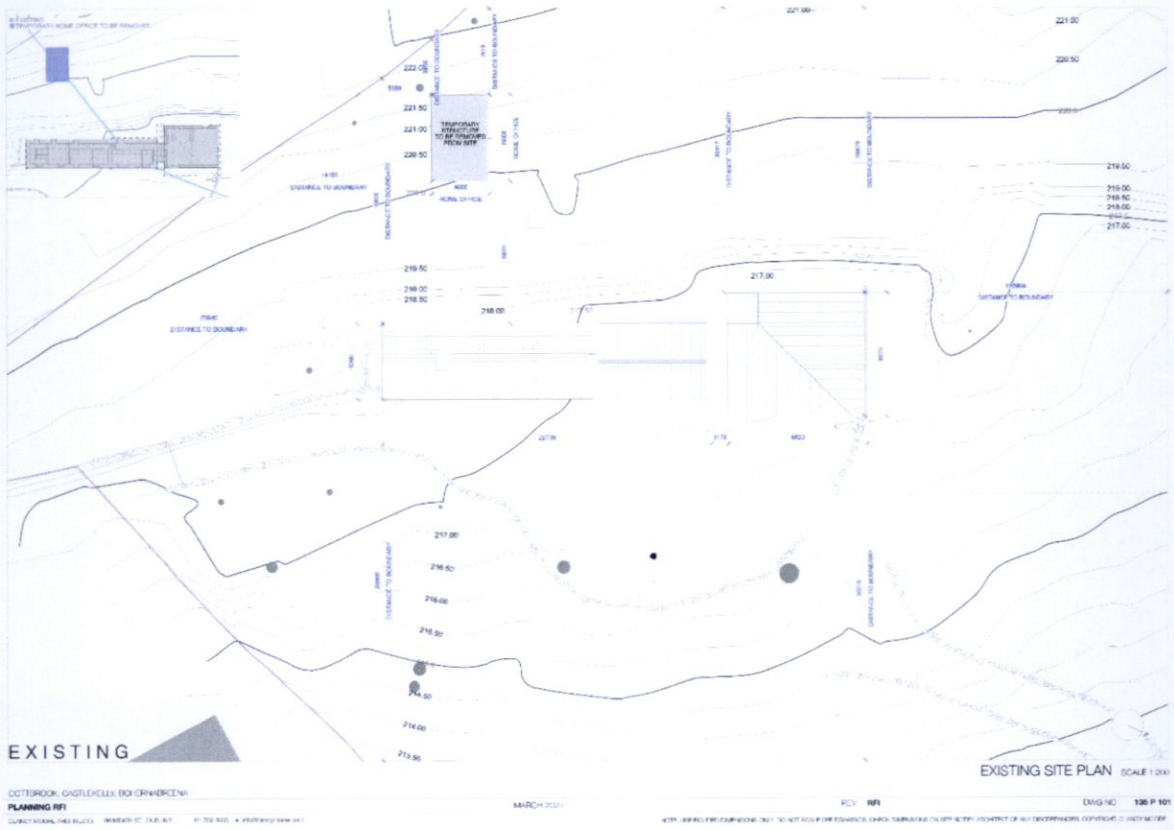
The site is located in the Glenasmole Valley, in the southern extents of the Dublin Mountains, at an approximate distance of 12km from the centre of Tallaght. It is an isolated rural landscape with a scattering of residential and agricultural landholdings. The site itself is for the most part visually contained by existing hedgerows, trees and local deciduous woodlands. In addition, a large block of coniferous woodland lies to the southeast of the site. The site is accessed via a narrow laneway off the Bohernabreena Road.

An access laneway wraps around the proposed development site from east to west and along to its southern boundary. This un-named laneway continues to the south for a distance of approximately 400m serving as an access route to a residential property. Two other residential units are located along the northern section of this laneway; one to the south-east and one to the north-west of the proposed development site.

The wider lands associated with the proposed development site are bounded to the north/north-east by the Bohernabreena Road with The River Dodder flowing to the north of this roadway. To the north/north-west, the boundary of the fieldscape north of the development site is bounded by a native hedgerow with trees/ small pockets or groups of native trees. The lands within the larger land holding are undulating, sitting on hillside of the Corrig Mountain. The existing dwelling lies on a flat area within the 217.00m OD contour. The topography rises to the north-east to approximately 208m OD, and to the south to >224m OD (based on extent of topographical information available). The majority of the land holding is under rough / long grass, bluebell meadows with scattered trees and hedgerows.

In terms of views out of the site, the lands fall to the north and north-east and slope down to the River Dodder, which affords views to the north of the Bohernabreena reservoir and north-east and east to the Glenasmole Valley.

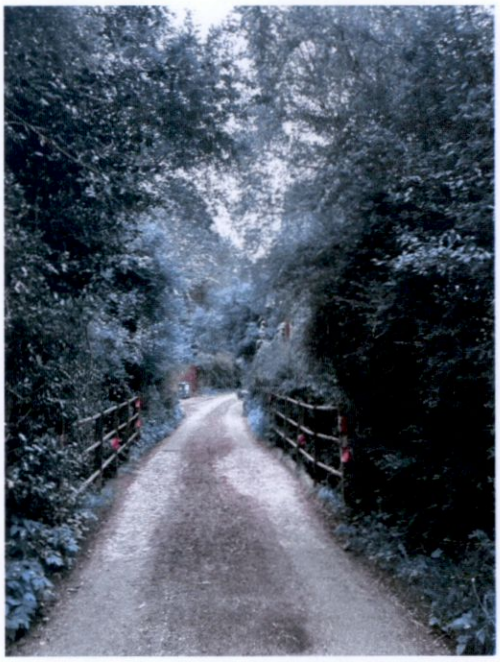
The existing house is located on the south of the site and is accessed via a narrow lane with a small bridge over the River Dodder. It sits within a small enclave of residential dwellings and farms. The lane services a number of properties locally and has mature trees and hedgerows on either side as one approaches the site.



Existing Site Plan (Clancy Moore Architects)

The original cottage with slate roof has been partially renovated with a portion of the original cottage finished in a rendered concrete and corrugated sheet roof that runs to the north, north-east. In addition, significant works were carried out to the northern part of the original cottage, and is subject to an application for retention, as part of this Response to Further Information. There is a small wooden studio work space to the rear of the site which will be removed, along with a shed and the

children's play equipment, planted beds and private amenity spaces. There are limited views back to the site from the main local road to the east given it's location on the hill and the dense woodlands and hedgerows in the contiguous landscape.



