11 LANDSCAPE AND VISUAL ASSESSMENT

11.1 Introduction

This chapter assesses the effects of the Proposed Development on the landscape and visual amenities of the area and details the potential direct and indirect effects of the Proposed Development on landscape fabric, character and quality, and the resulting impact on visual amenity.

The purpose of this assessment is to evaluate the existing landscape character of the site and surroundings, to assess the visual impact of the Proposed Development and to identify landscape designations and planning policies that may concern the site and its environs.

The Landscape Impact Assessment (LIA) relates to assessing effects on the landscape as a resource in its own right and is concerned with how the Proposed Development will affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character. The Visual Impact Assessment (VIA) relates to assessing effects on specific views and on the general visual amenity experienced by people. This deals with how the surroundings of individuals or groups of people may be specifically affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape and/or the introduction of new elements. Visual effects may occur from visual obstruction (blocking of a view, be it full, partial or intermittent) or visual intrusion (interruption of a view without blocking).

Cumulative landscape and visual impact assessment is concerned with additional changes to the landscape or visual amenity caused by the Proposed Development in conjunction with other developments, or actions that occurred in the past, present or are likely to occur in the foreseeable future

11.1.1 Quality Assurance and Competency of Experts

This chapter has been prepared by landscape architect Dara Hilliard. Dara has a BSc Agric. Landscape Horticulture and is a Member of the Irish Landscape Institute (MILI) and Senior Landscape Architect at DNV. Dara has over 15 years' experience in producing Landscaping and Visual Impact Assessments for developments and over 25 years' experience in the landscape design, management and specification.

This chapter has been approved by Catherine Keogan, Technical Director and EIA Lead at DNV. Catherine is an environmental consultant with over 20 years' experience in consultancy, specialising in EIAs for a range of developments, working closely with a range of developers, planning consultants and architects within the public and private sector.

11.2 Study Methodology

This section sets out the methodology for the Landscape and Visual Assessment (LVA) as a result of the Proposed Development

11.2.1 Guidelines and other information used in the LVIA

The assessment has been undertaken in accordance with best practice legislation and guidance notes. The methodology used is based on the Environmental Protection Agency *Environmental Protection Agency (EPA) Guidelines on the Information to be contained in Environmental Impact Assessment Report (2022*) and subsequent Advice Notes, and their precursor *The Guidelines on the Information to be contained in Environmental Impact Statements (2002)* and *Advice notes on current practise in the preparation of Environmental Impact Statements (2003).* It is also based on the Department of the Environment, Heritage and Local Government's Document; *Architectural Heritage Protection, Guidelines for Planning Authorities, 2004* and the Landscape Institute and Institute of Environmental Management & Assessment Document *Guidelines for Landscape and Visual Impact Assessment* (2013).

The aforementioned documents recommend baseline studies to describe, classify and appraise the existing landscape and visual properties, focusing on any sensitive receptors in the area and the ability of the landscape to accommodate the Proposed Development changes that will occur at the Site. This is established through a collective process of desktop study and onsite survey work. Once the baseline conditions are established it allows for the identification of impacts, and an assessment of their magnitude and significance on the landscape character and visual amenities of the area.

A judgement on the sensitivity of the landscape is made from a combination of the susceptibility of the landscape to development, and therefore change, and the value attached to that landscape. This is determined by way of existing designations, both legislative and non-legislative for scenic beauty, landscape quality, recreational value, significant importance, and rarity. Visual sensitivity is determined by a combination of judgements about the susceptibility of visual receptors such as dwellings, roads, scenic spots etc. to changes in visual amenity and the value attached to these views. The *Guidelines for Landscape and Visual Impact Assessment* state that the aim is "*to establish the area in which the development will be visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views and visual amenity at those points*".

11.2.2 Terminology

Landscape impacts are defined as changes in the fabric, character and quality of the landscape as a result of the development. This includes direct effects on landscape receptors and indirect effects that can alter the wider distinctiveness of the landscape. Landscape receptors are the physical or natural resource, that will experience an impact. The sensitivity of a landscape receptor is its vulnerability to change.

The extents of landscape effects are assessed by first establishing the baseline conditions by classifying baseline data according to its importance and sensitivity. Secondly, evaluation of the landscape impact on the baseline environment using the terminology defined in Tables 11-1 to 11-4.

For the purposes of this study, the term 'landscape' as applied throughout should be read as being inclusive of the urban fabric of the city and the built environment, or 'townscape'.

Visual impacts relate solely to changes in available views of the landscape and the effects of those changes on people, viewer group or special interest groups. They include the direct impact of the development on views, the potential reaction of viewers, their location and

number and the impact on visual amenity. The intensity of the visual impacts on the baseline visual environment is assessed by using the terminology defined in Tables 11-1, to 11 4.

Table 11-1 The extent of Landscape Impact (based on ratings from the EPA Guidelines, 2022)

Extent	Description
Level 1 Imperceptible Effects	An effect capable of measurement but without noticeable consequences. There are no noticeable changes to landscape context, character or features.
Level 2 Not significant	An effect which causes noticeable changes in the character of the landscape but without noticeable consequences. There are no appreciable changes to landscape context, character or features.
Level 3 Slight Effects	An effect which causes noticeable changes in the character of the landscape without affecting its sensitivities. There are minor changes over a small proportion of the area or moderate changes in a localised area or changes that are reparable over time.
Level 4 Moderate Effects	An effect that alters the character of the landscape in a manner that is consistent with existing and emerging trends. There are minor changes over some of the area (up to 30%) or moderate changes in a localised area.
Level 5 Significant Effects	An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the landscape. There are notable changes in landscape characteristics over a substantial area (30-50%) or an intensive change over a more limited area
Level 6 Very Significant Effects	An effect which, by its character, magnitude, duration or intensity significantly alters the majority of a sensitive aspect of the environment. There are notable changes in landscape characteristics over a substantial area (50-70%) or a very intensive change over a more limited area
Level 7 Profound Effects	An effect which obliterates sensitive characteristics. There are notable changes in landscape characteristics over an extensive area (70-100%) or a very intensive change over a more limited area

Visual impacts relate solely to changes in available views of the landscape and the effects of those changes on people, viewer group or special interest groups. They include the direct impact of the development on views, the potential reaction of viewers, their location and number and the impact on visual amenity. The intensity of the visual impacts on the baseline visual environment is assessed by using the terminology defined in Tables 11 -2, to 11-4.

