RECEIVED: 29/01/2026

CONTENTS

INTRODUCTION 1
Background 1
Scope of Work / EIA Scoping 1
Technical Standards 2
Consultations / Consultees 3
Contributors / Author(s) 3
Sources of Information 3
Study Area 3
Field Survey 4
Limitations / Difficulties Encountered 4
Significant Risks 4

REGULATORY BACKGROUND 5
Legislation 5
Planning Policy and Development Control 5

RECEIVING ENVIRONMENT 9
Landscape Baseline 9
Visual Baseline 12
Sensitive Receptors 15

IMPACT ASSESSMENT 16
Aspects of the Development which Have the Potential to Cause Landscape and Visual Effects 16
Operational Stage Landscape Effects 17
Post – Operational Stage Landscape Effects 21
Operational Stage Visual Effects 21
Post – Operational Stage Visual Effects 25
Direct/Indirect Effects 25
Compliance with relevant Planning Policies 25
Unplanned Events (i.e. Accidents) 27
Cumulative / Synergistic Impacts 27
Transboundary Impacts 27
Interaction with Other Impacts 27
'Do-nothing Scenario' 27

RECEIVED: 29/01/2026

MITIGATION MEASURES 27
Operational Stage 27
Post – Operational Stage 28
RESIDUAL IMPACT ASSESSMENT 28
Operational Stage 28
Post – Operational Stage 28
MONITORING 28
REFERNCES 29
FIGURES 30
Figure 13-1 Landscape Baseline and Viewpoint Locations 30
Figure 13-2 Zone of Theoretical Visibility (ZTV) Map 30
Figure 13-3 Viewpoints A & B 30
Figure 13-4 Viewpoints C & D 30
Figure 13-5 Viewpoints E & F 30
APPENDICES 31
Appendix 13-A Criteria and Definitions used in Assessing Landscape and Visual Effects 31
Appendix 13-B – Zone of Theoretical Visibility (ZTV) Methodology 49

TABLES

Table 13-1: Evaluation of the Value of the Site and its Immediate Context 17
Table 13-2: Sensitivity of Landscape Receptors 19
Table 13-3: Magnitude of Landscape Change 19
Table 13-4: Assessment of Landscape Effects 21
Table 13-5: Sensitivity of Visual Receptors 21
Table 13-6: Magnitude of Visual Change 22
Table 13-7: Assessment of Visual Effects 24

RECEIVED: 29/01/2026

INTRODUCTION

Background

13.1 This chapter of the EIAR assesses the landscape and visual effects arising from the proposed continued use of part of and extension to the existing operational sand and gravel pit (P. Ref. 20191259) at Ballymacoonoge & Glentire townlands, Ballaghkeen, Co. Wexford. Blackwater Village is located ca. 5 km to the south-east and the town of Enniscorthy ca. 10 km to the north-west.

13.2 The planning application area, hereafter referred to as the application area or the site, is located ca. 500m south of the Glentire Heights residential estate in Ballaghkeen village. It comprises the site access road (including associated site facilities), parts of the existing sand and gravel pit (i.e. those sections not yet restored) and the proposed extension site. The existing site entrance, which will continue to be used, is located along the R744 – Regional Road, ca. 600m east of the entrance to the Glentire Heights estate. The access track leads from this entrance in a southern direction into the existing sand and gravel pit. The proposed extension land is located immediately to the south of the existing pit, contained within one large tillage field, in the townland of Ballynamonabeg.

13.3 The previously permitted restoration scheme was adjusted in accordance with the new proposed extraction area. This includes changes to the timing of the restoration of some sections of the existing pit, as continued access will be required. It is proposed to install fencing and temporary grassed screening berms around the edges of the proposed extension area. In addition, it is proposed to plant a 5 m wide band of native screen planting along the western boundary, as well as a larger area in the southern corner of the site. This is to provide screening, in addition to topographical screening, in views from residential properties to the south and west of the site. Similar to the existing pit, it is proposed to restore the pit floor to agricultural land on a phased basis, as soon as suitable area become available. The pit slopes will be left for natural regeneration. On completion of the restoration of the pit floor and slopes, earth banks will be constructed and planted with hawthorn, in the location of former field boundaries, to re-establish these boundaries and improve habitat connectivity. Further details on the proposed development, including the proposed Landscaping & Restoration Plan (EIAR **Figure 2-4**).

13.4 This chapter should be read in conjunction with the following figures, which have been used to inform the EIAR chapter:

- **Figure 13-1:** Landscape Baseline and Viewpoint Locations
- **Figure 13-2:** Zone of Theoretical Visibility (ZTV) Map
- **Figure 13-3:** Viewpoints A & B
- **Figure 13-4:** Viewpoints C & D
- **Figure 13-5:** Viewpoints E & F

Scope of Work / EIA Scoping

13.5 The EPA guidelines in relation to the preparation of an EIAR (May 2022) suggest the following typical headings that may be included in respect of the prescribed environmental factor ‘The Landscape’:

- Landscape Appearance and Character;
- Landscape Context;

RECEIVED: 29/01/2026

- Views & Prospects; and
- Historical Landscapes.

13.6 These headings are incorporated in the below assessment, as appropriate. However, in the absence of more detailed Irish guidance, the assessment contained within this chapter is based on the Third Edition of the Guidelines for Landscape and Visual Impact Assessment issued by the Landscape Institute and Institute of Environmental Management and Assessment (hereinafter referred to as 'GLVIA3'). These guidelines are widely accepted as best practice for Landscape and Visual Assessment (LVIA) in Ireland.

13.7 GLVIA3 emphasises that landscape and visual effects are related but independent issues; landscape effects are changes in the landscape, its character and quality; while visual effects relate to the appearance of these changes and the resulting effect on visual amenity.

13.8 The assessment of overall landscape and visual effects and their significance is defined in terms of the relationship between the sensitivity of the landscape/visual receptors and the magnitude of the change.

13.9 As GLVIA3 (paragraph 2.23) states, professional judgement is an important part of the LVIA process: whilst there may be some scope for objective measurement of landscape and visual changes, much of the assessment must rely on qualitative judgements. It is critical that these judgements are based upon a clear and transparent method so that the reasoning can be followed and examined by others.

13.10 GLVIA3 sets out a framework for making judgements about the level of effects that may result from change or development. It describes a step by step approach in which: judgements about the value and susceptibility of the receptor are combined into a judgement about sensitivity; judgements about the size/scale of the effect, its geographical extent and its duration and reversibility are combined into a judgement about the magnitude of the effect; and finally, the judgements about sensitivity of the receptor and the magnitude of the effect are combined to judge the level of the effect. If the assessment forms part of an EIA, a threshold may then be identified to show which effects are considered to be significant and which are not.

13.11 GLVIA3 is not prescriptive about exactly how the various judgments required in this framework should be made. This is a matter for individual practitioners to decide and explain. In this document it has been assessed that Major or Major/Moderate levels of effect are significant.

13.12 The full LVIA methodology is described in **Appendix 13-A**. Please note that much of the terminology used in assessing the landscape and visual effects is in accordance with the above-mentioned EPA Guidelines. However, the terminology used in this LVIA to describe the level of effects (= "significance of effects" in the EPA Guidelines) differs slightly from said EPA Guidelines, based on examples provided in GLVIA3.

Technical Standards

13.13 Photography and visual representations are based on the principles set out in the Landscape Institute – Technical Guidance Note 06/19 – Visual Representation of Development Proposals. There is no Irish standard/guidance, and in our experience, it is typically considered sufficient to provide two annotated viewpoint photographs (Type 1 photography in Technical Guidance Note 06/19) on one A3-sized sheet, using a range of horizontal angles of view (i.e. 75˚-105˚) to illustrate the full extent of the development within each photograph presented, as well as the context within which the site is located.

RECEIVED: 29/01/2026

13.14 The Landscape Institute – Technical Guidance Note 02/21 – Assessing landscape value outside national designations was taken account of in the preparation of the assessment methodology, as provided in **Appendix 13-A** at the end of this chapter.

13.15 The Landscape Institute – Technical Guidance Note LITGN-2024-01 – Notes and Clarifications on aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3) was also taken into account in the preparation of the assessment methodology provided

Consultations / Consultees

13.16 A pre-planning meeting was held with the Planning Department, Wexford Co. Council on the 18th November 2025 (Ref. 20250386). The following points were raised by the council officials, relating to the potential impact on landscape, in the pre-app notes.

> *"The site lies within the Lowlands landscape character unit as defined in the 2022 - 2028 Wexford County Development Plan. The siting, scale and design of the proposed area of extraction, and the positioning of plant and stockpiles etc, should be designed to ensure that there are no significantly adverse impacts on the landscape from public viewpoints. It should be noted that a proposal which requires significant works to mitigate for its potential visual impact is unlikely to be considered acceptable."*

13.17 Following a review of published development plans and the site survey, it was concluded that there was no requirement for a separate formal consultation to be carried out regarding the landscape and visual effects of the proposed development.

Contributors / Author(s)

13.18 The LVIA including site work and completion of drawings was carried out by Anne Merkle, a Principal Landscape Architect with SLR Consulting Ireland. Anne graduated from the Nürtingen-Geislingen University (Germany) in Landscape Architecture (Dipl.-Ing. (FH)), in 2002. She has 20+ years' experience working for landscape consultancies in Ireland, specialising in Landscape and Visual Impact Assessments for a wide range of projects, including quarries, waste recovery facilities, wind farms, powerlines and mixed developments. In 2017, Anne completed an MSc in Biodiversity and Land Use Planning at NUI Galway. She is a full member of the Irish Landscape Institute (MILI) since 2005.

Sources of Information

13.19 The assessment is based upon a desk top assessment of relevant plans, guidance and landscape character assessments, as well as a thorough site assessment carried out in October 2025. The desktop study and field work were informed by:

- Wexford County Development Plan 2022-2028;
- digital and paper (Ordnance Survey Ireland) mapping at different scales; and
- information available on the internet (such as satellite images and information on recreational facilities and nature conservation sites).