View looking south-west along the access laneway to the site and bridge (over the River Dodder)

View looking north-north-west from the access laneway towards the site

View of the partially renovated cottage with slate and corrugated roof

View of the northern part of the renovated cottage

View looking south-east towards the rear of the dwelling

View looking north-east from the centre of the site (north of the dwelling) of the sloping bluebell meadow and Glenasmole Valley

View looking south-west up the hill and back towards the existing dwelling

View looking north towards the Bohernabreena Resevoir

View of the area to the east/north-east of the house

View looking south, south-west from the main access road towards the site. The existing dwelling is partially visible behind existing vegetation

**View looking east from the access laneway from the west back to the site.
The dwelling is partially visible behind existing vegetation**

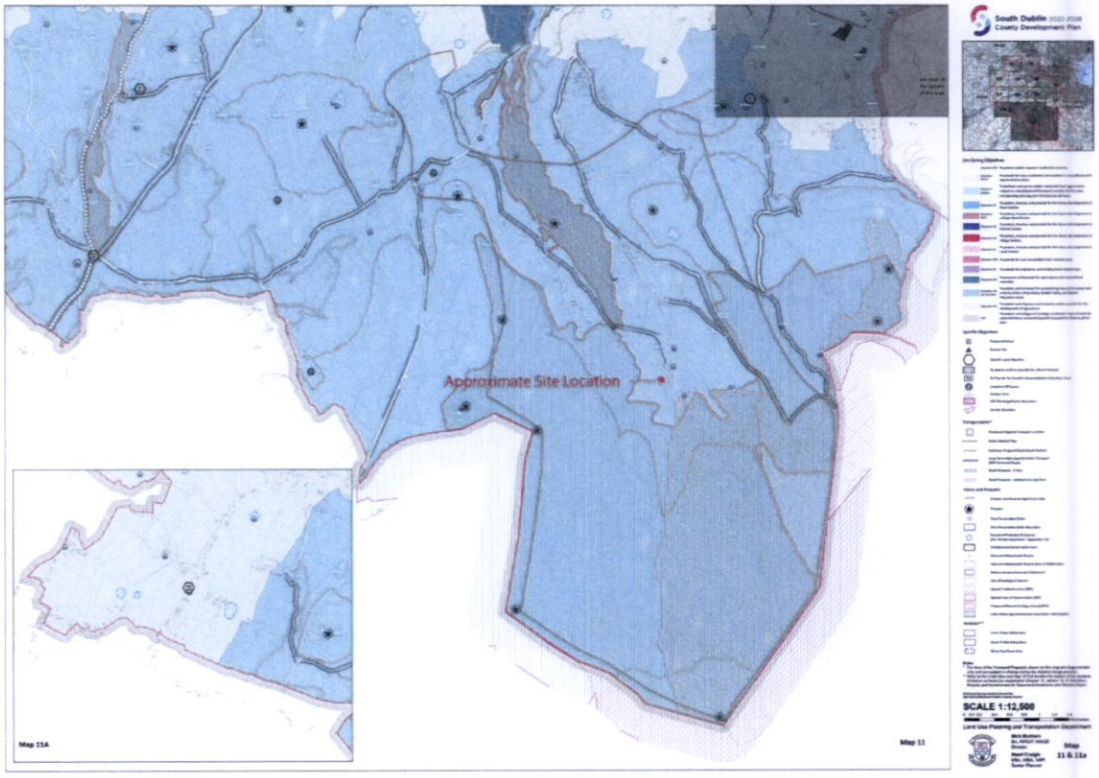
Planning Context

Planning Context

Landscape Planning policies and objectives relevant to the assessment of the impacts of the proposed development are laid out in the South Dublin County Development Plan 2022-2028 (SDCDP).

The subject site is zoned under the Objective 'HA'(LV,DV,DM) in the South Dublin County Development Plan 2022-2028:

'To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas'.



Site Location of the proposed development site in the context of the Zoning Map 11 & 11a of the South Dublin Development Plan 2022-2028

There are a number of protected 'Significant Views' to the extreme north and east of the subject site. It is anticipated that the proposed development will not impact on these significant views given the location and distance of the subject site, as well as the scale and height of the proposed development which is single storey and is predominantly enclosed within it's existing landscape setting.

There are a number of environmental/conservation designations adjacent to but at a distance from the subject site :

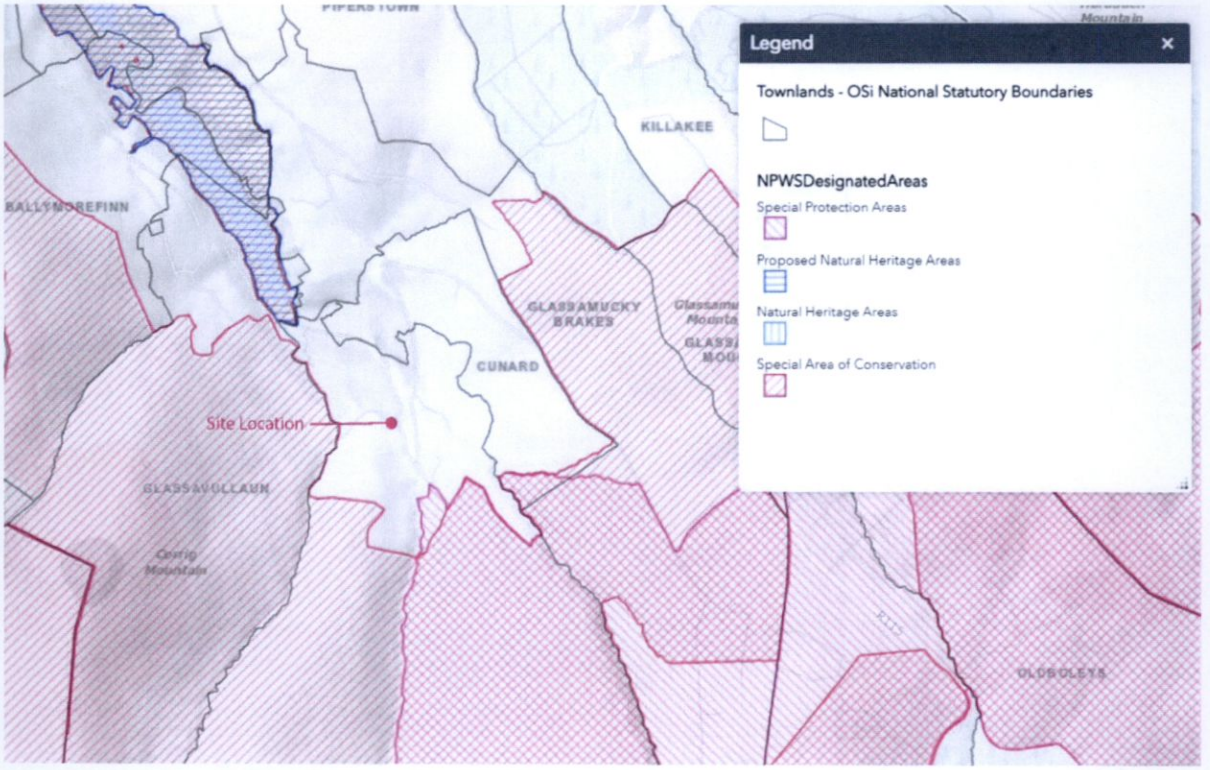
Special Protection Area (SPA):

- Wicklow Mountains SPA 004040 (South and south-east of the site)

Special Areas of Conservation (SAC):

- Glenasmole Valley SAC 001209 (Extreme north of the site)
- Wicklow Mountains SAC 002122 (West, north-west, south-west, south and south east of the site)

Proposed Natural Heritage Area (pNHA): Glenasmole Valley SAC 001209 (Extreme north of the site).