Table 11-2 The extent of Visual Impact (based on ratings from the EPA Guidelines, 2022)

Extent	Description
Level 1 Imperceptible Effects	There are no noticeable changes to views in the visual landscape.
Level 2 Not significant	An effect which causes noticeable changes in the character of the visual environment but without noticeable consequences. The proposal is adequately screened due to the existing landform, vegetation or constructed features.
Level 3 Slight Effects	An effect which causes noticeable changes in the character of the visual environment without affecting its sensitivities. The affected view forms only a small element in the overall visual composition, or changes the view in a marginal manner.
Level 4 Moderate Effects	An effect that alters the character of the visual environment in a manner that is consistent with existing and emerging trends. The proposal affects an appreciable segment of the overall visual composition, or there is an intrusion in the foreground of a view.
Level 5 Significant Effects	An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the visual environment. The proposal affects a large proportion of the overall visual composition, or views are so affected that they form a new element in the physical landscape.
Level 6 Very Significant Effects	An effect which, by its character, magnitude, duration or intensity significantly alters the majority of a sensitive aspect of the visual environment. The proposal affects the majority of the overall visual composition, or views are so affected that they form a new element in the physical landscape.
Level 7 Profound Effects	An effect which obliterates sensitive characteristics. The view is entirely altered, obscured or affected.

Table 11-3 Quality of the Landscape and Visual Impact (EPA Guidelines 2022)

Extent	Description
Neutral Effect	Neither detracts from nor enhances the landscape of the receiving environment or view
Positive Effect	Improves or enhances the landscape of the receiving environment or a particular view
Negative Effect	Detracts from the quality of the landscape or view

Table 11-4 The Duration of Landscape and Visual Impact (EPA Guidelines 2022)

Extent	Description
Momentary	Effects lasting from seconds to minutes
Brief	Effects lasting less than a day
Temporary	Effects lasting one year or less
Short-term	Effects lasting one to seven years
Medium-term	Effects lasting seven to fifteen years
Long-term	Effects lasting fifteen to sixty years
Permanent Effects	Effects lasting over sixty years.
Reversible Effects	Effects that can be undone, for example through remediation or restoration.

Please note: "Momentary" and "Brief" Effects as defined in the EPA Guidelines (2022) are not considered relevant to landscape & visual assessment as effects of such short duration are extremely unlikely to generate appreciable effects.

The landscape and visual assessment methodology will be utilised in conjunction with a professional evaluation of the Proposed Development to determine the degree of impact.

11.2.3 Study Area

The term 'study area' as used in this report refers to the site itself (i.e. the extent of the planning application) and its wider landscape context in the study of the context, physical landscape and landscape character. This may extend for approximately 1-5km or more in all directions from the site in order to achieve an understanding of the overall landscape.

As one moves away from any type of development in the landscape, it will become less perceptible with distance. It is common practice to consider the viewpoint distance as laid out in Table 10–5 below.

Table 11-5 Distance and views

Viewpoint Distance	Description
0-2km	It is generally accepted that a development located approximately 2km or less from a viewer would be close enough to allow identification of significant detail. Any positions within this range with open uninterrupted views of a development would generally receive the greatest visual impacts.
2-5km	At this distance, visibility of a development site becomes more general, with viewers in open uninterrupted positions able to identify general form, colour/tone and textural contrast, but losing the more focused detail achievable from closer positions. Impacts at this distance are generally less than those found between 0-2km.
5-10km	Beyond 5km visual prominence quickly diminishes. Certain circumstances/light conditions etc. have potential to allow certain types of development and material finishes to be perceived. The development increasingly becomes part of the general background/distance views. Upwards of 15km distance, developments quickly become minor features within the landscape and considered imperceptible to the average human eye. The impact of the development diminishes as the developments becomes part of the general background/distance views.

In terms of the visual assessment, the study of visual amenity may extend outside the site area, from areas where views of the site are available, but the majority of visual impacts for a development of this nature would be most likely within the local context (c.1km),as the site has reasonable well-developed hedgerows surrounding it and the similar level of lands to the west, north and east as shown in figure 11-1 below. The higher grounds to the south are over 1km away so visibility will be more general and seen against the backdrop of the greater Dublin urban area. This is reflected in the Zone of Theoretical Visibility of a 12m high object in the center of the site (see figure 11-2) where possible visibility is most indicated (bright green hatch) to the south.