Study Area

13.20 A study area of up to 3 km surrounding the application area was identified, based on previous experience with the subject site and following the desktop study, i.e. taking account

RECEIVED: 29/01/2026

of the screening provided by the gently undulating topography to the west, south and east of the application area and the ridgeline across Slievenagorea to the north, as well as existing woodlands and hedgerows throughout the area. It should be noted that the visual envelope, i.e. the area from where the application area is actually visible, is much smaller than the study area. Nevertheless, the 3 km study area is maintained for the purposes of providing landscape context.

Field Survey

13.21 A detailed field survey was carried out on 25th October 2026, 15th June 2023 in sunny and bright conditions, with good visibility. Photographs were taken during the field surveys, using a Nikon D610 digital SLR full frame camera, with a fixed 50mm lens, mounted on a tripod with a panoramic head. The individual photos were taken in portrait format.

13.22 In accordance with GLVIA3, the field survey and viewpoint photography concentrated on publicly accessible areas, such as the road and public footpath networks, residential and outdoor recreational areas.

Limitations / Difficulties Encountered

13.23 No difficulties were encountered during the desktop study, field survey or in the preparation of this report.

Significant Risks

13.24 There are no known significant risks to human health or environmental effects, which may occur in relation to this landscape and visual impact assessment.

RECEIVED: 29/01/2026

REGULATORY BACKGROUND

13.25 The following paragraphs set out the regulatory background with regard to LVIA in Ireland and the site-specific planning background relevant to the proposed development.

Legislation

13.26 In 2002, Ireland ratified the European Landscape Convention, which promotes the protection, management and planning of landscapes. The National Landscape Strategy for Ireland 2015-2025 was published "to ensure compliance with the European Landscape Convention and establish principles for protecting and enhancing the landscape while positively managing its change".

13.27 Article 1a of the European Landscape Convention defines landscape as "an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors". This definition has been included in the Planning and Development (Amendment) Act 2010, along with the requirement that objectives relating to landscape shall be included in development plans.

13.28 There is no Irish legislation specifically governing the preparation of landscape and visual impact assessments.

Planning Policy and Development Control

13.29 The Wexford County Development Plan (WCDP) 2022-2028 is the statutory plan detailing the development objectives of the authority, covering the application area.

13.30 Those objectives, with relevance to this assessment, are listed below. The location / extent of the relevant landscape and visual designations is shown on **Figure 13-1**, at the end of this chapter.

Aggregate Resources & Extractive Industry

13.31 **Section 6.7.6.5 of Volume 1** of the current WCDP contains the following relevant extractive industry objectives.

13.32 **Objective ED116:** *"To require extractive and processing industries to be appropriately sited, designed and managed to avoid significant adverse impacts on their surrounding environment, amenities, road/public safety, and built and natural heritage. The Council will have regard to 'Quarries and Ancillary Activities' (DEHLG, 2004) in its considerations on quarrying (as may be updated in the lifetime of this Plan)."*

13.33 **Objective ED117:** *"To prohibit extractive industry development where it has not been demonstrated that adverse effects on the environment, landscape, heritage and surrounding residential, recreation or tourist amenities will not be generated, even if significant aggregate resources are identified. …."*

13.34 **Objective ED118:** *"To ensure that all extractive industry development complies with the relevant objectives of this Plan, including those in Chapter 8 Transportation Strategy, Chapter 10 Environmental Management, Chapter 13 Heritage and Conservation and all relevant standards in Volume 2 Development Management Manual including, but not limited to, the specific standards for the extractive industry contained in Section 5.8 Aggregate Resources and the Extractive industry."*

RECEIVED: 29/01/2026

13.35 **Objective ED120:** *"To ensure that an effective buffer is provided for between proposed quarry operations and adjoining dwellings, landholdings, water courses, built and natural heritage (including archaeology), roads and other public infrastructure."*

Volume 2 – Development Management Manual: Section 5.8 Aggregate Resources and the Extractive Industry

13.36 The following specific standards, relevant to this assessment, are mentioned in **Volume 2, *Section 5.8*** *of the current WCDP (as referred to in Objective ED118).*

13.37 *"… The proposed development and associated operations shall be in accordance with industry best practice and shall have regard to the following guidance documents and information (as may be updated /added to):*

- *Environmental Management in the Extractive Industry (EPA, 2006) …*

Planning applications must demonstrate that:

- *… c) The development is sited and designed to use existing landforms to prevent significant adverse visual impacts on the landscape. Proposals which rely on extensive mitigation works to address an adverse visual impact will not be favourably considered. All quarry-related structures, plant and stockpiles should be appropriately sited within the site to avoid adverse visual impacts. …*
- *h) The proposal has been designed to protect and encourage biodiversity.*
- *i) The proposed quarry will be subject to an orderly closure process at the completion of quarrying and processing, to include matters such as the removal of plant, structures and stockpiles, the retention of landscaping where appropriate and site security. …"*

Landscape and Green Infrastructure

13.38 **Chapter 11 of Volume 1** of the current WCDP contains the following relevant landscape objectives.

13.39 **Objective L01:** *"To have regard to the Landscape Character Units and their assigned Landscape Sensitivity, the Draft Landscape and Landscape Assessment-Guidelines for Planning Authorities (2000) and any updated versions of these guidelines published during the lifetime of the Plan, and any National Landscape Character Assessment prepared when assessing planning applications or when carrying out local authority own development."*

Please note that the Landscape Character Units and their assigned sensitivity, relevant to this assessment, are provided as part of the Landscape Baseline description below.

13.40 **Objective L04:** *"To require all developments to be appropriately sited, designed and landscaped having regard to their setting in the landscape, ensure that any potential adverse visual impacts are minimised and that natural features and characteristics of the site are retained."*

13.41 **Objective L06:** *"To ensure that developments are not unduly visually obtrusive in the landscape, in particular, in or adjacent to the Upland, River Valley, Coastal or Distinctive Landscape Character Units."*

13.42 **Objective L07:** *"To ensure that, where a development will have a negative impact in the Upland, River Valley, Coastal, or Distinctive Landscape Character Unit, an overriding need is demonstrated for that particular development and ensure that careful consideration is given to site selection. The development should be appropriate in scale and be sited, designed and landscaped in a manner which minimises potential adverse impacts on the subject landscape."*

RECEIVED: 29/01/2026

13.43 **Objective L11**: *"To protect views worthy of protection, including views to and from the sea, rivers, landscape features, mountains, tourism sites and landmark structures such as bridges and urban settlements from inappropriate development that by virtue of design, scale, character or cumulative impact would block or detract from such views."*

13.44 **Objective L13:** *"To consider the special qualities of the landscapes listed in Section 4.0 Other Landscape Considerations in Volume 7 Landscape Character Assessment when assessing development proposals in these areas. In assessing impacts the Council will consider the specific landscape qualities for which they have been designated."*

13.45 **Objective L14:** *"To adopt a presumption against developments which are located on elevated and exposed sites and where the landscape cannot accommodate such development with appropriate mitigation."*

13.46 **Objective L16:** *"To require Landscape and Visual Impact Assessment Reports to be submitted for developments which may have a significant negative impact on the landscape."*

Volume 7 – Landscape Character Assessment: Section 4.0 Other Landscape Considerations

13.47 The following special qualities of the landscape, relevant to this assessment, are listed in **Volume 7, *Section 4.0*** *of the current WCDP (as referred to in Objective L13).*

13.48 *"4.2 Ecological Networks and Wildlife Corridors: … Wildlife corridors are made up of hedgerows, riparian zones, tree lines and wetlands and are an important feature of the landscape. These corridors provide a vital habitat for many species and also function as a corridor for animals, birds, bats, insects and other species to move through. It is particularly critical that these wildlife corridors are retained to allow for the free movement of species for purposes of feeding, nesting and breeding within their wider habitat. These networks facilitate the dispersal and reduce the risk of extinction of a species due to excessive habitat fragmentation and the isolation of small fragmented population."*

13.49 *" 4.5 Historical and Cultural Elements: … There are important features in the landscape, e.g., hedgerows and trees which line fields and roads, woodlands, wetlands and old demesne walls. The contribution that these landscape features make towards the site specific and overall character of the county's landscape is recognised and should be taken into account in the assessment of future development proposals. …"*

Volume 7 – Landscape Character Assessment: Section 5.0 Scenic Routes and Protected Views

13.50 Objective L11, as listed above, provides a general description of the views worthy of protection in County Wexford. No specific scenic routes or protected views are designated in the WCDP, but the following additional information is provided in **Volume 7, Section 5.0**.

13.51 *"… scenic routes may fall into a number of categories:*

- *Routes through Upland, Coastal, River Valley and Distinctive Landscapes.*
- *Trails such as the Eurovelo, Norman Way, Greenways and Wexford Walking Trails where sightseeing visitors are more likely to be concentrated along these routes.*

13.52 *Other scenic views include might include:*

- *Views to the sea and views towards land from the sea and rivers in locations which may host tourism or amenity/journeys arrivals by boat.*

RECEIVED: 29/01/2026

- *Planned views and vistas such as those associated with planned settlement and heritage properties and gardens.*

13.53 *The CDP recognises the fact that all landscapes are living and changing, and therefore in principle a development on such a route would not necessarily be prohibited, but development, where permitted, should not hinder or obstruct these views and prospects, should not have significant negative impacts either individually or cumulatively and should be designed and located to minimise their impact."*

Heritage and Conservation

13.54 **Chapter 13 of Volume 1** of the current WCDP contains the following relevant natural heritage objectives.