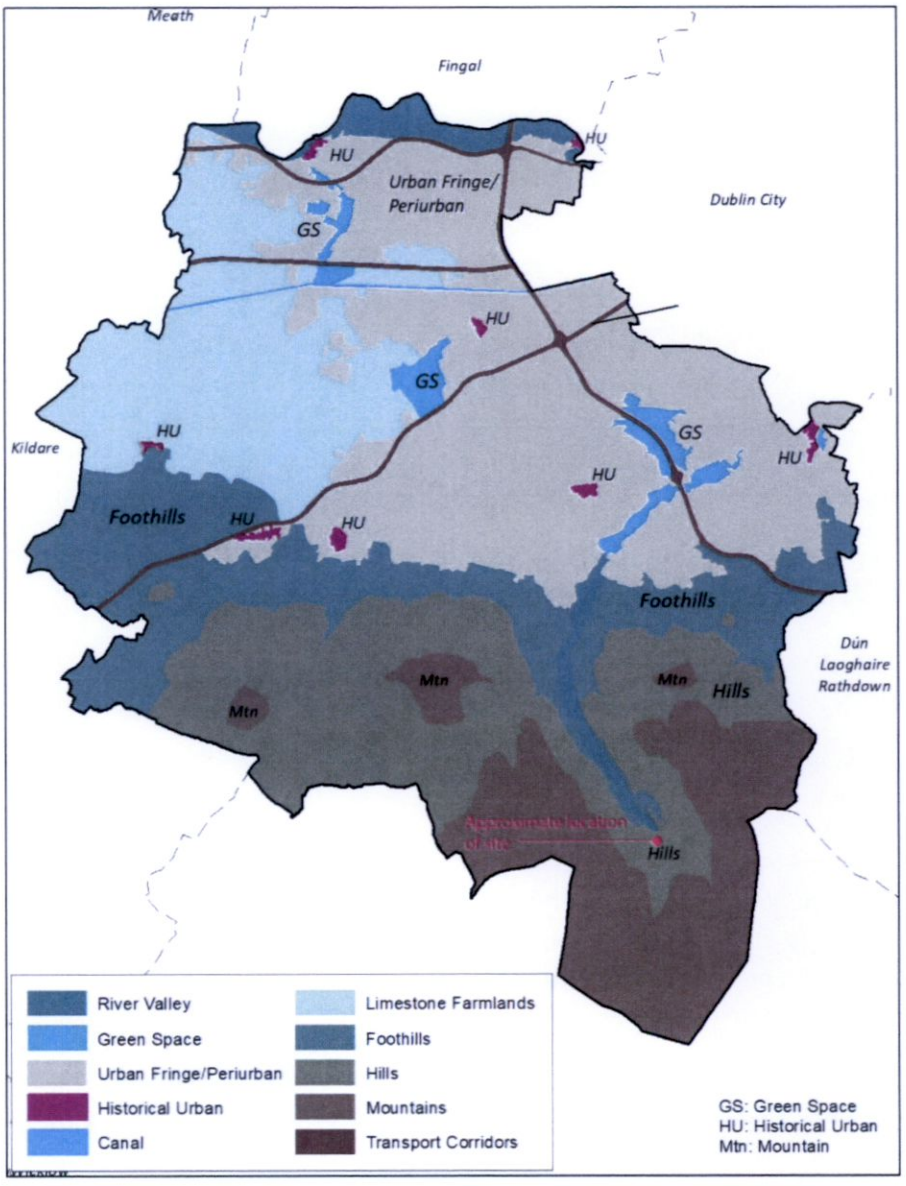
Site location in relation to the National Parks and Wildlife Services Designated Areas

Record of Protected Structures: There are a number of Protected Structures in the locality of the proposed development as well as **Sites and Monuments Record/ Sites and Monuments Record Zone of Notification**; none are within close proximity to the proposed development site and will not be impacted upon by the proposed development.

- 404 – Castlekelly Bridge - Reg. No. 11225010 (Approx. 340m north-east of the site)
- 406 – Reg. No. 11225001 (Bridge). (Approx. 115m north-east from the site)
- 408 - Glenasmole Lodge - Reg. No. 11228001 (Approx. 285m southeast of the site)

It is anticipated that there will be no visual impact on these protected structures by the proposed development.

In terms of Landscape Character, the proposed development site lies within an area categorised as the Dodder and Glenasmole Landscape Character Area with a Landscape Character Type described as 'Hills'.



Landscape Character Types

Map: RH
Date: 2021
CRS: ITM IRENET95
Data: South Dublin County Council; Copernicus DEM; OSI Open Data