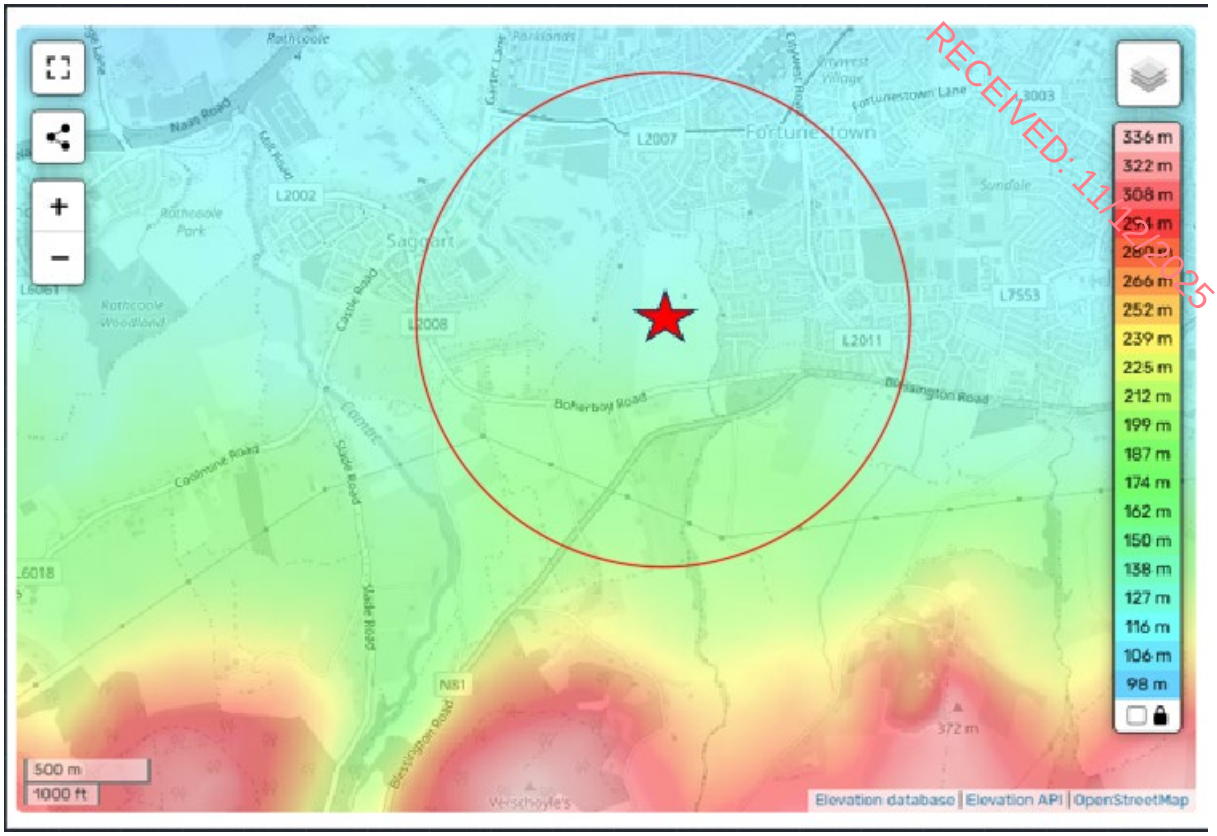

Figure 11-1 Approximate centre of site location (red star), 1km offset (red circle) and surrounding topography.

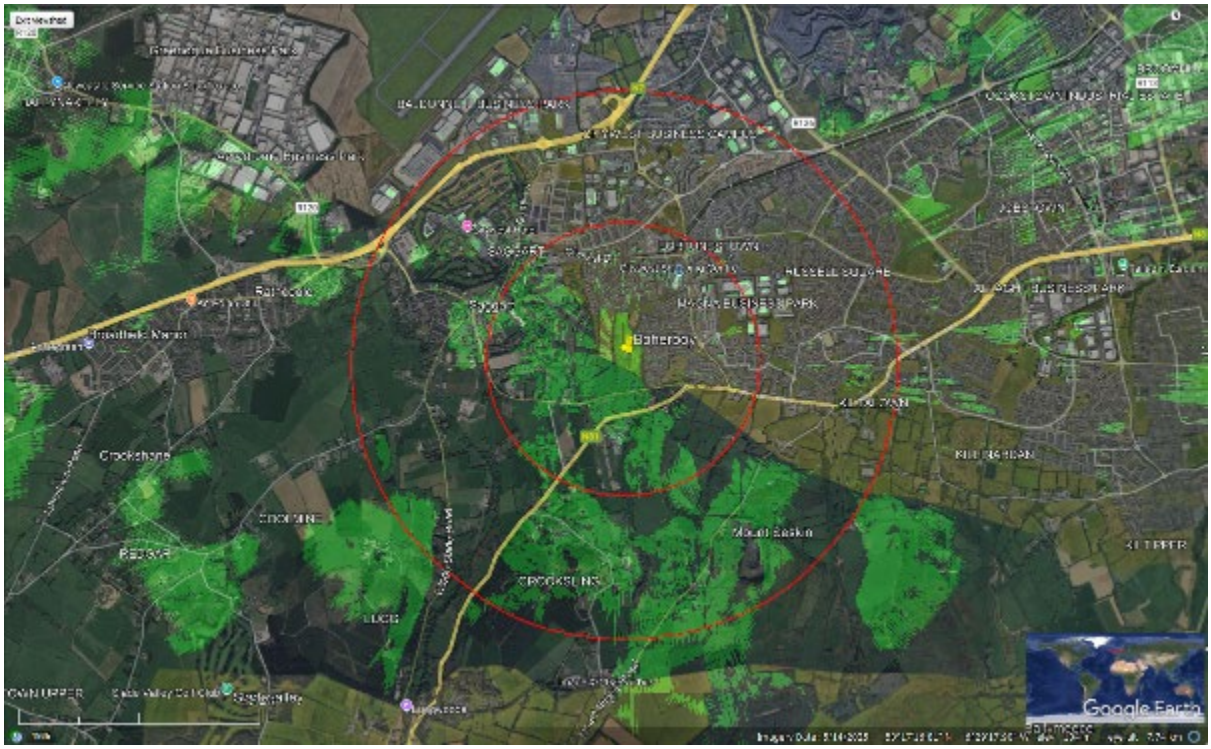

Figure 11-2 Zone of Theoretical Visibility (bright green hatching indicates possible visibility of a 12m object) with 1km and 2km offsets indicated by red circles

11.2.4 Assessment Criteria

The EPA *"Guidelines on the information to be contained in an environmental impact statement"* gives an indication of the range of environmental topics which may be organised under the heading of landscape i.e. character, context, historical landscapes, views and prospects. These headings can be simplified into "Visual impacts" and "Landscape impact". "Landscape impacts" deal with how the character or "feeling" of the area will be affected while "Visual impacts" describes how and whether the development will be visible and how the appearance of the area will change.