13.55 **Objective NH12:** *"To protect individual trees, groups of trees, woodlands and hedgerows of amenity and biodiversity value, from damage and/or degradation and work to prevent the disruption of the connectivity of the woodlands and hedgerows of the county. Commercial forestry will generally be exempt, except at peripheries and / or where they have not been maintained for commercial purposes."*

13.56 **Objective NH13:** *"To ensure applications for development include proposals for native planting and leave a suitable ecological buffer zone between the development works and any areas or features of ecological importance. To minimise the removal of hedgerow and natural boundaries, and where hedgerows are required to be removed the applicant / developer will be required to reinstate the hedgerows with a suitable replacement of native species."*

RECEIVED: 29/01/2026

RECEIVING ENVIRONMENT

Landscape Baseline

Existing Relevant Landscape Character Assessment

13.57 A Landscape Character Assessment (LCA) for County Wexford is contained in Volume 7 of the current WCDP. This *"identifies areas of common character called landscape character areas or landscape character units (LCU)"*. In total 5 LCU are identified, i.e. Uplands, Lowlands, River Valleys, Coastal and Distinctive.

13.58 *"'Distinctive Landscapes' (e.g. rolling hills, kettle and kame landscape, sloblands, etc.) are different to the main LCU in which they are located. They generally represent features in the landscape and seascape which have visual interest and prominence. Certain landscapes also have particular values which communities or individuals attach to them e.g. historical, ecological, socio- cultural and/or religious interest. In some cases, landscapes may have more than one value attached to them."*

13.59 The application area is fully contained within the Lowlands LCU. The Slievenagorea Distinctive Landscape is located immediately north of the application area, at the site entrance. The Oulart Hill Distinctive Landscape is located just over 3 km to the north of the main part of the site and therefore outside the study area. As is the Coastal LCU, located ca. 5 km to the south-east, at its closest point.

Lowlands LCU

13.60 The description of the Lowlands LCU includes the following. *"The Lowlands LCU is generally made up of gently undulating lands and relates to extensive areas of the county. The slopes and topography in this unit are shallower. There are generally higher levels of population and more intensive agriculture. Agricultural lands tend to be characterised by views across larger fields as a result of the generally low well-trimmed hedges. This landscape unit hosts the principle towns (except where transected by River Valleys) and major infrastructure such as the main roads and Railways. There are a number of prominent hills within the Lowlands LCU which provide more enclosure and 'punctuation' within the overall landscape …The Lowlands LCU generally has characteristics which have a higher capacity to absorb development without it causing significant visual intrusion although, care still needs to be taken on a site by site basis, particularly to minimise the risks of developments being visually intrusive. …"*

Slievenagorea Distinctive Landscape

13.61 A general description of the 'Hills' Distinctive Landscapes is provided, this includes the following. *"Hills and ridges have a significant presence all across County Wexford, and there are often broad views across the surrounding landscape from them. In the lowland landscape, the important and prominent hills and ridges have been identified. … Where public access is possible, hills and ridges are often popular places for recreational activity such as walking, horse riding and cycling."*

Sensitivity Rating

13.62 A sensitivity rating was developed as part of the landscape character assessment for each LCU. This *"is a measure of the ability of the landscape to accommodate change or intervention without suffering unacceptable effects to its character and value."*

RECEIVED: 29/01/2026

13.63 *"Low sensitivity landscapes are more robust landscapes which are tolerant to change and have the ability to accommodate development without significant adverse impacts on the character of the landscape. These landscapes comprise the majority of the lowlands."*

13.64 *"Uplands, Coastal and Distinctive Landscapes have a High Sensitivity to change and a limited ability to absorb new development. Development proposed within these areas must be shown not to impinge in any significant way upon their character, integrity or uniformity when viewed from the surroundings. Particular attention should be given to the preservation of the character and distinctiveness of these areas as viewed from scenic routes and the environs of archaeological and historic sites."*

Landscape of the Site and its Context

13.65 GLVIA3 recommends that a landscape character assessment should be carried out as part of the baseline study (paragraph 5.4). This should consider:

- The elements that make up the landscape (e.g., physical, land cover and the influence of human activity);
- Aesthetic and perceptual aspects (e.g., scale, complexity, openness, tranquillity or wildness); and
- The overall character of the area.

Landscape Elements

13.66 The application area is located south of the R744 and south Ballaghkeen village in Co. Wexford, ca. 5 km to the north-west of Blackwater village and 10 km south-east of Enniscorthy. It comprises the existing site access road (including associated site facilities), which is bound by grassy earth banks and parts of the existing sand and gravel pit (i.e. those sections not yet restored). It further comprises the proposed extension site, which is contained within one large approximate triangular shaped tillage field, immediately south of the existing pit.

13.67 Most boundaries surrounding the existing pit and those surrounding the extension site are marked by earth banks covered with grassy vegetation, bracken and / or hawthorn. In some locations taller shrubs / trees are present. A post and wire fence and a recently planted hedgerow mark the western boundary of the existing pit, as this extends partway into the adjoining agricultural fields. The existing pit is adjoined by agricultural land on all sides, while the south-western and south-eastern boundaries of the field within which the extension area is located is adjoined by local roads, with agricultural land beyond.

13.68 Levels within the existing sand and gravel pit range from 73 m ordnance datum (OD) at the site entrance, to 77 m OD along its western boundary and to 60 m OD on the current pit floor. Levels within the extension site, which is gently undulating, range from highpoints of 81 m AOD east of the centre of the field and along its western boundary, to 79 m OD in its north-western corner, 70 m in its north-eastern and 67 m OD in its southern corner.

13.69 The wider landscape is made up predominantly from agricultural fields of varying shapes and sizes. These fields are bound by a mixture of tree lined hedgerows, low-cut hedgerows and grassy earth banks. In the western half of the study area, along the River Sow, a number of large coniferous and deciduous woodland plantations are present.

13.70 The topography to the west, south and east of the application area is also gently undulating with levels ranging from 40-84m OD. Along the River Sow, the land flattens out at levels around 40m OD. A number of other small rivers/ streams are present throughout the study area, none of which are associated with large level changes / distinct valleys. Within 1.5 km

RECEIVED: 29/01/2026

to the north-west of the application area, levels rise to 152 m AOD at Slievenagorea Hill. This summit is adjoined by a ridge to the east, which remains above 100 m OD for nearly 3 km. Another ridge extends from the summit to the north, towards Oulart Hill.

13.71 The main settlement within the study area is Ballaghkeen village, the eastern edge of which is located ca. 300 m west of the site entrance, from where it spreads over 1 km to the west, mainly along the R744. The closest residential estate within Ballaghkeen (Glentire Heights) is located ca. 500 m to the north of the existing pit. No other villages or towns are located within the 3 km study area. One-off housing and in some places ribbon development is present along the roads throughout the study area.

13.72 The R741 Gorey to Wexford road and the R744 Enniscorthy to Blackwater road are the main transport routes within the study area. They cross the study area in a north-south and east-west direction, respectively. A dense network of local roads connects the areas between these higher-class road, with the exception of a 5km long and 2-4km wide stretch along the River Sow, in the western half of the study area, where no public roads are present.

13.73 Human activity has strongly influenced the land use within the study area, in the form of agriculture and forestry plantations. This is further emphasised by the many straight field boundaries, marked by hedgerows or earth banks. On a smaller scale, human influences are visible in the form of roads, buildings and wooden electricity poles, as well as the active sand and gravel pit within the site. On the whole, while this is an attractive rural landscape, there are few locations from where no man-made structures are visible (i.e. mostly roads, buildings and wooden poles).

Aesthetic and Perceptual Aspects

13.74 The scale of the landscape is small to medium in many locations within the study area, due to the enclosure from (tree-lined) hedgerows and grassy earth banks, as well as the undulating topography. It increases considerably in locally elevated locations and / or where roadside hedgerows / earth banks are kept low or have gaps and therefore long-distance views open up.

13.75 Due to the dominance of agricultural fields (pasture and tillage), bound by hedgerows / grassy earth banks, the colours and textures throughout the study area are generally simple and repetitive, but with no regular pattern. There are some patches where the textures become more complex, i.e. where forestry plantations or areas of scrub are present. The colour palette is dominated by multiple shades of green, interspersed with contrasting shades of browns and creams contributed by the tillage fields and the existing sand pit.

13.76 While the study area has an overall natural appearance, there is little sense of wildness or remoteness, due to the many signs of human activity, such as improved grassland, tillage, electricity poles, roads and the numerous residential properties, as well as the existing sand pit. Also, traffic noise is audible in some parts of the study area, particularly in the vicinity of the regional roads, diminishing the sense of tranquillity.

Overall Character

13.77 The site assessment supports the inclusion of the site and its immediate context in the Lowlands LCUs, as set out in the Landscape Character Assessment for Co. Wexford.

Protected Nature Conservation Sites

13.78 The National Parks and Wildlife Service (NPWS) website was reviewed for protected nature conservation sites in proximity to the application area, as these provide an indication of the

RECEIVED: 29/01/2026

natural heritage value placed on the local landscape. No nature conservation sites are located in the vicinity of the application area. The nearest such site is the Ballyroe Fen and Lake proposed Natural Heritage Area (pNHA, site code 000747) ca. 4 km to the south-east of the application area.

Visual Baseline

Zone of Theoretical Visibility (ZTV)

13.79 The visibility of the application area was initially assessed by a desktop study of OSI Discovery Maps (1:50,000) and available aerial photography. This was followed by 3D computer modelling and calculation of the zone of theoretical visibility (ZTV), using LSS (McCarthy Taylor) software, in accordance with the methodology provided in **Appendix 13-B** at the end of this section.

13.80 The ZTV, which illustrates the subtended vertical angle of visibility, was calculated for the proposed extraction area, i.e. the extension area. It should be noted that the ZTV mapping is based on a bare terrain; that is, the computer model does not include built structures or vegetation or in this case the proposed temporary screening berms. As a result, the extent of visibility, which is illustrated, is regarded as a worst-case scenario, and would be greatly reduced if buildings and vegetation, such as the existing earth-banks / hedgerows in the surrounding landscape and the proposed screening berms, were included in the model.