N

1:100,000

Minogue and Associates - www.minogueandassociates.com

FIGURE 19: LANDSCAPE CHARACTER TYPES OF SOUTH DUBLIN COUNTY

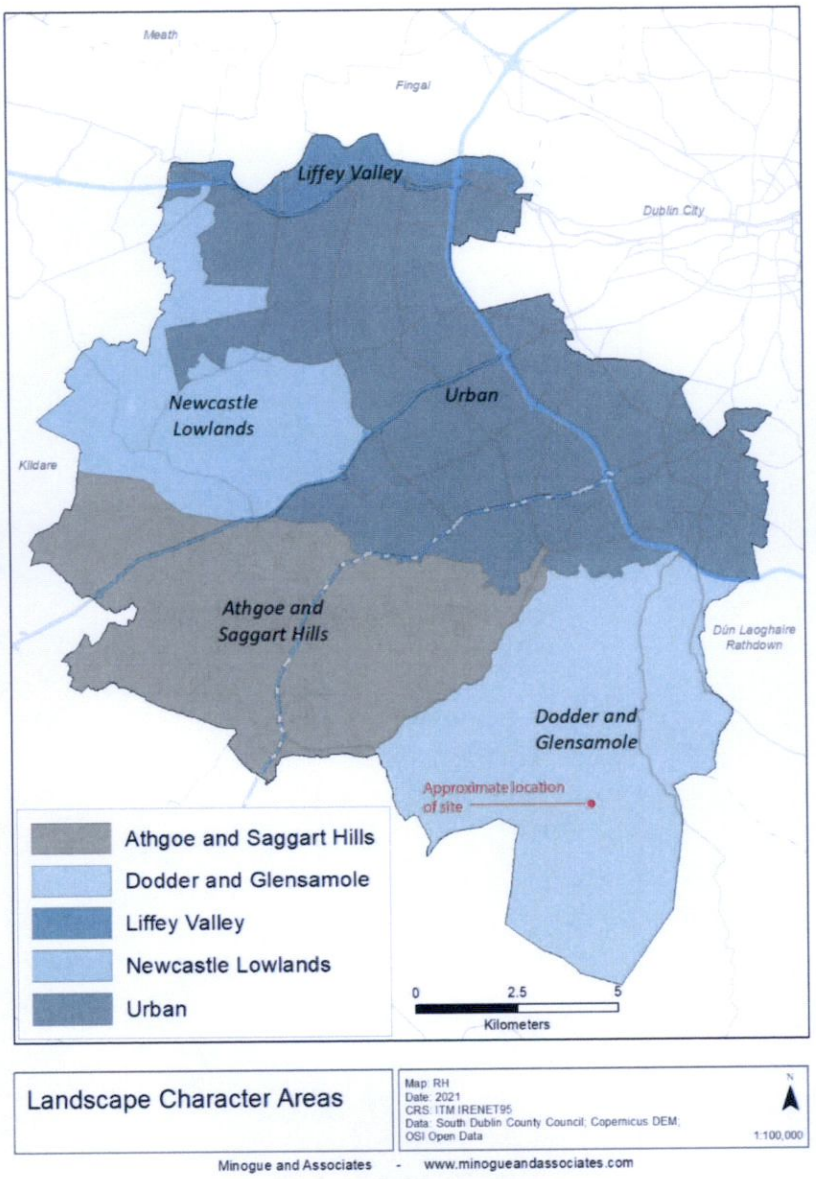


FIGURE 21: LANDSCAPE CHARACTER AREAS OF SOUTH DUBLIN COUNTY

TABLE 6A: COMBINATION TO DETERMINE LANDSCAPE CHARACTER CAPACITY TO ACCOMMODATE DEVELOPMENT.

Landscape sensitivity						
	High	Low /medium capacity	Low	Negligible/ Low	Negligible	None
	Medium/High	Medium capacity	Low/medium	Low	Negligible/low	Negligible
	Medium	Medium/High capacity	Medium/high	Medium	Low	Negligible /Low
	Low/medium	High capacity	High	Medium/High	Low/Medium	Low
	Low	Very high capacity	High	Medium/High	Medium	Low /Medium
		Low	Low/Medium	Medium	Medium/High	High
		Landscape Value				

TABLE 6B: LANDSCAPE CAPACITY DEFINITION

Term	Definition
Negligible/None	Key Characteristics of the landscape are highly vulnerable to development. Development would result in a significant change in landscape character and should be avoided if possible.
Low	Key characteristics of the landscape are vulnerable to change. There may be limited opportunity to accommodate development without changing landscape character. Great care would be needed in locating development.
Medium	Some of the key characteristics of the landscape are vulnerable to change. Although the landscape may have some ability to absorb some development, it is likely to cause some change in character. Care would be needed in locating development.
Medium/High	Few of the key characteristics of the landscape are vulnerable to change. The landscape is likely to be able to accommodate development with only minor change in character. Care is still needed to avoid adversely affecting key characteristics where they occur.
High	Key characteristics of the landscape are robust and would not be adversely affected by development. The landscape is likely to be able to accommodate development without a significant change in landscape character

Table 6B: Landscape Character Assessment – Capacity Definition - SDCC Development Plan 2022-2028

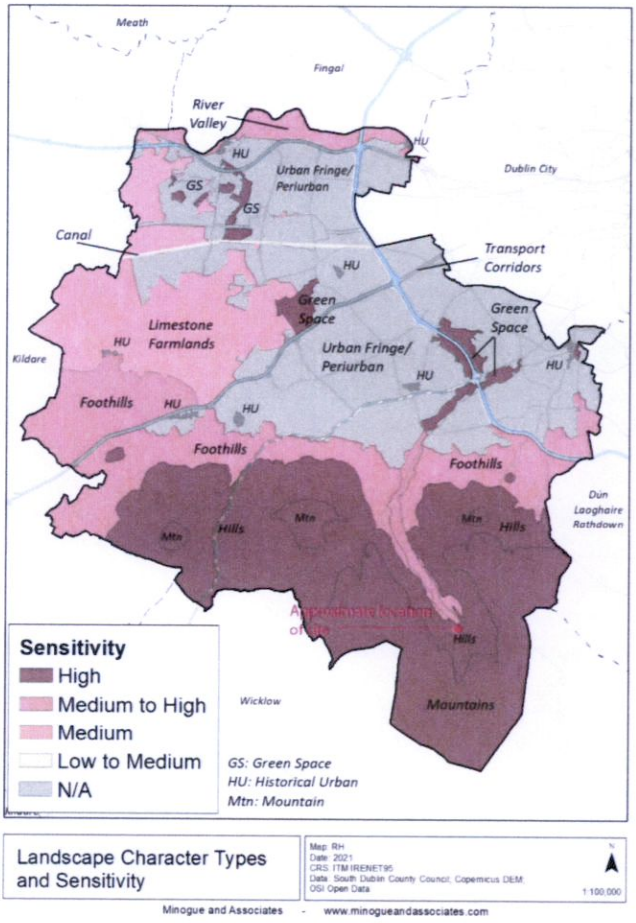


Figure 38 Landscape Character Types + Sensitivity Map - SDCC Development Plan 2022-2028