There are four key aspects of any impact;

1. its quality/character
2. its significance/magnitude or intensity
3. its duration
4. its consequence (who will be affected and their sensitivity, can it be avoided mitigated or remedied

Tables 11-6 to 11-11 outline the criteria and terminology used to make the landscape and visual impact evaluations in this report.

Table 11-6 Landscape Sensitivity Criteria

Class	Criteria
High	Landscape characteristics or features with little or no capacity to absorb change without fundamentally altering their present character. Landscape designated for its international or national landscape value. Outstanding example in the area of well cared for landscape or set of features
High-Medium	Landscape characteristics or features with a low capacity to absorb change without fundamentally altering their present character. Landscape designated for regional or county-wide landscape value where the characteristics or qualities that provided the basis for their designation are apparent. Good example in the area of reasonably well cared for landscape with notable landscape features.
Medium	Landscape characteristics or features with moderate capacity to absorb change without fundamentally altering their present character. Landscape designated for its local landscape value or a regional designated landscape where the characteristics and qualities that led to the designation of the area are less apparent or are partially eroded or an undesignated landscape which may be valued locally – for example an important open space. An example of a landscape or a set of features which is neutral or mixed character.
Medium - Low	Landscape characteristics or features which are reasonably tolerant of change without detriment to their present character. No landscape designation present or of medium to low local value, or an example of a common or un-stimulating landscape or set of features and conditions.
Low	Landscape characteristics or features which are tolerant of change without detriment to their present character. No designation present or of low local value. An example of monotonous unattractive visually conflicting or degraded landscape or set of features.

Table 11-7 Visual Sensitivity Criteria

Class	Criteria
High	Users of outdoor recreational facilities, on recognised national cycling or walking routes or in national designated landscapes. Dwellings with views orientated towards the proposed development.
High - Medium	Users of outdoor recreational facilities, in locally designated landscapes or on local recreational routes that are well publicised in guide books. Road and rail users in nationally designated landscapes or on recognised scenic routes, likely to be travelling to enjoy the view.
Medium	Users of primary transport road network, orientated towards the Development, likely to be travelling for other purposes than just the view. Dwellings with oblique views of the proposed development.
Medium - Low	People engaged in active outdoor sports or recreation and less likely to focus on the view. Outdoor workers – agriculture, horticulture Primary transport road network and rail users likely to be travelling to work with oblique views of the Development or users of minor road network.
Low	People engaged in work activities indoors, with limited opportunity for views of the Development.

Table 11-8 Landscape Magnitude Criteria

Class	Criteria
Very High	Very extensive, highly noticeable change, affecting most key characteristics and dominating the experience of the landscape; and, Introduction of highly incongruous development.
High	Extensive, noticeable change, affecting many key characteristics and the experience of the landscape; and, Introduction of many incongruous elements.
Medium	Noticeable change to a significant proportion of the landscape, affecting some key characteristics and the experience of the landscape; and Introduction of some uncharacteristic elements.
Low	Minor change, affecting some characteristics and the experience of the landscape to an extent; and, Introduction of elements that are not uncharacteristic.
Very Low	Little perceptible change.

Table 11-9 Visual Magnitude Criteria

Class	Criteria
Very High	The development would dominate the existing view.
High	The development would cause a considerable change to the existing view over a wide area or an intensive change over a limited area.
Medium	The development would cause moderate changes to the existing view over a wide area or noticeable change over a limited area.
Low	The development would cause minor changes to the existing view over a wide area or moderate changes over a limited area.
Very Low	No real change to perception of the view. Weak, not legible, and/ or indiscernible.

Table 11-10 Categories of Landscape and Visual Significance of Impact

Degree of significance	Description of Landscape	Impact Description of Visual Impact
Major	Substantial alteration to elements /features of the baseline (pre-development) conditions. Notably affect an area of recognised national landscape quality. Substantial alteration to the character, scale or pattern of the landscape.	Major/substantial alteration to elements/features of the baseline(pre-development) conditions. Where the proposed development would cause a very noticeable alteration in the existing view. This would typically occur where the proposed development closes an existing view of a landscape of regional or national importance and the proposed development would dominate the future view.
Moderate-Major	This category is a combination of descriptions of Major listed above and Moderate below. These combinations are discussed within the assessment of each landscape or visual receptor when they occur.	
Moderate	Alteration to elements/features of the baseline conditions. Affects an area of recognised regional landscape quality. Alteration to the character, scale or pattern of the local landscape.	Alteration to one or more elements/features of the baseline conditions such that post development character/attributes of the baseline will be materially changed. This would typically occur where the proposed development closes an existing view of a local landscape and the proposed development would be prominent in the future view.
Moderate-Minor	This category is a combination of descriptions of Moderate listed above and Minor below. These combinations are discussed within the assessment of each landscape or visual receptor when they occur.	
Minor	A minor shift away from baseline conditions. The Development partially changes the character of the site without compromising the overall existing landscape character area.	A minor shift away from baseline conditions. This occurs where change arising from the alteration would be discernible but the underlying character / composition / attributes of the baseline condition will be similar to the pre-development. It would also occur where the proposed development newly appears in the view but not as a point of principal focus or where the proposed development is closely located to the viewpoint but seen at an acute angle and at the extremity of the overall view.
Negligible	No or very little change from baseline conditions. Change not material, barely distinguishable or indistinguishable	Where there is no discernible improvement or deterioration in the existing view.
No Impact	The Development would not affect the landscape receptor.	The Development would not affect the view

The significance of identified landscape and visual impacts is established through a simple matrix, which measures the magnitude of change against landscape or visual sensitivity. The resulting impacts are classed Major, Moderate-Major, Moderate, Minor, Negligible/None.

Therefore, as the sensitivity of a landscape increases from Low to High, and the Magnitude of Change increases from Very Low to Very High the predicted impacts also increase.

The example matrix table below is used to summarise the findings from the criteria tables. By combining sensitively (along the top) with predicted magnitude of change (along the side) a predicted impact/ effect is reached. This format is applicable to both landscape impacts and visual impacts.