13.81 In SLR's experience, views from within areas with a visibility of a subtended vertical angle of up to 0.4 degrees tend to be screened by hedgerows and other vegetation (if present) and / or built structures in an urban environment. These areas are coloured in shades of grey on the ZTV mapping, in order to differentiate them from the areas with a higher probability of visibility, which are marked in shades of yellow, orange and red.

13.82 The resulting ZTV is depicted on **Figure 13-2**. It indicates that the higher probability of visibility of the proposed development is restricted to the application area itself and two small areas, one between 200-700 m to the east and one between 1,000-1,700 m north-east of the extraction area (i.e. the areas of theoretical visibility in yellow, orange and red).

13.83 While there are further / larger areas of theoretical visibility within 2 km to the north, 4 km to the south-east and between 1.5-4 km to the north-west, these areas have a low probability of actual visibility, as indicated by the shades of grey. As mentioned above, views from within these areas are very likely screened by existing intervening vegetation.

13.84 Also, it should be noted that the majority of the theoretical visibility areas, including the two small areas with a higher probability of visibility, cover agricultural land, which is not publicly accessible. While parts of the site may be visible from this land, only few and infrequent visual receptors are present in those areas (i.e. the owners of the land) and these are therefore not assessed in detail.

13.85 The ZTV further illustrates that there would be very little or no visibility of the proposed development from locations beyond 2 km to the north, north-east and east and beyond 0.5 km to the south-west of the extension area.

Outdoor Recreational Facilities within the Study Area

13.86 The study area was searched for available outdoor recreational facilities, as these provide an indication of the recreational value placed on the local landscape, as well as potential visual receptors present within the area.

13.87 The Oulart Hill 1798 Battlefield Walking Hub is located approximately 4 km north of the study area. This hub includes the Cosán na Gloire (0.5 km), Jean Kennedy Smith Trail (4.8

RECEIVED: 29/01/2026

km), Unyoke Walk (11.7 km), and Siul Ladhru (7.4 km). One of these walks, the Unyoke Walk, passes the site along the local road east of the proposed extension area, on its route from the Trading Post Camping Park in the townland of Ballynamona, ca. 1.5 km south-east of the site to Oulart Village.

13.88 A section of the Wexford Cycle Hub - Cycle Loop 2 lies just within the south-eastern boundary of the study area, where it follows a local road west from Blackwater village towards the R741, crossing this road and continuing in a south-western direction along local roads.

Actual Visibility

13.89 The actual visibility of the application area, from the areas of visibility indicated by the ZTV mapping (**Figure 13-2**), was assessed during the field survey, concentrating on publicly accessible locations, including any of the outdoor recreational facilities identified. It was confirmed that the undulating topography in combination with existing roadside and intervening vegetation blocks views towards the application area from most locations within the study area.

13.90 It was established that the visibility of (parts of) the application area is restricted to:

- Intermittent / glimpsed views from a ca. 600 m long stretch of the local road along the south-western boundary of the application area and in the vicinity of its southern corner (including adjoining residential properties);
- Intermittent / glimpsed views from a ca. 250 m long stretch of the local road in the townland of Ballynamona, ca. 1 km south-east of the application area (including adjoining residential properties);
- A view from one location along the Unyoke Walk, ca. 900 m north-east of the site entrance and 1,500 m north-east of the extension area; and
- Intermittent / glimpsed views from a ca. 100 m long stretch of the local road north of Ballaghkeen, ca. 2 km north of the extension area, as well as several residential properties in elevated positions in the vicinity of this section of road.

13.91 Viewpoint photography was taken during the field survey from several locations throughout the study area. Six of these were selected to represent the range of available views, including some viewpoints illustrating how the site is (partially / fully) screened by intervening vegetation / topography.

13.92 The location of the six viewpoints is illustrated on **Figures 13-1 & 13-2**. For each of the viewpoints, annotated panoramic images showing the existing view are provided (refer to **Viewpoints A-F** on **Figures 13-3 to 13-5**). The panoramas are made up from 4-6 individual photographic frames, which were merged together using Adobe Photoshop software. It should be noted that photography is a tool to assist in the visualisation process and cannot be expected to replicate the actual view that would be attained on the ground.

13.93 **Viewpoints A & C** represent some intermittent / glimpsed views from the local roads along the south-western boundary of the application area and in the vicinity of the southern corner of the site, as well as views from some of the adjoining properties. Views can be gained through gaps in the hedgerows / earth banks along the roads (as is the case for Viewpoint A) or where these are low (refer to Viewpoint C). Parts of the field within which the extension area is located are visible in the available views. As the field is slightly undulating with highpoints along the western boundary and east of its centre only those parts closest to the viewing location are visible, with the back of the field and more distant land screened by the sloping topography.

RECEIVED: 29/01/2026

13.94 **Viewpoints B** illustrates how the application area is generally screened in views from the local road along its eastern boundary and further north towards the R744. This is with the exception of the section of road in the vicinity of the southern corner of the site (refer to Viewpoint C). In all other locations dense vegetation and / or sloping topography to the west of the road restrict views towards the site and into the wider area.

13.95 **Viewpoints C** represents views from a short section of the local road ca. 1 km south-east of the application area, as well as a small number of adjoining properties. Roadside vegetation has been replaced by a post and wire fence along this section of road, allowing views over the gently undulating agricultural land to the north-west of the road, with Slievenagorea Hill visible in the background, along the skyline. Small sections of the field within which the extension area will be located can be glimpsed in gaps of tall vegetation (i.e. tree-lined hedgerows and shelterbelts) visible to the front of the site.

13.96 **Viewpoints E & F** represent views from a number of locations on the elevated land within 2 km north of the application area. Viewpoint E represents a view from one location along the Unyoke Walk (note: topography and intervening vegetation restricts views from other parts of the trail). Viewpoint F represents a short section of the local road north of Ballaghkeen village and several properties in elevated locations in the vicinity of this road. The agricultural land on the southern slopes of Slievenagorea Hill and the adjoining ridge is visible in the foreground of views, with the gently undulating Wexford agricultural lowlands expanding into the far distance to the south. The existing sand & gravel pit and proposed extension site are visible in the mid ground of these views, occupying a small area of the generally panoramic views.

RECEIVED: 29/01/2026

Sensitive Receptors

Landscape Receptors

13.97 The landscape receptors potentially affected by the proposed development and therefore considered as part of the assessment of landscape effects, are:

- Individual elements:
  - One large tillage field and associated vegetated earth banks / hedgerows.
- Overall Character:
  - Lowlands LCU.

13.98 No distinctive or highly sensitive aesthetic / perceptual aspects were identified in the vicinity of the application area, such as wildness or tranquillity, due to influences from human activity throughout the study area. Also considering that the proposed development would be a continuation of an existing sand pit, no aesthetic or perceptual aspects were identified as sensitive landscape receptors to be brought forward to the assessment of landscape effects.

Visual Receptors

13.99 The visual receptors, potentially affected by the proposed development and therefore considered as part of the assessment of visual effects, are:

- Residents:
  - Ca. nine residential properties in the vicinity of the western boundary and southern corner of the extension site (represented by **Viewpoints A & C** on **Figures 13-3 & 13-4**);
  - Ca. four residential properties in the townland of Ballynamona, ca. 1 km south-east of the site (represented by **Viewpoint D** on **Figure 13-4**); and
  - 5-10 residential properties on elevated ground within 1.4 km north of Ballaghkeen (represented by **Viewpoint F** on **Figure 13-5**).
- Recreational users:
  - Walkers along the Unyoke Walk, ca. 1.5 km north-east of the extension area (represented by **Viewpoint E** on **Figure 13-5)**.
- Vehicle users:
  - Glimpsed views along ca. 700 m of the local roads along the south-western site boundary and in the vicinity of the southernmost corner of the site (represented by **Viewpoints A & C** on **Figures 13-3 & 13-4**);
  - Along ca. 250 m of the local road in the townland of Ballynamona, ca. 1 km south-east of the site (represented by **Viewpoint D** on **Figure 13-4**); and
  - Along ca. 150 m of the local road ca. 1 km north of Ballaghkeen (represented by **Viewpoint F** on **Figure 13-5**).

RECEIVED: 29/01/2026

IMPACT ASSESSMENT

13.100 This section sets out the effects that the proposed development would have on both landscape and visual receptors (as identified in the previous section), during the operational stage of the sand and gravel pit, including the restoration activities, as well as during the post-operational stage, when all extraction / restoration works are completed. It is based on the detailed project description and layout drawings contained in Chapter 2 of this EIAR.

Aspects of the Development which Have the Potential to Cause Landscape and Visual Effects

Operational Stage

13.101 The operational stage of the proposed development, for the purpose of this assessment, is considered to include the extraction and final restoration works, i.e. a 20-year period. Please note that while there will be an initial 3-month period, during which the access into the extension site will be set up, this will not be considered as a separate construction stage, for the purpose of this assessment. The visual appearance of the setting up works will be very similar to the extraction works. Also, the duration of these works will be very short. For both these reasons it is considered more appropriate to incorporate the setting up works into the operational period in landscape and visual terms. A separate construction stage will therefore not be assessed.