TABLE 6F LCA SENSITIVITY AND PRINCIPLES FOR DEVELOPMENT LCA 4 DODDER AND GLENSAMOLE VALLEY

LCA 4 Dodder and Glensamole	This is a rich and distinctive landscape of national importance. Its values embrace history, archaeology, ecology, culture, landscape form, and scenery. It is highly visible with extensive views and landmarks. It forms a significant backdrop to the greater Dublin area and is a remarkable landscape in its wildness and remoteness so close to heavily urbanised areas. Its character and integrity are of importance to local residents, and it is a very significant resource for recreation users and for tourism. The objectives of managing this LCA is to preserve its overall character and the features and values that contribute to its uniqueness	High
• Continued agricultural activities should be encouraged • Requirements that coniferous plantations should be managed in sympathy with the landscape include siting, coupe formation (not crudely geometric), harvesting (not clear felling), species mix (conifer /broadleaf mix where feasible) • Existing woodlands, shelterbelts and copses should be preserved and renewed • Inappropriate developments (including commercial scale wind energy, and other developments that would be highly visible and intrusive should not be permitted. Their impact on the unique character of the landscape would be significant and give rise to negative impacts on landscape character and visual amenity. • Access routes for pedestrian, cyclists and other recreational users including tourists should be enhanced taking cognisance of ecological needs to facilitate their comfort, safety, and enjoyment. • Access to selected historical and archaeological resources should be developed as feasible, and should include provision of suitable signage e.g. Piperstown • Provide for a network of ecological corridors to provide both landscape functions, contribute to green infrastructure and enhance overall landscape character. • The vernacular style of siting structures into the landform and use of local granite stone and rough plaster contributes significantly to landscape character and integrity and use of same should be encouraged • Opportunity for environmental education should be exploited. • Enhancement of laybys and viewing points to increase their attractiveness by using native hedgerows and local granite as landscaping materials where possible • Consider extension of Wicklow National Park to southern part of this LCA		

General Landscape Character Assessment of Landscape Capacity and Sensitivity

Landscape Character Sensitivity	Visual Sensitivity	Overall Landscape Sensitivity	Landscape Value	Landscape Capacity
High	High	High	High	Low

Given the location of the proposed development site at the base of the 'Hills' landscape character type, the landscape sensitivity generally would be considered high, and therefore it's capacity for change considered low.

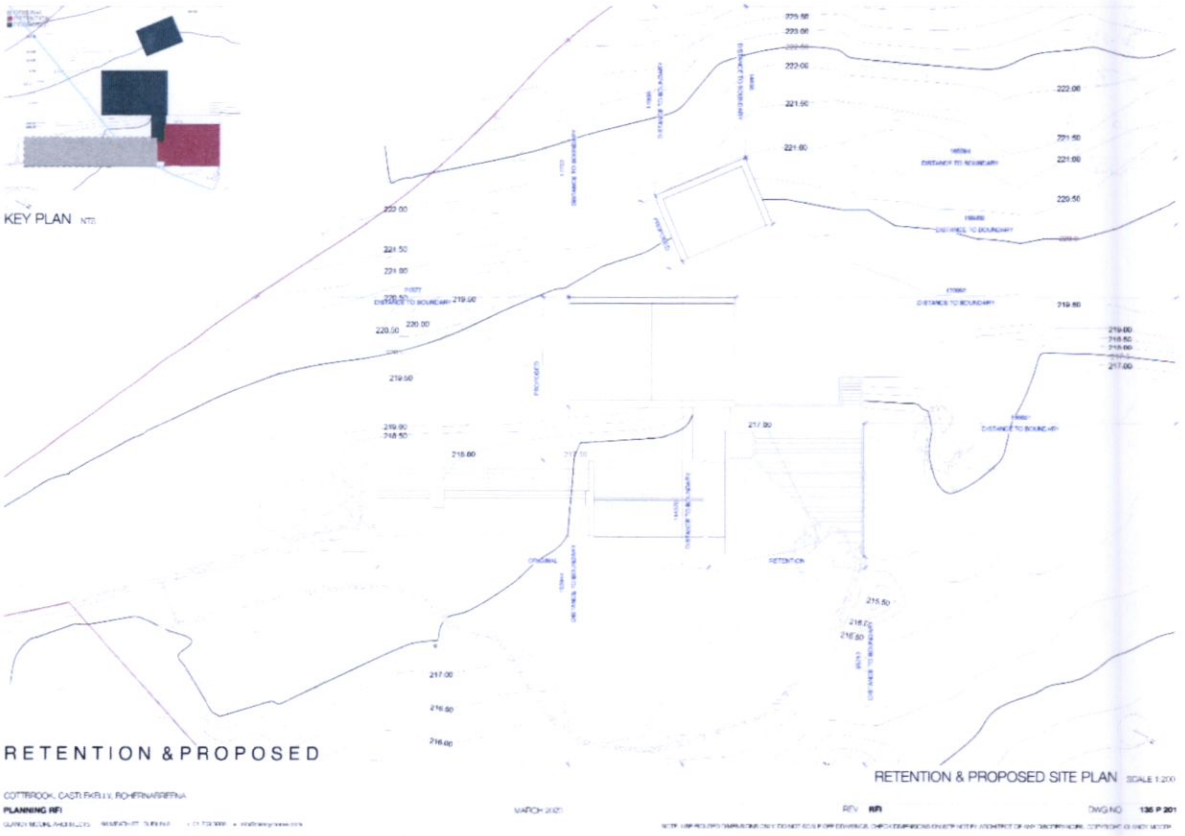
The site is nestled amongst other rural residential and small farm landholdings (rural enclave) and serviced by a narrow local rural road and laneway. Views to the site from the public roadways are very limited given the extent of predominant native hedgerows, tree plantings and native woodland along the roadway and fieldscape boundaries. The presence of approximately 2.0 acres of mature coniferous plantation elevated to the west, south-west and south of the subject site, which detracts from the visual quality of the local landscape character also provides substantial visual enclosure and screens views back to the site itself. The site is visually enclosed by substantial areas of native deciduous

woodland to the east, south-east and south of the site. There are also substantial mature dense native hedgerows locally, on the approach to the house from the local road and access laneway. There are only occasional glimpse views up to the site from the local roadway. Is essentially hidden from view by distance from the main local road, topography and intervening vegetation.

The Proposed Development

CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

The proposed revised development will comprise of a 68.4sq.m single storey extension to the existing single storey residential dwelling at Cottbrook, Castlekelly, Bohernabreena, Co. Dublin at which the applicants reside, to provide additional living and kitchen space for their family. The proposals also include a 20.4sq.m ancillary structure which will accommodate a home office. The existing wooden home office will be removed and replaced by the proposed 20.4 sq.m studio / work space.



Proposed Site Plan – Elements for retention in red, proposed development in green, existing dwelling in grey

The revised proposals respond to the architectural vernacular of the existing single storey cottage. The proposed extension and studio work space will be single storey to the rear of the existing property nestled within it's landscape setting and will not be visible from the front of the house to ensure continuity of the existing built form. The existing wooden studio/work space will be removed and replaced with a new 20.4sq.m single storey office /work space. The finish to the render will be in a stone colour to assist in visually receding the proposals from any views in the local and wider landscape.

The architectural language of the cottage and context, the low pitched, corrugated roofing and stone rendered gables are designed to sit harmoniously and inconspicuously in their context. Respectful in form, the design has been developed in line with SDCC's development plan, with particular reference to Section 6.9, Rural Housing Strategy.

Landscape Proposals and Green Infrastructure

Enviroguide Consulting have been appointed by the applicants to prepare a Green Infrastructure and Landscape Report and have prepared a Proposed 20 Year Landscape Conceptual Plan.