Table 11-11 Level of Impact resulting from combination of Sensitivity Rating & Magnitude of Change

	Magnitude of Change				
Sensitivity	**Very High**	**High**	**Medium**	**Low**	**No appreciable change**
Very High (IV)	Profound	Very Significant	Significant	Moderate	Slight
High (III)	Very Significant	Significant	Significant	Moderate	Slight
Medium (II)	Significant	Significant	Moderate	Slight	Not Significant
Low (I)	Moderate	Moderate	Slight	Not Significant	Imperceptible
No sensitivity	Slight	Slight	Not Significant	Imperceptible	Imperceptible

11.2.5 Assessing Cumulative Landscape and Visual Effects

Current guidelines suggest that a determination should be made as to whether cumulative effects are likely to occur – these are outlined in the current GLVIA guidelines (3rd edition) as 'the additional changes caused by the proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together'. Such determination needs to be made in respect of any permitted development of a similar nature which will have a bearing on the assessment of the proposed development.

The purpose of assessing cumulative landscape and visual effects is to provide a comprehensive understanding of potential cumulative impacts and to inform decision-making processes, ensuring that the cumulative implications of multiple projects are considered and managed appropriately.

11.3 The Existing and Receiving Environment (Baseline Situation)

11.3.1 Landscape appearance and character

The existing site is in agricultural use as grazing land. The fields slope downwards from south to north with the Boherboy Road forming the southern boundary. The site is split into two distinct parts by a hedgerow that runs north-south. There is also a number of medium scale agricultural sheds on site. There is an electricity pylon and high powered overhead cables running east west, crossing the site mid way down the slope. A small stream bounds the eastern field boundary and another smaller one runs along the site bisecting hedge.

The Boherboy Road feels somewhat rural with native hedgerows close to the road edge and no footpath present. It has numerous single dwellings and industrial/agricultural buildings along its length. This road is at c. 146m OD, and slopes down to the northern end of the site to c. 119m. Housing estates occupy the lands to the east and south, with lower density housing and the Citywest and Hibernain Golf Course to the west. The lands to the south firstly defined by the N81 road and its mixture of commercial and one off housing. As you travel further away from the site the lands become more elevated and are more rural and agricultural in nature with numerous one off houses and medium scale agricultural buildings.

The proposed development is located within the Athgoe and Saggart Hills Landscape Character Area. This is an area classified as having medium to high landscape sensitivity

within the South Dublin County Development Plan 2022-2028 and a limited capacity to accommodate significant change without adverse effects on its character.

Figure 11-3 View looking east along Boherboy road, site on left hand side. Taken near to line of transecting site hedgerow

Figure 11-4 View looking north east from center of site looking at powerlines, adjoining estate and Dublin urban area in the background with tower cranes.

11.3.2 Planning designation and zoning

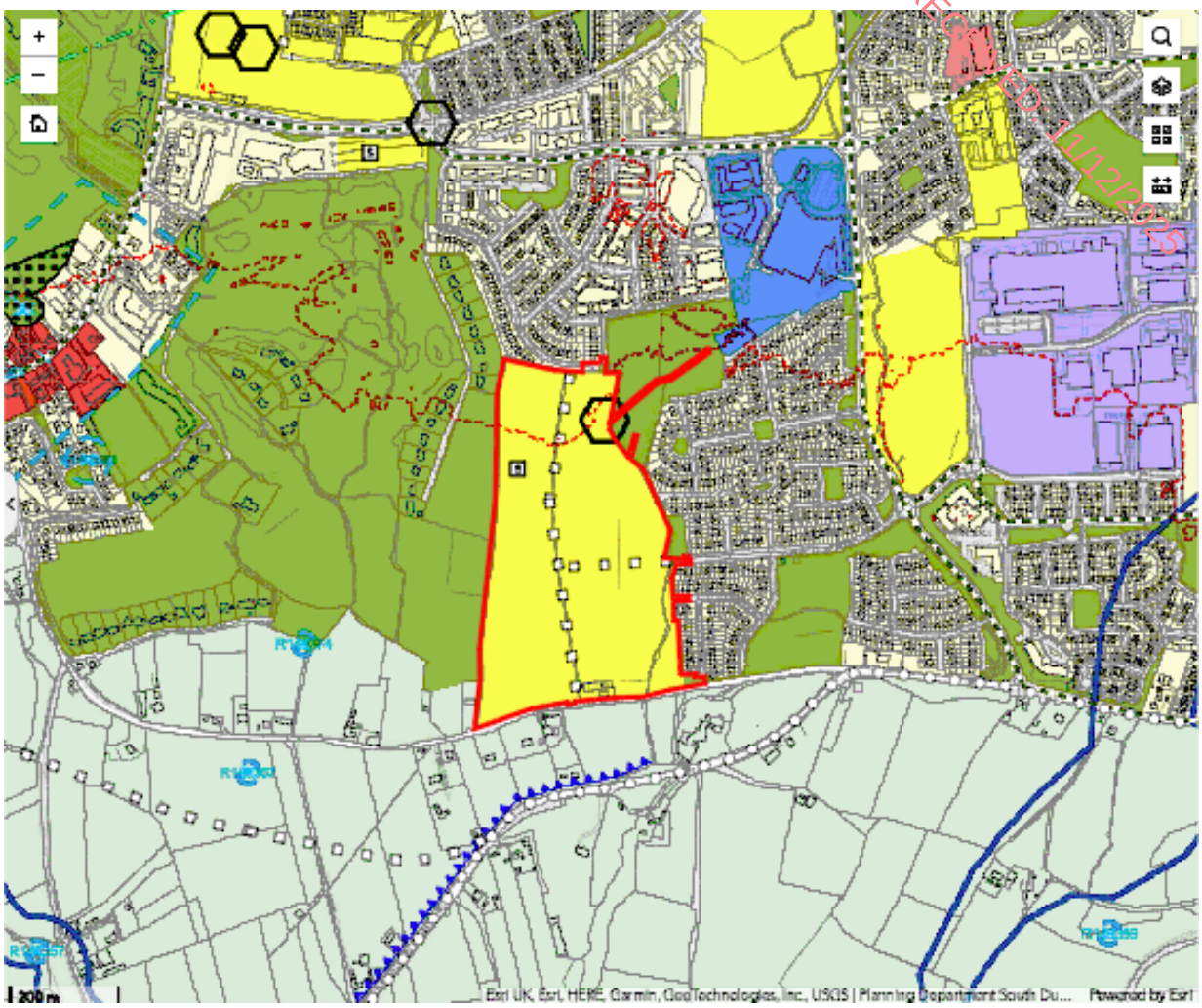

Figure 11-5 Site zoning South Dublin County Development Plan 2022-2028

The site is currently zoned Res-N – New Residential with the objective "to provide for new residential communities in accordance with approved area plans".