13.102 The following elements of the proposed development, at the operational stage, are those which are most likely to result in landscape & visual effects:

- Removal of ca. 230 m of a vegetated earth bank / hedgerows to facilitate the access from the existing sand and gravel pit into the extension area.
- Planting of a native screen planting mix in a 5 m wide band along the western boundary of the application area and in a larger block in the southern corner of the site (1,460 m^2 in total).
- Phased stripping of soil and overburden from the proposed extension area and associated construction of temporary screening berms along the boundaries of the proposed extraction area.
- Installation of a post & wire fence on the outside of the temporary screening berms surrounding the proposed extraction area (to prevent access to the top of the pit slopes).
- Changes to the landform, due to the proposed extraction works, resulting in the current southern pit face being pushed further south-east and south-west, increasing the previously permitted extraction area by 11ha. It should however be noted that most of the existing extraction area is already or will be restored early on during the life of the proposed extension area. Also, the proposed extension area will be worked and restored in phases, ensuring that the area of disturbed ground is minimised at all times.
- Restoration of the site to a mixture of agricultural land (pit floor and lower slopes) and natural habitat (upper slopes; refer to the **Figure 2-4 - Proposed Landscape and Restoration Plan**, in Chapter 2 of this EIAR).

13.103 It should be noted that no additional lighting over and above what is already in place within the existing sand and gravel pit would be installed. The existing lighting comprises downlights associated with the processing plant and mobile lighting on the machinery used within the site. All lighting would continue to only be in use for wintertime operations, when

RECEIVED: 29/01/2026

darkness has fallen. It is proposed to continue to operate the sand pit between 08:00 hours and 18:00 hours Monday to Friday only, in line with the current planning permission. There would therefore continue to be a period where such lighting would be required for up to 1 hour in the morning and 2 hours in the evening during the height of winter. Night-time light pollution caused by the proposed development would continue to be of brief duration during winter months and is not considered significant in landscape and visual terms.

Post-Operational Stage

13.104 The post-operational stage of the proposed development, for the purpose of this assessment, is considered to be the period when all extraction and restoration works are completed.

13.105 The following elements of the proposed development, at the post-operational stage, are those which are most likely to result in landscape & visual effects:

- The landform, which will remain permanently changed. It should however be noted that the lowering of parts of the pit faces will result in slopes similar to the gentle undulations of the surrounding landscape. This is illustrated by the sections of the existing sand and gravel pit restored to date.
- The (upper) pit faces, which will take a number of years to become densely colonised with scrub species, which will further enhance their integration into the surrounding landscape.
- The screen planting along the western boundary and in the southern corner of the site, which will continue to provide screening of the field beyond.

Operational Stage Landscape Effects

Landscape Sensitivity

13.106 In accordance with GLVIA3, the sensitivity of landscape receptors is determined by combining their value with their susceptibility to the type of development proposed.

13.107 In determining the value of landscapes, GLVIA3 recommends that the starting point should be to consider landscape-related designations. In this context it is important to note that no part of the application area or its immediate context is included within a statutory landscape designation.

13.108 GLVIA3 states that the value of undesignated sites should also be considered. Table 1 of Landscape Institute Technical Guidance Note 2/21 supersedes Box 5.1 of GLVIA3 and provides a helpful guide for assessing these sites. A full assessment against a list of factors set out in the Technical Guidance Note is included in Table 13-1, below.

Table 13-1: Evaluation of the Value of the Site and its Immediate Context

Factor	Assessment	Notes
Natural Heritage	LOW	The site is not designated for ecological reasons and comprises a tillage field bound by vegetated earth banks / hedgerows.
Cultural Heritage	LOW	No recorded heritage assets are located within or in the immediate vicinity of the site. However, a number of archaeological features were identified along the edge of the field, as part of the site investigation, which will be preserved in situ.

RECEIVED: 29/01/2026

Factor	Assessment	Notes
Landscape condition	COMMUNITY	The agricultural landscape surrounding the application area is in a good condition with well-tended fields and hedgerows. The existing sand and gravel pit has resulted in a localised disturbance, although there are regular changes between tillage and pasture fields, with tillage having some similarities to the extraction activities, in that the ground is being disturbed.
Associations	LOW	No known associations with art, literature or events.
Distinctiveness	LOW	The application area and surrounding land comprise a common Irish gently undulating agricultural landscape. While the existing sand and gravel pit is a rare element in the local landscape, it is not a distinctive feature. The site and its immediate vicinity do not confer a strong sense of place.
Recreational	LOW	There is no formal recreational access to the site.
Perceptual (Scenic)	COMMUNITY	Slievenagorea Hill, within 2 km north of the site, is visible from locations in the wider landscape and provides some visual interest. The agricultural nature of the extension area and surrounding undulating lowland landscape may be appreciated by local residents and road users. However, overall the local landscape does not have strong aesthetic qualities or contain distinctive landmarks.
Perceptual (Wilderness and tranquillity)	LOW	The site and immediate surrounding area have no strong perceptual value, such as remoteness, wildness or tranquillity, due to the common presence of built development and other human influences (e.g. traffic noise).
Functional	COMMUNITY	While the tillage fields have a low functional value, the vegetated earth banks / hedgerows surrounding the site provide habitat linkage into the wider landscape and have limited local functionality as a pollinator habitat and a carbon-sink.

13.109 Using the factors set out in **Table 13-1**, it has been concluded that the site and its immediate context is mostly of low value. Whilst the area's agricultural character is in a good condition, is likely to be appreciated by local residents and passers-by and the earth banks / hedgerows have some local functional value, there are no other factors of community value or elevating the site above community value.

13.110 The susceptibility of each of the landscape receptors is assessed in **Table 13-2**. This is combined with the previously assessed value and a judgement of the overall sensitivity provided as well.

RECEIVED: 29/01/2026

Table 13-2: Sensitivity of Landscape Receptors

Landscape Receptors	Value	Susceptibility	Overall Sensitivity
Individual Elements			
Tillage field with associated earth banks / hedgerows	LOW	HIGH The susceptibility of the affected sections of the tillage field and associated earth bank / hedgerow to the proposed works is high, as they would be removed.	**MEDIUM**
Overall Character			
Lowlands LCU	LOCAL AUTHORITY (due to the presence of the Slievenagorea Distinctive Landscape to the north)	LOW The Wexford Landscape Character Assessment states that the lowlands *"have the ability to accommodate development without significant adverse impacts"*.	**LOW**

Magnitude of Landscape Change

13.111 **Table 13-3** describes the size & scale, geographical extent and duration / reversibility of the landscape effects for each landscape receptor, all of which contribute to the assessment of the magnitude of these effects.

Table 13-3: Magnitude of Landscape Change

Visual Receptors	Factors	Magnitude of Change
Individual Elements		
Tillage field with associated earth banks / hedgerows	Size & Scale: **SMALL** Geographical Extent: **SMALL** Duration / Reversibility: **LONG-TERM – REVERSIBLE** **Notes**: The proposed development would result in the loss of part of one tillage field and a 230 m section of the earth banks / hedgerows surrounding it. This is moderated by the retention of the majority of the boundary vegetation, the phased extraction and restoration of the field and the proposed native screen planting along the western boundary and in the southern corner of the site, as well as the vast agricultural landscape surrounding the site. The tillage field is regularly disturbed by ploughing, which has a similar appearance to extraction works. Also considering the presence of the existing sand and gravel pit, the proposed development will not introduce new elements into the local landscape. While the landform within the affected area will change, the restored pit floor	**SLIGHT** (the small size / scale is the main factor)

RECEIVED: 29/01/2026

Visual Receptors	Factors	Magnitude of Change
	and slopes would retain the general sloping character of the existing field, even if a little more steeply. The extent of the landscape change will be limited to the site and its immediate vicinity. The change will be present for the duration of the operational period, i.e. 20 years / a long-term period. The change is theoretically reversible and will be partially reversed via the restoration of the site to a mixture of agricultural land and wildlife habitat.	
Overall Character		
Lowlands LCU	Size & Scale: **SMALL** Geographical Extent: **SMALL** Duration / Reversibility: **LONG-TERM – REVERSIBLE** **Notes**: The proposed development will be contained within one agricultural field and would not result in the introduction of new elements into the landscape, as it is a continuation of the existing sand and gravel pit. The agricultural land-use will be removed and restored in stages, so that there will be no stage where the entire extension area will be affected. The proposed screen planting on commencement of the development and re-instatement of earth banks at the restoration stage will provide landscape elements in character with the surrounding land. Overall, the composition / character of the wider landscape will not be changed. The extent of the landscape change will be limited to the site and its immediate vicinity, which constitutes a small portion of the Lowlands LCU present within the study area. The change will be present for the duration of the operational period, i.e. 20 years / a long-term period. The change is theoretically reversible and will be partially reversed via the restoration of the site to a mixture of agricultural land and wildlife habitat.	**SLIGHT** (the small size / scale is the main factor)

Assessment of Landscape Effects and Significance

13.112 An assessment of the landscape effects during the operational phase, based on the sensitivity of each of the landscape receptors combined with the magnitude of change experienced by each of them, is provided in **Table 13-4** below. The assessment also includes a judgment of the nature of the effect (i.e. negative/positive/neutral).

RECEIVED: 29/01/2026

Table 13-4: Assessment of Landscape Effects

Landscape Receptor	Sensitivity	Magnitude	Landscape Effects	Nature of Effect
Individual Elements				
Tillage field with associated earth banks / hedgerows	MEDIUM	SLIGHT	**MODERATE / MINOR**	Negative
Overall Character				
Lowlands LCU	LOW	SLIGHT	**MINOR**	Negative

13.113 **None of these landscape effects are assessed to be significant**.

Post – Operational Stage Landscape Effects

13.114 At the post-operational stage, the pit floor and lower slopes will have been restored to agricultural land and the upper slopes will become increasingly colonised by locally occurring grass and scrub species, which will be of high biodiversity value, due to the sandy substrate. Also, the native screen planting along the western boundary and in the southern corner of the site will continue to grow. Overall, the landscape elements within the site will more and more merge with and contribute to the local landscape character. This is evident from the previously restored sections of the existing sand and gravel pit, which have been returned to a beneficial agricultural use and merge with the surrounding agricultural land, despite their changed landform. As a result, the effects on all landscape receptors would reduce to **MINOR / NEGLIGIBLE** over time and will reduce to neutral in nature.