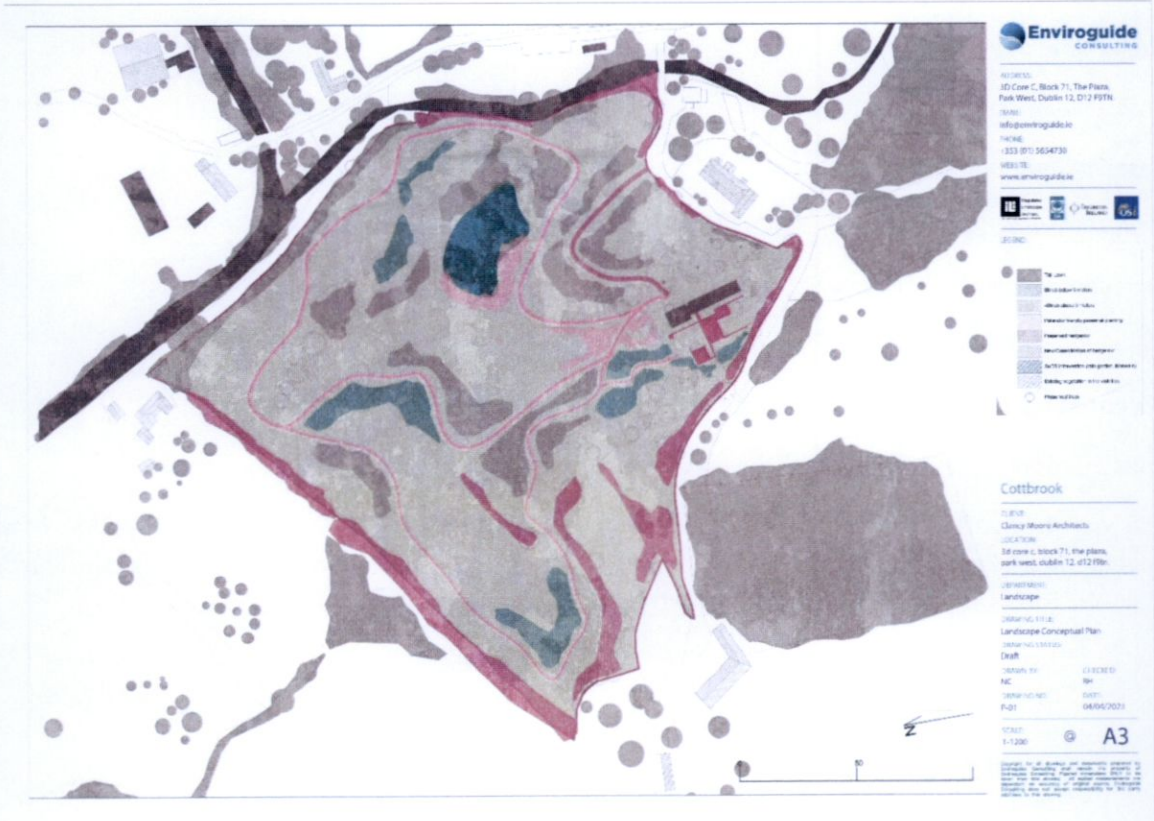


Figure 3-1: Proposed 20 years Landscape Conceptual Plan (Drawing P-01)
Prepared by Enviroguide Consulting

The 20 year conceptual landscape plan has been developed to assist the applicants with appropriate planting and reinforcement of existing hedgerows as well as management and maintenance of the existing landscape setting in the overall site. The landscape rational is to integrate the proposed development into the local landscape setting being cognizant of local biodiversity and green

infrastructure linkages. The overall landscape approach developed by Enviroguide Consulting is as follows :

- *Incorporate high-level strategic Green Infrastructure policies and objectives as outlined in the South Dublin County Development Plan (2022-28)*
- *Screen or soften the proposed buildings*
- *Contribute to sustainable drainage by including SuDS measures integrated into the landscape scheme, contributing to positive place-making, climate resilience and biodiversity as well as water management*
- *Enhance the biodiversity value of the development site through the creation of a number of new habitats and the addition of bat, bird and bee nesting sites*
- *Use of natural hedgerows, trees, shrubs and grasslands to strengthen GI assets and provide connections to the wider GI network*
- *No net loss of existing trees/hedgerows on Site*

Proposed hedgerow plantings are native and include the following:

Crataegus monogyna : Hawthorn

Euonymys europaeus : Spindle

Fagus Sylvativa : Beech

Prunus spinosa : Blackthorn

Rosa canina : Dogrose

Prunus avium : Bird Cherry

Acer campestre : Field Maple

Potential Impacts of the Proposed Development

Construction Stage

The visual impacts due to construction will be short term, terminating upon completion of the development. There is potential for a moderate and negative short-term impact during construction from the following elements associated with construction and demolition work:

- Dust
- Site huts (if required)
- Building materials
- Ground disturbance (e.g., topsoil, stockpiles, etc.)
- Site hoarding/security fencing (if required)
- Construction/demolition work

There is potential for moderate and negative short-term visual impacts from the use of temporary buildings, machinery necessary for construction works at the proposed works, as well as stockpiling of materials.

There is potential for a moderate and negative short-term impact from the transportation of the material to be recycled and the recycled material to and from the site.

There is the potential for a moderate and negative short term visual impact on views into the site, in particular from adjacent residential and agricultural dwellings through any gaps in hedgerow planting.

The main stages of the construction phasing will include the following:

- Site preparation works
- Site establishment and erection of temporary structures (if required)
- Diversion/or and connection of services and utilities (if required)
- Construction of foundations and structures
- Mechanical and electrical installation
- Fit-out and external works

Operational Stage

The potential impacts from the proposed development, once it is operational and construction is complete, will arise from the presence of an extended one storey residence set within a landscaped scheme. As the development is for the sole use of the occupants there will be no alteration to the patterns of use from day to day, the presence and movement of pedestrians, bicycles and vehicular movement will remain as existing within the site itself as well as in the adjacent rural road and laneway approaching the development.

The proposed design will encompass the following elements:

- A 68.4sq.m single storey extension and an ancillary 20.4sq.m single storey home office
- Reinforcement of and regeneration of existing boundary hedgerows – with particular attention to any gaps in the existing native boundary hedges

Enviroguide Consulting have prepared a Landscape Plan – Fig.5-1: : Drawing P02 - Proximity Garden that presents the landscape proposals for hard and soft landscape within the site.