11.3.3 Views and Prospects

There are no protected views or prospects located within or immediately adjacent to the site. The nearest designated prospects are Lugmore / Tallaght Hill, approximately 1.4 km south-east of the site, and Verschoyle's Hill, approximately 1.6 km south-west of the site

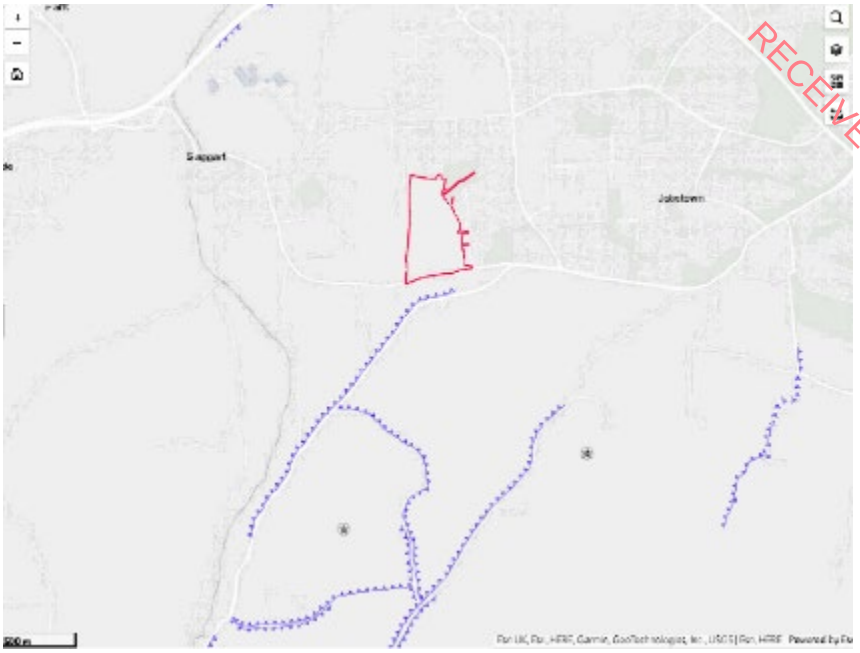

Figure 11-6 Proposed protected views and prospects near site

11.4 Characteristics of the Proposed Development

The development will consist of 611 no. dwellings, comprised of 306 no. 2, 3 & 4 bed, 2 & 3 storey, detached, semi-detached & terraced houses, 133 no. 1, 2 & 3 bed duplex units in 12 no. 2-3 storey blocks, and 172 no. 1, 2 & 3 bed apartments in 5 no. buildings ranging in height from 4-5 & 5 storeys. The proposed development also includes a 2-storey crèche (c.630m²).

Access to the development will by via one no. new vehicular access point from the Boherboy Road, along with vehicular, pedestrian and cyclist connections to adjoining developments at Corbally Heath and Corbally Glade to the east and Carrigmore Green to the north, and pedestrian/cyclist access into Carrigmore Park to the east.

The proposed development provides for (i) all associated site development works above and below ground, including surface water attenuation & an underground foul sewerage pumping station at the northern end of the site, (ii) public open spaces (c. 2.19Ha), (iii) communal open spaces (c. 4,337sq.m), (iv) hard & soft landscaping and boundary treatments, (v) surface car parking, (vi) bicycle parking, (vii) bin & bicycle storage, (viii) public lighting, and (ix), plant (M&E), utility services & ESB sub-stations, all on an overall application site area of c.18.7Hha. In accordance with the South Dublin County Development Plan (2022-2028), an area of c.1.03Ha within the site is reserved as a future school site.

11.4.1 Construction Phase

The Construction Phase of the Proposed Development will be 5 years which is considered short term in duration (less than 7years) and will be broken down into several phases (see figure 11-6 below).

Figure 11-7 Phasing plan

It will include Site preparation works and construction works to install the necessary infrastructure in 3 phases. The construction activities will include the construction of the set-down area,

During the Construction Phase, the Site landscape will undergo some changes. Expected landscape impacts include:

- A general Site clearance to remove any non-structural materials that are not required for the Proposed Development;
- Some large, brightly coloured earth moving equipment, construction machinery, cranes operating on the Site and construction site offices/facilities, security lighting and fencing, scaffolding etc;
- Change in colour and form of topography due to the excavation and building of the hotel.
- Implementation of proposed planting/landscaping
- Change in character due to change of use
- Building of development

Given its location on zoned residential lands, it is concluded that the Proposed Development will, therefore, have a moderate, neutral to negative and short-term impact on the landscape character of the Site during the Construction Phase. Similar type of impacts occur in this landscape during the building of any medium to large development.

11.4.2 Operational Phase

During the operational phase the expected long-term landscape and visual impacts will become established as the main tree, hedge and shrub elements of the proposed

development establish and grow. The mass of the development will become more broken up and less visible.

In addition, it is worth mentioning that developments that at first might be regarded by the public as notable can be expected overtime to gradually diminish and will be perceived as part of the background with time.

11.5 Potential Effect of the Proposed Development

In order to assess the potential landscape and visual effects of the proposed development, professional opinion and experience was used, along with several verified views were commissioned from a range of potential visual receptors to the site.