Operational Stage Visual Effects

Visual Receptor Sensitivity

13.115 The value placed on each of the types of visual receptors identified above is described in **Table 13-5** below. Also, the susceptibility to change of each of the receptor types (as per the LVIA Methodology in **Appendix 13-A**) is described and a judgement of the overall sensitivity made.

Table 13-5: Sensitivity of Visual Receptors

Visual Receptors	Value	Susceptibility	Overall Sensitivity
Residents			
All residential receptors, except for those on Slievenagorea Hill.	LOW (No designated or locally promoted views)	HIGH (Susceptible to changes in views, particularly from gardens and living rooms)	**MEDIUM**
Residential receptors on Slievenagorea Hill.	MEDIUM (Views from routes through Distinctive Landscapes promoted in the WCDP – this	HIGH	**HIGH / MEDIUM**

RECEIVED: 29/01/2026

Visual Receptors	Value	Susceptibility	Overall Sensitivity
	is assumed to apply to residential properties along these routes as well)	(Susceptible to changes in views, particularly from gardens and living rooms)	
Recreational Users			
Walkers on the Unyoke Walk.	MEDIUM (Views from routes through Distinctive Landscapes promoted in the WCDP)	HIGH	**HIGH / MEDIUM**
Vehicle Users			
All sections of road identified, except for that on Slievenagorea Hill.	LOW (No designated or locally promoted views)	LOW (Unlikely to be focused on views)	**LOW**
Road traversing Slievenagorea Hill.	MEDIUM (Views from routes through Distinctive Landscapes promoted in the WCDP)	LOW (Unlikely to be focused on views)	**MEDIUM / LOW**

Magnitude of Visual Change

13.116 **Table 13-6** describes the size & scale, geographical extent and duration/reversibility of the visual effects for each visual receptor, all of which contribute to the assessment of the magnitude of these effects.

Table 13-6: Magnitude of Visual Change

Visual Receptors	Factors	Magnitude of Change
Residents and Vehicle Users		
Along the south-western site boundary and in the vicinity of the southern corner of the site (**Viewpoint A & C**)	Size & Scale: **SMALL** Geographical Extent: **SMALL** Duration / Reversibility: **LONG-TERM – REVERSIBLE** **Notes:** The screen planting works, some of the soil stripping and the screening berm construction will be temporarily visible in views from this area, after which the extraction activities will be screened by the berms (which will be grass seeded) and the intervening topography within the site. As the screen planting matures this will increasingly block views into the field, thereby increasing the screening of the existing boundary vegetation. Views into the wider landscape will not be blocked, as this is already screened by the topography of the field itself. Overall, the changes to the view (due to the screen planting) will be perceptible, partially altering the composition of the view.	**SLIGHT** (the small size / scale is the main factor)

RECEIVED: 29/01/2026

Visual Receptors	Factors	Magnitude of Change
	The views would be experienced by the residents of a limited number of properties (ca. nine) and will be intermittently glimpsed from a ca. 700m section of the local roads. The visual changes will be visible for the duration of the operational stage.	
Along the local road in the townland of Ballynamona, ca. 1 km to the south-east of the site (**Viewpoint D**)	Size & Scale: **NEGLIGIBLE** Geographical Extent: **SMALL** Duration / Reversibility: **LONG-TERM – REVERSIBLE** **Notes:** The screen planting works, soil stripping and screening berm construction will be barely perceptible in the gaps in the intervening vegetation and will have a similar appearance to the agricultural works that regularly take place within the extension site. Once the screening berms (which will be grass seeded) and planting are in place, no further activities within the site will be visible, leaving the composition of views barely altered. The views would be experienced by the residents of a limited number of properties (ca. 4) and from a ca. 250m section of the local roads. The visual changes will be visible for the duration of the operational stage.	**NEGLIGIBLE** (the negligible size / scale is the main factor)
Along the local road within 1.4 km north of Ballaghkeen (**Viewpoint F**)	Size & Scale: **SMALL** Geographical Extent: **SMALL** Duration / Reversibility: **LONG-TERM – REVERSIBLE** **Notes:** The proposed extraction works will increase the height of the visible pit area slightly in the available views and a section of an existing earth bank / hedgerow will be removed from the view. However, overall, the sand and gravel pit will remain visible as a small area in the mid-ground of views, partially screened by boundary vegetation / topography. The site will continue to be surrounded by agricultural land and therefore not break the skyline. Also, much of the currently visible pit will be restored during the early stages of the proposed development, which will be worked and restored in three phases. Therefore, at no point will the entire development area be visible as disturbed ground. Overall, the changes to the view will be perceptible, partially altering the composition of the view. The views would be experienced by the residents of a limited number of properties (ca. 5-10) and from a ca. 150m section of the local roads. The visual changes will be visible for the duration of the operational stage.	**SLIGHT** (the small size / scale is the main factor)
Recreational users		
Walkers along the Unyoke Walk (**Viewpoint E**)	Size & Scale: **SMALL** Geographical Extent: **NEGLIGIBLE** Duration / Reversibility: **LONG-TERM – REVERSIBLE** **Notes:** The proposed extraction works will increase the width of the visible pit area slightly in the available views and a section of an existing earth bank / hedgerow will be removed from the view. However, overall, the sand and gravel pit will remain visible as a small area in the mid-ground of views, partially screened by boundary vegetation / topography. The site will continue to be	**SLIGHT / NEGLIGIBLE** (the negligible extent is considered to have a modifying influence on

RECEIVED: 29/01/2026

Visual Receptors	Factors	Magnitude of Change
	surrounded by agricultural land and therefore not break the skyline. Also, much of the currently visible pit will be restored during the early stages of the proposed development, which will be worked and restored in three phases. Therefore, at no point will the entire development area be visible as disturbed ground. Overall, the changes to the view will be perceptible, partially altering the composition of the view. The views would be experienced by the walkers at one location along the elevated section of the Unyoke Walk only and only if the walkers step to the side of the path to look over the adjoining field gate. The visual changes will be visible for the duration of the operational stage.	the small size / scale)

Assessment of Visual Effects and Significance

13.117 An assessment of the visual effects during the operational phase, based on the sensitivity of each of the visual receptors combined with the magnitude of change experienced by each of them, are provided in **Table 13-3** below. The assessment also includes a judgment of the nature of the effect (i.e. negative/positive/neutral).

Table 13-7: Assessment of Visual Effects

Visual Receptor	Sensitivity	Magnitude	Visual Effects	Nature of Effect
Residents				
Along the south-western site boundary and in the vicinity of the southern corner of the site (**Viewpoints A & C**)	MEDIUM	SLIGHT	**MODERATE / MINOR**	Negative
Along the local road in the townland of Ballynamona, ca. 1 km to the south-east of the site (**Viewpoint D**)	MEDIUM	NEGLIGIBLE	**MINOR**	Negative
Along the local road within 1.4 km north of Ballaghkeen (**Viewpoint F**)	HIGH / MEDIUM	SLIGHT	**MODERATE**	Negative
Recreational Users				
Walkers along the Unyoke Walk (**Viewpoint E**)	HIGH / MEDIUM	SLIGHT / NEGLIGIBLE	**MODERATE / MINOR**	Negative
Vehicle Users				
Along the south-western site boundary and in the vicinity of the southern corner of the site (**Viewpoints A & C**)	LOW	SLIGHT	**MINOR**	Negative
Along the local road in the townland of Ballynamona, ca. 1 km to the south-east of the site (**Viewpoint D**)	LOW	NEGLIGIBLE	**NEGLIGIBLE**	Negative

RECEIVED: 29/01/2026

Visual Receptor	Sensitivity	Magnitude	Visual Effects	Nature of Effect
Along the local road within 1.4 km north of Ballaghkeen (**Viewpoint F**)	MEDIUM / LOW	SLIGHT	**MINOR**	Negative

13.118 **None of these visual effects are assessed to be significant, including the moderate effects**.

Post – Operational Stage Visual Effects

13.119 At the post-operational stage, the pit floor and lower slopes will have been restored to agricultural land and the upper slopes will become increasingly colonised by locally occurring grass and scrub species, which will increasingly soften the appearance of the sand and gravel pit in the available views. Also, the native screen planting along the western boundary and in the southern corner of the site will continue to grow and screen views into the field, which will however form a continuation of other tall boundary vegetation visible in views. Overall, the restored pit will progressively merge with the surrounding agricultural landscape in view. This is evident from the previously restored sections of the existing sand and gravel pit, which blend into existing views without being conspicuous, despite their changed landform. As a result, the effects on all visual receptors will reduce to **MINOR / NEGLIGIBLE** over time and will reduce to neutral in nature.

Direct/Indirect Effects

13.120 All landscape and visual effects described above are direct effects. The proposed development is not considered to have indirect effects in landscape and visual terms, i.e. the proposed development is unlikely to cause consequential changes to the surrounding landscape character areas or to existing views of the landscape surrounding the application area.

Compliance with relevant Planning Policies

Aggregate Resources & Extractive Industry

13.121 The above assessment, which was carried out in line with current best practice, has concluded that there will be no significant impacts on any landscape or visual receptors, owing to the proposed development, which is the continuation of an existing permitted development (P. Ref. 20191259). The proposed pit design comprises phased extraction and restoration works, which will ensure that the visible areas of disturbed ground will be minimised at any one time. Further to that, the topography of the land surrounding the proposed extraction area will screen views of the sand and gravel pit in the vast majority of locations within the study area, as is already the case with the existing sand and gravel pit. The visibility of the proposed works from the local road and residential properties located immediately to the south-west and south of the site will be limited. Nevertheless, it is proposed to carry out a band of screen planting along the western boundary and in the southern corner of the site, to augment the screening from the existing boundary vegetation, which will also improve the value of the site to biodiversity. A minimum 100m buffer is maintained between the extraction area and all neighbouring properties.