Landscape Plan – Fig.5-1: Drawing P03 Proximity Garden prepared by Enviroguide Consulting

1 - New path with access from east
2 - Tree-shrub hedge to protect and frame the new access
3 - Recreational lawn - medium grass cutting
4 - Existing paved area to the east of the house
5 - Visual framing structure of the car parking
6 - Existing south access
7 - Stone-paved areas between the two buildings
8 - Children's equipment area (grass covered)
9 - Outdoor dining area
10 - Outdoor reading area and firepit
11 - Framing beds coated with aromatic species
12 - Pollinator friendly perennial planting
13 - Maintenance route/access to the rest of the garden
14 - Protection and framing tree-shrub hedges
15 - Consolidation of hedgerow

Mitigation Measures

Construction Phase

The following mitigation measures will be implemented:

- Height of temporary stockpiles to be restricted to a practicable minimum to avoid impact on local sensitive receptors

- Hoarding will be erected around site boundaries to reduce visual impact of construction works (if required)

- Plant will be held in designated compound on site

- Visual impacts during the construction phase will be mitigated somewhat by appropriate site management measures and work practices to ensure the site is kept tidy, dust is kept to a minimum, and that public areas/roadways and lane are kept free from building material and site rubbish.

- Appropriate site hoardings will be put in place around the perimeter of the site where required to minimise the landscape and visual impact.

Operational Phase

The major visual remediation of the project will be accomplished through the following mitigation measures which have been incorporated into the design:

- Through the positioning of various elements of the development on site to enhance the appearance of the development as a whole through the design of the site layout and built form.

- The architectural treatments on the façade of the proposed development which match the existing.

- The implementation of the landscape rational and proposals as presented on the landscape plans prepared by Enviroguide Consulting

Residual Impacts

As outlined above, mitigation measures will be implemented to reduce the landscape and visual impact of the proposed development. Control of individual building forms, materials and colour will ultimately be determined by the Planning Authority. Negative impacts generated in the construction phase will be mitigated by the use of best practice in construction standards. The landscape and visual impacts will be negative and moderate in the short-term during the construction stage and will move to neutral and moderate at pre-establishment of proposed planting. In general, the landscape and visual impacts will be neutral to positive and imperceptible in the long term.

Visual Impact Assessment

Photomontages

Six photomontages were undertaken to assess the landscape and visual impact of the proposed development on the local and wider landscape. Screening of potential impacts on the local and wider environment was undertaken through an initial desktop study to identify key views in the public realm in tandem with the identification of sensitive receptors within the local and wider area.

The views were identified, which form part of this assessment are a combination of medium and long-distance views and are representative of the 'Protected Views and Prospects' identified in the South Dublin Development Plan 2022-2028.

Baseline photography and the preparation of digital photomontages has been undertaken by Digital Dimensions. Their methodology for undertaking the photomontage production is contained within the photomontage document which accompanies this report. The A3 photomontages should be viewed in A3 Landscape format, in conjunction with the following visual analysis.

View Location Map

This map is for view location purposes only. Please refer to Architects drawings for site layout and redline boundary.

digital dimensions
architectural visualisation

Viewpoint Location Map

áit
urbanism · landscape

Existing View 1

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 1 Existing		16/03/23	39.6°	50mm	00m	Canon EOS 5DS	4914

digital dimensions

This view is taken from the R115/Old Military Road looking north-west over the Glenasmole Valley with the Corrig Mountain Range forming the backdrop to the view. The view depicts the Old Military Road with a road sign in the foreground on the foothills of the Glassamucky Brakes. The view is open given the topography of the viewpoint location, with grasses and bracken forming the groundcover on the lower slopes of the mountain-side. A fieldscape pattern is visible along the lower slopes and hillside of the Corrig Mountain in the middle distance, with boundary hedgerows along with areas of deciduous woodland and both residential and farm buildings also visible from this viewpoint location.

The existing site is located to the south of the large area of mature coniferous woodland plantation to the south of the mid-ground of view. It is partially visible from this viewpoint location. It presents as a small vernacular rural cottage on the hillside. There is a substantial area of deciduous woodland to its south and east, with smaller areas of woodland and hedgerow to it's east. The landscape is more open to the north of the site and appears as rough grassland.

Proposed View 1

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 1 Proposed		16/03/23	39.6°	50mm	00m	Canon EOS 5DS	4914

digital dimensions

The proposed development is only partially visible from this viewpoint location. It appears as a slightly more defined view of the existing dwelling. The proposed development is a one-storey extension to the rear of the existing dwelling as well as a 20sq.m studio, which respects the existing architectural vernacular of the existing cottage and rural landscape setting. The visual impact will therefore be imperceptible and neutral in the long term.

Existing View 2

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 2 Existing		16/03/23	39.6°	50mm	00m	Canon EOS 5D5	4834

digital dimensions

This viewpoint is taken on Cunnard Road Upper looking north-west towards the site. This view is lower downhill on the Glassamucky Brakes and gives a wider and more open view of the Glenasmole Valley. The Bohernabreena Reservoir is visible to the right of view. The Corrig Mountain forms the backdrop with the topography falling to the right of view. There are pockets of native deciduous woodland scattered throughout the lower foothills, with a more defined fieldscape pattern visible defined by hedgerows and trees. There are a number of residential and farm buildings visible from along the lower hills and flatter areas along the valley.

The existing dwelling is partially visible below the large area of coniferous woodland on the hillside of Corrig Mountain. It appears substantially enclosed by contiguous woodlands and appears as a one storey vernacular cottage.

Proposed View 2

< 24mm / 73.7° | < 35mm / 54.4° | < 50mm / 39.6° | Lens information: Focal Length / Field of View | 50mm / 39.6° > | 35mm / 54.4° > | 24mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 2 Proposed		16/03/23	39.6°	50mm	00m	Canon EOS 5DS	4834

digital dimensions
architectural visualisation

The proposed development is only partially visible from this viewpoint location. It appears as a marginally more defined view of the existing dwelling. The proposed development is a one-storey extension to the rear of the existing dwelling which respects the existing architectural vernacular of the existing cottage and rural landscape setting. The visual impact will therefore be imperceptible and neutral in the long term.

Existing View 3

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 3 Existing		16/03/23	39.6°	50mm	00m	Canon EOS 5DS	4864

digital dimensions

This viewpoint is taken looking south, south-west towards the site from Cunnard Road Upper. The view depicts the extent of the Glenasmole Valley, nestled at the base of the Corrig Mountains. The foreground is comprised of fields divided by hedgerows, timber post and wire fences and gorse planting. There are a substantial number of dwellings on the lower slopes in the foreground of view. The wider landscape on the lower slopes and lower hillsides are comprised of areas of deciduous native woodlands, agricultural fields and hedgerows, farm building and residential dwellings. A large area of coniferous woodland is visible on the hillside of the Corrig Mountain. To its north is a line of mature coniferous trees. The existing one storey vernacular cottage is situated between these two areas of coniferous plantings and is partially screened by smaller existing native trees and hedgerows within the site.