Figure 11-8 Verified view locations

Table 11-12 Verified view locations description

View	Description
1	Looking north-east, east of a single house and scrapyard on the Boherboy Road
2	Looking north, directly south of the site on the Boherboy Road
3	Looking west, on the Boherboy Road close to Corbally Glade
4	Looking west from Corbally Heath from the estate road and the boundary to the development.
5	Looking south, from a road adjacent to Carrigmore Park, at the junction of Carrigmore Elms and Carrigmore Green.
6	Looking south, site boundary, from Carrigmore Avenue

View	Description
6a	Looking south, site boundary, from Carrigmore Avenue
7	Looking south, on Fortunestown Lane, outside the entrance road of Carrigmore Glen.
8	Looking south east from the Church Road/ Garters Lane, Saggart village. Outside entrance to the Church Car park (Church of the Nativity of the Blessed Virgin Mary)
9	Looking north, due south of the subject lands on the Blessington Road, N81.
10	N81 @ junction with Meagan's Lane (L7355)
11	Verschoyle Hill (high point)
11a	Verschoyle Hill (midway point)
12	Meagan's Lane (L7355) looking directly north to site
13	From L7377 looking north west

11.5.1 Construction Phase

The construction stage will last approximately 5 years. The expected landscape and visual impacts include:

- Numerous large, brightly coloured earth moving equipment, construction machinery, cranes operating on the site and construction site offices/facilities, security lighting and fencing etc,
- Change in colour and form of topography due to the excavation, removal and storage of soils,
- Removal of existing grass land.
- Creation of areas of hard surfaces (car parks, paths, roads),
- Planting of proposed trees, native hedgerows for biodiversity and urban greening, pollinator friendly planting,

The potential visual impacts during the construction phase will be as described for landscape impacts. Due to the nature of the site and surrounding hedgerows and adjoining buildings, visual impacts will rapidly decrease with distance from the site as intervening buildings and earth ditches and associated growth will mitigate views.

Considering the zoning and emerging trends for such zonings, the construction stage landscape and visual impacts can be considered negative to neutral in quality, very low to high in magnitude, negligible to moderate/major in significance and short term impacts (less than 7 years).

Table 11-13 Construction stage visual/landscape impacts

View	Magnitude	Probability	Duration	Sensitivity	Quality	Significance of Effect
V1	Low	Likely	Short-Term	Medium	Neutral	Negligible/ No impact
V2	Medium	Likely	Short-Term	Medium	Neutral	Moderate
V3	Low	Likely	Short-Term	Medium	Neutral	Negligible/ No impact
V4	Low	Likely	Short-Term	Medium	Neutral	Minor
V5	High	Likely	Short-Term	Medium	Neutral	Moderate
V6	Low	Likely	Short-Term	Medium	Neutral	Minor
V6a	High	Likely	Short-Term	Medium	Negative	Moderate
V7	Very Low	Likely	Short-Term	Medium	Neutral	Negligible/ No impact
V8	Very Low	Likely	Short-Term	Medium	Neutral	Negligible/ No impact
P9	Medium	Likely	Short-Term	Medium	Neutral	Minor
V10	Very low	Likely	Short-Term	Medium	Neutral	Negligible
V11	Very low	Likely	Short-Term	High	Neutral	Negligible
V11a	Very low	Likely	Short-Term	High	Neutral	Negligible
V12	Very low	Likely	Short-Term	High	Neutral	Negligible
V13	Very low	Likely	Short-Term	Medium	Neutral	Negligible

11.5.2 Operational Phase

As the main tree, hedge and shrub elements of the proposed development establish and grow the mass of the proposed development will become more broken up and less visible. This will further reduce the initial landscape impacts from moderate to minor or negligible.

In addition, it is worth mentioning that developments that at first might be regarded by the public as notable can be expected overtime to gradually diminish and will be perceived as part of the background with time.

Considering the zoning and emerging trends for such zonings, the operational stage landscape and visual impacts can be considered to reduce to, negative to neutral in quality, very low to high in magnitude, negligible to moderate in significance long term impacts.

Table 11-14 Operational stage visual/landscape impacts

View	Magnitude	Probability	Duration	Sensitivity	Quality	Significance of Effect
V1	Very Low	Likely	Short-Term	Medium	Neutral	Negligible/ No impact
V2	Medium	Likely	Short-Term	Medium	Neutral	Moderate/ minor
V3	Very Low	Likely	Short-Term	Medium	Neutral	Negligible/ No impact
V4	Very low	Likely	Short-Term	Medium	Neutral	Negligible
V5	High	Likely	Short-Term	Medium	Neutral	Moderate
V6	Low	Likely	Short-Term	Medium	Neutral	Minor
V6a	High	Likely	Short-Term	Medium	Negative	Moderate

View	Magnitude	Probability	Duration	Sensitivity	Quality	Significance of Effect
V7	Very Low	Likely	Short-Term	Medium	Neutral	Negligible/ No impact
V8	Very Low	Likely	Short-Term	Medium	Neutral	Negligible/ No impact
P9	Low	Likely	Short-Term	Medium	Neutral	Minor
V10	Very low	Likely	Short-Term	Medium	Neutral	Negligible
V11	Very low	Likely	Short-Term	High	Neutral	Negligible
V11a	Very low	Likely	Short-Term	High	Neutral	Negligible
V12	Very low	Likely	Short-Term	High	Neutral	Negligible
V13	Very low	Likely	Short-Term	Medium	Neutral	Negligible

11.5.3 Potential Cumulative Effects

Cumulative impacts can be described as impacts that result from changes caused by a development in conjunction with other past, present or reasonably foreseeable actions. Given the close proximity of the lands to other established developments, it is reasonable to expect development of the proposed site. With the implementation of the current and future Development Plan Standards it is reasonable to expect the orderly and legible development of the area which mitigates any landscape and visual impacts to a minor or below impact.