13.122 A Landscape and Restoration Plan (refer to **Figure 2-4** in EIAR chapter 2) was prepared with regard to the 2006 EPA Guidelines on 'Environmental Management in the Extractive Industry'. The extraction works will result in the loss of a 230 m section of an existing vegetated earth bank / hedgerow. This will be compensated by the proposed band of native

RECEIVED: 29/01/2026

screen planting along the south-western boundary on commencement of the development and the reinstatement of the earth bank in the same location, as part of the restoration works. The agricultural use of the majority of the site will be restored with the addition of some beneficial natural habitat areas.

13.123 In view of the above, the development is considered to be in compliance with **Objectives ED 116, ED 117, ED 118** and **ED 120** of the current WCDP.

Landscape and Green Infrastructure

13.124 This landscape and visual impact assessment, which is supported by ZTV mapping, had regard to the LCUs and associated sensitivity set out in the Wexford Landscape Character Assessment. It concluded that there will be no significant impacts on any landscape or visual receptors, owing to the proposed development. This includes views from a short section of a local road and some residential properties within the Slievenagorea Distinctive Landscape (refer to **Viewpoint F** on **Figure 13-5**), as well as one viewpoint along the Unyoke Walk (refer to **Viewpoint E** on **Figure 13-5**).

13.125 As mentioned above, the proposed pit design comprises phased extraction and restoration works, which will ensure that the visible areas of disturbed ground will be minimised at any one time. The design further uses existing topography, to ensure that the majority of the proposed development will remain screened in views from within the study area, as is the existing pit. The proposed native screen planting comprises species found in the local area and will augment the habitat linkage provided by the existing boundary earth banks / hedgerows. It will further compensate the loss of a section of earth bank / hedgerow, which cannot be avoided, as will the proposed reinstatement of said earth bank / hedgerow, as part of the restoration works.

13.126 It should also be noted that the proposed development comprises the extension of an existing permitted development (P. Ref. 20191259), which will result in very similar landscape and visual effects once fully completed. It is therefore considered that the proposed development is in scale and "*appropriately sited, designed and landscaped",* ensuring *"that any potential adverse visual impacts are minimised"* and the development is therefore in compliance with **Objectives L01, L04, L06, L07, L11, L13, L14** and **L16** of the current WCDP.

13.127 Please note that for the same reasons, as listed above, the proposed development has paid heed to the points raised in the pre-app notes provided by Wexford Co. Council.

Heritage and Conservation

13.128 A 230 m section of an existing vegetated earth bank / hedgerow will have to be removed to facilitate the proposed development. The vegetation loss will be compensated by the planting of a more diverse band of native screen planting (1,460 m^2 in total) along the western site boundary and in the southern corner of the site, as well as the restoration of all of the extraction area to a combination of agricultural land and a biodiversity rich natural habitat (through a combination of grass seeding and natural regeneration). Also and earth bank will be constructed in the same location, as the section of earth bank / hedgerow to be removed/

13.129 It is therefore considered that the development is in compliance with **Objectives NH12** and **NH13** of the current WCDP.

RECEIVED: 29/01/2026

Unplanned Events (i.e. Accidents)

13.130 It is highly unlikely that any unplanned events within the application area would result in significant landscape or visual impact.

Cumulative / Synergistic Impacts

13.131 There is no intervisibility between the existing sand and gravel pit / proposed extension site and any active third party sand and gravel pit in the wider landscape. Further to that, there are no known existing / permitted developments, or developments currently in the planning process that would result cumulative landscape or visual impacts in combination with the proposed development.

Transboundary Impacts

13.132 The proposed application area is not located in the vicinity of a national boundary. Therefore, transboundary landscape or visual impacts would not arise.

Interaction with Other Impacts

13.133 There are no known interactions with other environmental impacts.

'Do-nothing Scenario'

13.134 If the proposed development is not carried out, the currently permitted development (P. Ref. 20191259) will be completed, which will result in similar landscape and visual effects and similar restoration proposals, although covering a smaller area and completed in a shorter timeframe. The extension site would continue to be used as an agricultural field.

MITIGATION MEASURES

Operational Stage

13.135 The proposed development will be fully screened in views from the majority of locations within the study area by existing topography and vegetation. In a small number of views within the study area, parts of the proposed development will be visible. However, the proposed phased extraction and restoration works will ensure that the visible areas of disturbed ground will be minimised at any one time. Also, the proposed native screen planting (refer to EIAR Figure 2-4 and Planning Drawing PL07 - Landscaping & Restoration Plan, for planting details including planting schedule) will augment the existing vegetation along the south-western site boundary and in the southern corner of the site, while compensating the loss of a section of a vegetated earth bank / hedgerow and providing additional habitat linkage. This screen planting will be carried out on commencement of the development. These elements comprise the main mitigating features integrated into the development design, ensuring that the landscape and visual effects are kept to a minimum. Considering no significant landscape or visual impacts were identified, no further mitigation measures are considered necessary during the operational stage of the proposed development.

RECEIVED: 29/01/2026

Post – Operational Stage

13.136 While the landform would remain altered, the restored site will integrate into the surrounding landscape, as the pit floor and lower slopes will be returned to an agricultural use and the upper slopes become more and more colonised with grass and scrub species. The limited landscape / visual effects of this type of proposed restoration is illustrated by the successfully restored areas of the existing sand and gravel pit. No further mitigation measures are therefore considered necessary at the post-operational stage of the proposed development.

RESIDUAL IMPACT ASSESSMENT

Operational Stage

13.137 As no additional mitigation measures are proposed during the operational stage, the residual levels of landscape and visual impact would be as per the assessment above. In summary, the assessment has found that the proposed development would have moderate/minor or minor landscape effects on the landscape receptors identified (i.e. levels of impact not considered to be significant), during the operational stage.

13.138 The visual effects on views would range from none for large parts of the study area, to moderate or less for a limited number of residential, recreational, vehicular receptors in the vicinity of the south-western site boundary, 1 km to the south-east, 1.5 km to the north-east and between 1-2 km north of the extension site (i.e. all impacts not regarded as significant).

Post – Operational Stage

13.139 As no additional mitigation measures are proposed during the post-operational stage, the residual levels of landscape and visual impact would be as per the assessment above. In summary, following the completion of all extraction and restoration works the predicted landscape and visual effects would reduce to minor / negligible for all receptors identified.

MONITORING

13.140 Apart from the proposed 2-year aftercare period, as part of the Landscaping Proposals (refer to **EIAR Figure 2-4** Landscaping & Restoration Plan), to ensure the successful establishment of the native screen planting, there are no monitoring requirements, arising from this landscape and visual assessment.

RECEIVED 29/01/2026

REFERNCES

Environmental Protection Agency (May 2022) Guidelines on the Information to be contained in Environmental Impact Assessment Reports, EPA Ireland

The Landscape Institute with the Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition, Routledge

The Landscape Institute (2019) Technical Guidance Note 06/19: Visual Representation of Development Proposals, Landscape Institute

The Landscape Institute (2021) Technical Guidance Note 02/21: Assessing landscape value outside national designations, Landscape Institute

The Landscape Institute (2024) Technical Guidance Note LITGN-2024-01 Published August 2024: Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVLIA3)

RECEIVED: 29/01/2026

FIGURES

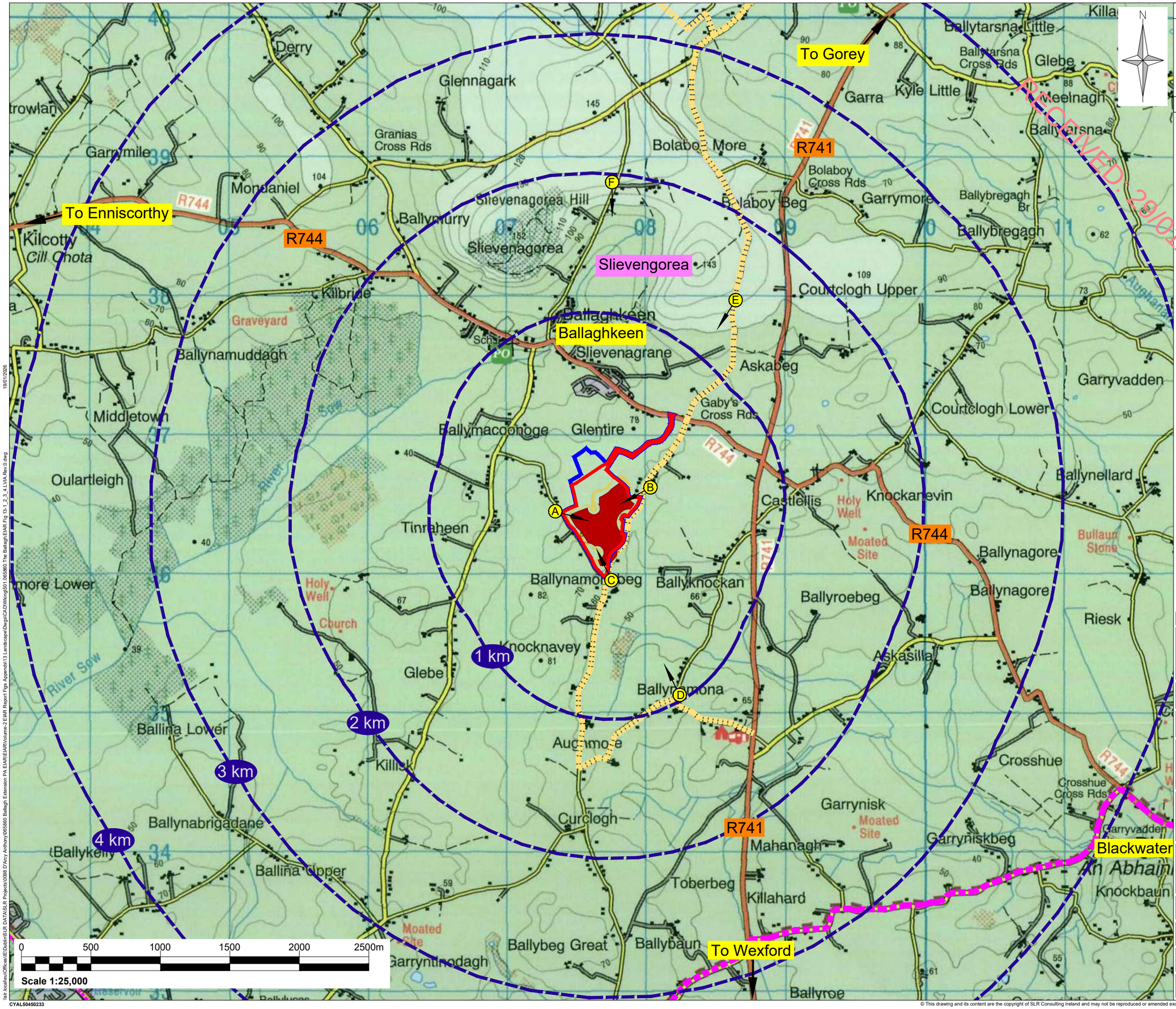
Figure 13-1
Landscape Baseline and Viewpoint Locations