Proposed View 3

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 3 Proposed		16/03/23	39.6°	50mm	00m	Canon EOS 5DS	4864

digital dimensions

The proposed development is partially visible from this viewpoint location. It appears as a marginally more defined view of the existing dwelling with a partial view of the proposed extension and new studio/work space to the rear of the property. Given the scale and architectural language of the proposal, finished in a stone colour, and in the context of the presence of a number of larger residential and architectural dwellings locally, it is anticipated that the visual impact will be imperceptible and neutral in the long term. The implementation of landscape proposals will further screen the dwelling from view over time.

Existing View 4

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 4 Existing		16/03/23	39.6°	50mm	00m	Canon EOS 5DS	4876

digital dimensions
architectural visualisation

This viewpoint is taken looking west, south-west towards the from Cunnard Road Upper. The Corrig Mountain forms the backdrop to the view. There are a number of farm buildings and residential dwelllings visible on the lower hillside. Areas of native woodland planting, agricultural fields with boundary hedgerows are visible throughout the lower slopes and along the valley itself.

The existing site is visible to the lower left of the large area of coniferous woodland. It presents as a one storey extended rural cottage set within a pocket of native woodland to its right. Smaller native trees and hedgerows within the site screen some elements of the built environment from view.

Proposed View 4

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 4 Proposed		16/03/23	39.6°	50mm	00m	Canon EOS 5DS	4876

digital dimensions
architectural visualisation

The proposed one storey development comprising of an extension to the existing one storey cottage and a 20.4 sq.m studio will be partially visible from this viewpoint location. The upper portion of the studio work space will be visible. The proposed single storey extension will predominantly appear as a marginally larger massing of the existing structure and appear more defined from this viewpoint. The visual impact will be slight and neutral in short to medium term. When proposed plantings as per the landscape rational have been implemented and established, the visual impact is likely to lessen the in long term to imperceptible and neutral.

Existing View 5

< 54mm / 73.7° | < 35mm / 54.4° | < 50mm / 39.6° | Lens information: Focal length / Field of View | 50mm / 39.6° > | 35mm / 54.4° > | 54mm / 73.7° >

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 5 Existing		16/03/23	39.6°	50mm	00m	Canon EOS 5DS	4893

digital dimensions

This viewpoint is taken looking south, south-east towards the site from Botharnabreena Upper Lake car park. The foreground is dominated by infrastructure of the southern section of the reservoir with some dilapidated fencing. The river Dodder is visible to the right of view and some agricultural fields to the left of view. There is substantial coverage of native deciduous woodland throughout the valley set against the backdrop of the Corrig Mountain. The visual degradation of both the infrastructure of the walls and fencing of the reservoir, as well as the power mast and overhead wires, detracts from the view. The large area of coniferous woodland to the right of centre of the view acts as a landmark feature to identify the location of the proposed development. The site is located to the left of this coniferous plantation and behind the native woodland. The existing dwelling is screened from view from this viewpoint location.

Proposed View 5

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 5 Proposed		16/03/23	39.6°	50mm	00m	Canon EOS 5DS	4893

The proposed one storey development comprising of an extension to the existing one storey cottage is not visible from this viewpoint location. A red line indicates it's location the background of view. It is screened by intervening topography, distance and vegetation. There will be no visual impact from this viewpoint location.

Existing View 6

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 6 Existing		16/03/23	39.6°	50mm	00m	Canon EOS 5DS	4942

digital dimensions

This view is taken from a local road that runs to the west of the Old Military Road, with the viewpoint looking south-west towards the site. The foreground of the image depicts the Glasnasmuck Brakes, with a mixture of heath and bracken forming the groundcover with open views to the south-west of the Glenasmole Valley, and Corrig Mountain in the background of view. There are clusters of residential and farm building scattered throughout the landscape, particularly to the centre right of view. Also visible are large areas under native woodland cover, with fieldscapes bounded by native

hedgerows. The large area of coniferous woodland plantation is visible on the hillside of the Corrig Mountain. The existing site and landholding is visible beneath and left of the coniferous plantation within a cluster of other residential and farm buildings. It presents as a one storey cottage with some native tree and hedgerow planting breaking up the front facade of the dwelling.

Proposed View 6

Location	Description	Photography Date	Field of view	35mm equivalent	Distance to site boundary	Camera model	Reference
View 6 Proposed		16/03/23	39.6°	50mm	00m	Canon EOS 5DS	4942

digital dimensions

There will be a glimpse view of a small portion of the proposed development comprising of a one storey extension and 20.4sq.m office space to the rear of the proposed development. Given the scale of the proposals and the presence of other more substantial residential and farm buildings in this rural enclave, the visual impact is considered slight and neutral in the short to medium term. It is anticipated that any visual impacts will be lessened or ameliorated over time as the landscape proposals are implemented. Therefore, it is anticipated that in the medium to longer term, the visual impact will be neutral and imperceptible.

Conclusion

The existing site is located within a small enclave of residential and farming properties on the north-west facing slopes of the Corrig Mountain which part of the wider Dublin Mountains and within the Glenasmole Valley. It is a somewhat isolated, tranquil rural setting. The location is outside of any environmental designated areas.

In terms of Landscape Character Assessment the site is located within the Dodder and Glenasmole Landscape Character Area within a 'Hills' Landscape Character Type which are highly sensitive landscapes, and therefore has a low capacity for development and change. There are also a number of protected views within the Glenasmole Valley which creates further sensitivities for any development.

The existing one storey vernacular cottage is for the most part visually enclosed within the topography of the hill, and screened from view by hedgerows, native trees and woodlands. There are a small

number of occasional views through gaps in hedgerows, back up to the dwelling from the local road. The topography of the site falls towards the River Dodder with more open views out the north and north-east.

The development proposals are modest; a one storey extension the rear of the existing dwelling with a small office/work space to the rear of the site and the retention of an extension to the existing cottage and the removal of an existing wooden office / work space.

The proposals respond to the rural architectural vernacular of the existing cottage, it's site location and wider landscape setting. The new structures will be finished in a stone coloured render to allow the proposals to visually recede into the landscape. A 20 Year Conceptual Landscape Plan and more detailed landscape proposals for the site will further integrate and proposals into its landscape setting.

Six photomontages were prepared as representative views of the 'Protected Views' highlighted in the South Dublin Development Plan 2022-2028. Of the six views, the proposed development will have an imperceptible and neutral impact in the long term in five the of the six view scenarios. There is one scenario, View 5 taken from the lower car park of the Bohernabreena Reservoir where there will be no visual impact. All views were prepared without landscape mitigation measures. It is anticipated that the implementation of future landscape proposals will further reduce the visibility of the existing site and proposed development from views in the wider landscape.