11.5.4 "Do Nothing" Effect

The do-nothing impact refers to the non-implementation of the proposed development. The primary effect of this would be that the impacts and effects identified would not directly occur. In the event that the development does not proceed it is very likely that the subject site would be developed in the future in some shape or form, in line with planning. If the site is left in its current state, it will be likely continued to be maintained in its current manner and hence a neutral impact will persist on the existing landscape.

11.6 Avoidance, Remedial & Mitigation Measures

11.6.1 Construction Phase

The key landscape and visual mitigation measures used during the construction phase have been incorporated into the layout of the site and design of the proposed buildings and landscaping as outlined in the architectural drawings and sections and the landscape proposal and report. By responding to the site topography, modulation of the buildings, façade articulation and suitable landscaping for the situation, the buildings are absorbed into the surrounding landscape as demonstrated in sections, verified views and CGI images. A range of materials and building typologies are used to complement the existing types found in the surrounding built environment and landscape.

11.6.2 Operational Phase

As the proposed landscaping matures the larger growing tree species can be expected to grow in this location to significant heights of approximately 10-15m and will grow to be significant landscape features in themselves that will counter balance the tallest part of the development. The smaller growing tree species can be expected in this location to reach 5-10m in height and will counterbalance the smaller scale parts of the proposed development. The retention and reinforcement of most hedgerows will further help mitigate visual and landscape impacts.

11.6.3 "Worst Case" Scenario

The worst-case effects arise when the mitigation measures as proposed substantially fail. As the design and layout is a major part of the mitigation and built into the proposed scheme it is highly unlikely that this would fail. If the proposed development were to start and not be completed it would become subject to local authority actions to remedy the situation. This would result in landscape and visual impacts lasting in the medium to long term as natural regeneration of pioneer species would be expected to grow and help mitigate impacts.

The failure of the proposed landscape mitigation measures is very unlikely as the landscape specifications are based on best practice planting and storage procedures for plant material. Also, if the proposed development is granted, the proposed landscaping will become a part of the plans and particulars of the planning application and as such can be made subject of an enforcement notice by the local authority to rectify the situation.

11.7 Residual Impacts

Despite the implementation of the proposed mitigation and ameliorative measures during the construction phase, the initial development works—such as vegetation clearance and general construction activity—are expected to result in moderate, negative, and temporary residual impacts, particularly for receptors located closest to the site. These effects will diminish rapidly with distance, transitioning to minor or negligible, neutral short-term impacts for more distant receptors.

Upon completion of construction, the initial disturbance and visual change will gradually be softened as the new development becomes established within its setting. Over time, the proposed landscaping and architectural integration will help assimilate the development into the surrounding environment. As a result, the residual impacts on the local landscape and visual character are anticipated to be minor to negligible, with effects becoming negligible and neutral at greater distances, and long-term in duration

11.8 Monitoring

11.8.1 Construction Phase

To ensure the successful implementation of the landscape proposals, detailed tender drawings and specifications will be prepared in line with best practice standards. These documents will outline procedures for tree works, soil handling, planting techniques, and

maintenance requirements. All landscape works will be overseen by a qualified landscape architect to ensure compliance with the design intent and quality standards. Planting operations will be scheduled to take place during the appropriate planting season, following the completion of the main civil engineering and construction activities.

11.8.2 Operational Phase

Monitoring of the mitigation measures will form part of the landscape management plan. Replacement trees, replacement planting and pruning measures will be captured in landscape maintenance plans and are intrinsically linked to the proposed mitigation measures. All landscape works will be in an establishment phase for the initial three years from planting. A landscape maintenance plan/specifications accompanies the planning application. Prior to completion of the landscape works, a competent landscape contractor will be engaged and a detailed maintenance plan, scope of operation and methodology will be put in place

11.9 Interactions

In terms of interactions, the impact on the landscape relates to many of the impact areas considered. In the current context, the most significant interactions are considered in the following Chapters:

- Population and Human Health

The enhanced landscape design contributes positively to local amenity, supporting mental well-being and encouraging outdoor recreation and tourism.

- Biodiversity

Proposed landscape planting and green infrastructure can enhance habitat diversity and support ecological connectivity across the site.

- Land and Soils

There is an impact on landscape but it is consistent with the prevailing planning policy context and sustainable development objectives enunciated in international, national, regional and local policy and the impact can be considered moderate.

11.10 Difficulties Encountered When Compiling

No significant difficulties were encountered during the landscape and visual impact assessment.

11.11 Conclusion

It is concluded that the Proposed development will not result in and significant landscape or visual impacts.

Considering the zoning and emerging trends for such zonings, the construction stage landscape and visual impacts for the Proposed Development can be considered negative to neutral in quality, very low to very high in magnitude, negligible to moderate/major in significance and short term impacts (less than 7 years).

The operational stage landscape and visual impacts can be considered to reduce to, negative to neutral in quality, very low to medium in magnitude and negligible to moderate in significance and long term impacts.

There is an impact on landscape but it is consistent with the prevailing planning policy context and sustainable development objectives enunciated in international, national, regional and local policy and the impact can be considered neutral in quality, medium in magnitude, moderate in significance, and long term impacts.

11.12 References

- 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 (EIA Directive);
- The National Landscape Strategy (NLS) for Ireland 2015-2025.;
- Guidelines on the information to be contained in Environmental Impact Assessment Reports, Environmental Protection Agency (2022 (EPA Guidelines 2022)
- Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013 (GLVIA), published by the Landscape Institute;
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, 2018, published by the Department of Housing, Planning and Local Government;
- Technical Information Note on Townscape Character Assessment, 2016, published by the Landscape Institute;
- Residential Visual Amenity Assessment (RVAA) Technical Guidance Note 2/19, published by the Landscape Institute.
- Transport Infrastructure Ireland Publication no. PE-ENV-01101, published December 2020: Landscape Character Assessment (LCA) and Landscape and Visual Impact Assessment (LVIA) of Specified Infrastructure Projects - Overarching Technical Document
- South Dublin County Council County Development Plan 2022-2028