Figure 13-2
Zone of Theoretical Visibility (ZTV) Map

Figure 13-3
Viewpoints A & B

Figure 13-4
Viewpoints C & D

Figure 13-5
Viewpoints E & F



Notes:

1. Extract from 1:50,000 OSI Discovery Map NO. 69

Legend:

- Land Interest Area
- Planning Application Area
- Viewpoint Locations (A)
- Approximate distance from planning application boundary (excluding access road) (1 km, 2 km, 3 km, 4 km)

LANDSCAPE DESIGNATIONS:

- Distinctive Landscapes (Wexford County Development Plan 2022-2028)
- Wexford Cycle Hub - Cycle Loop 2
- Oulart Hill 1798 Walking Hub - The Unyoke Walk

RECEIVED: 29/01/2026

Rev	Amendments	Date	By	Chk	Auth

SLR

www.slrconsulting.com

Drawing Status & Suitability Code

Client: Anthony D'arcy Ltd.

Project: Sand & Gravel Pit at Ballymacoonoge & Glentire Townlands, Ballaghkeen, Co. Wexford

Drawing Title: Landscape Baseline and Viewpoint Locations

Scale		SLR Project No.	
1:25,000	@ A3	501.065860.00001	
Designed	**Drawn**	**Checked**	**Authorised**
CN	CN	AM	AM
Date	**Date**	**Date**	**Date**
10/25	10/25	01/26	01/26

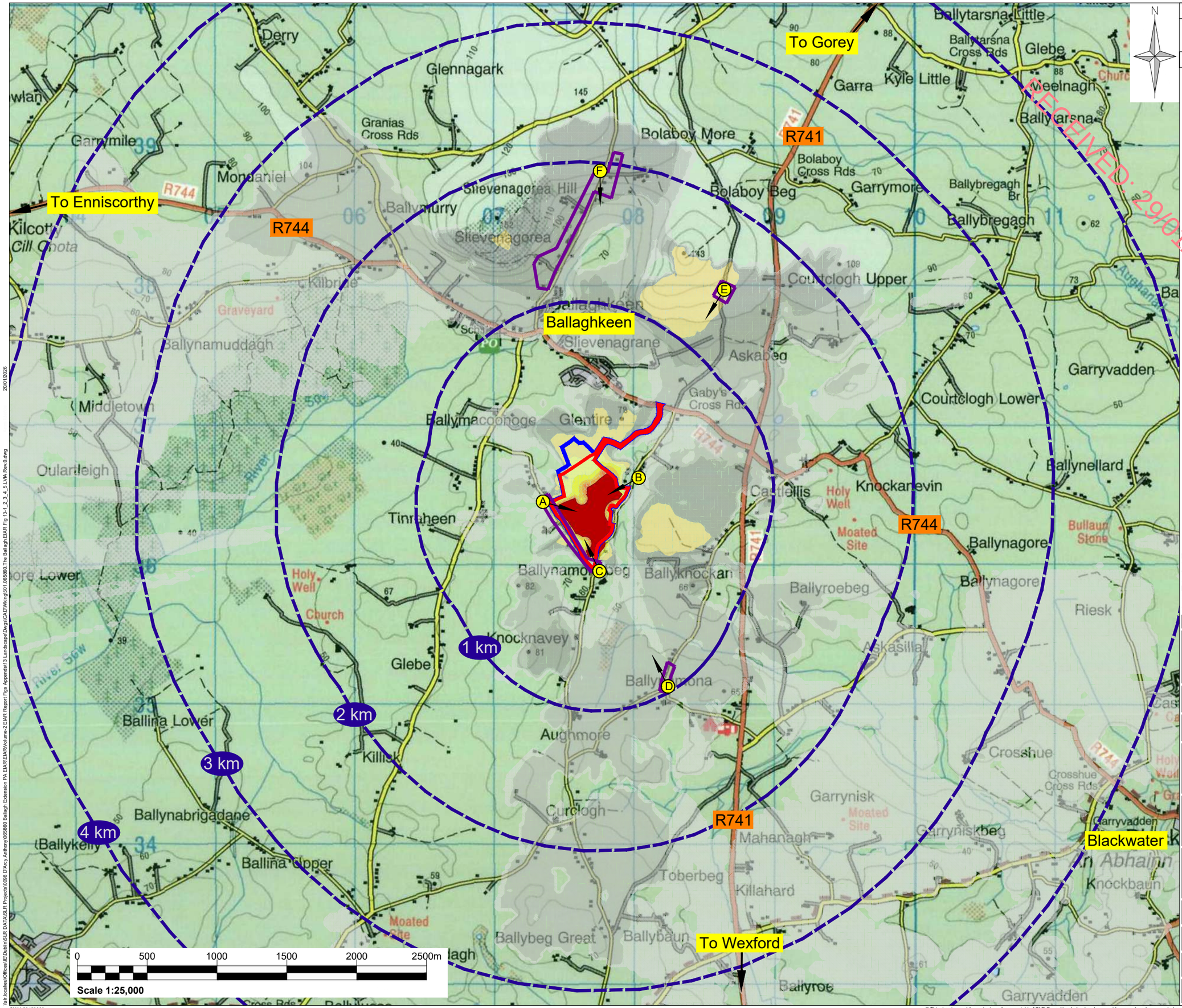
Drawing Number: **FIGURE 13-1** Rev. **0**

19/01/2026

\\slr.local\ie\Offices\IE\Dublin\SLR DATA\SLR Projects\0008 D'Arcy Anthony\065860 Ballagh Extension PA EIAR\EIAR\Volume-2 EIAR Report Figs Appends\13 Landscape\Dwgs\CADWriting\501.065860.The Ballagh.EIAR.Fig 13-1_2_3_4 LVIA Rev 0.dwg

CYAL50450233

© This drawing and its content are the copyright of SLR Consulting Ireland and may not be reproduced or amended except by prior written permission. SLR Consulting Ireland accepts no liability for any amendments made by other persons.
©Tailte Eireann - Surveying.



Notes:

1. Extract from 1:50,000 OSI Discovery Map No. 69

Legend:

- Land Interest Area
- Planning Application Area
- Viewpoint Locations
- Approximate distance from planning application boundary (excluding access road)
- Areas / sections of road with similar (intermittent) views of the proposed development to that of the sample viewpoint contained within the area

Vertical subtended angles visible (of the proposed extraction area)

- Subtended vertical angle greater than **25.6** degrees
- Subtended vertical angle **12.8** to **25.6** degrees
- Subtended vertical angle **6.4** to **12.8** degrees
- Subtended vertical angle **3.2** to **6.4** degrees
- Subtended vertical angle **1.6** to **3.2** degrees
- Subtended vertical angle **0.8** to **1.6** degrees
- Subtended vertical angle **0.4** to **0.8** degrees
- Subtended vertical angle **0.2** to **0.4** degrees
- Subtended vertical angle **0.1** to **0.2** degrees
- Subtended vertical angle less than **0.1** degrees
- No theoretical visibility

NOTE: The existing vegetation and built structures in the wider study area were not included in the calculation process for this ZTV. Therefore, the theoretical visibility indicated by the mapping is greater than actually attainable on the ground.
In SLRs experience, areas in grey (i.e. less than 0.4 degrees) tend to be screened by hedgerows and vegetation, if locally present. Please refer to Appendix 13-B of the EIAR for the ZTV methodology.

Rev	Amendments	Date	By	Chk	Auth

SLR Consulting Ireland
7 Dundrum Business Park,
Windy Arbour,
Dublin,
Ireland,
D14 N2Y7

www.slrconsulting.com

Drawing Status & Suitability Code

Client
Anthony D'arcy Ltd.

Project
Sand & Gravel Pit at Ballymacoonoge & Glentire Townlands, Ballaghkeen,
Co. Wexford

Drawing Title
Zone of Theoretical Visibility (ZTV) Map

Scale	SLR Project No.
1:25,000 @ A3	501.065860.00001

Designed	Drawn	Checked	Authorised
SH	SH	AM	AM
Date 01/26	Date 01/26	Date 01/26	Date 01/26

Drawing Number
Figure 13-2

Rev.
0

RECEIVED: 29/01/2026

© This drawing and its content are the copyright of SLR Consulting Ireland and may not be reproduced or amended except by prior written permission. SLR Consulting Ireland accepts no liability for any amendments made by other persons.

CYAL50450233
©Tailte Éireann - Surveying.

20/01/2026

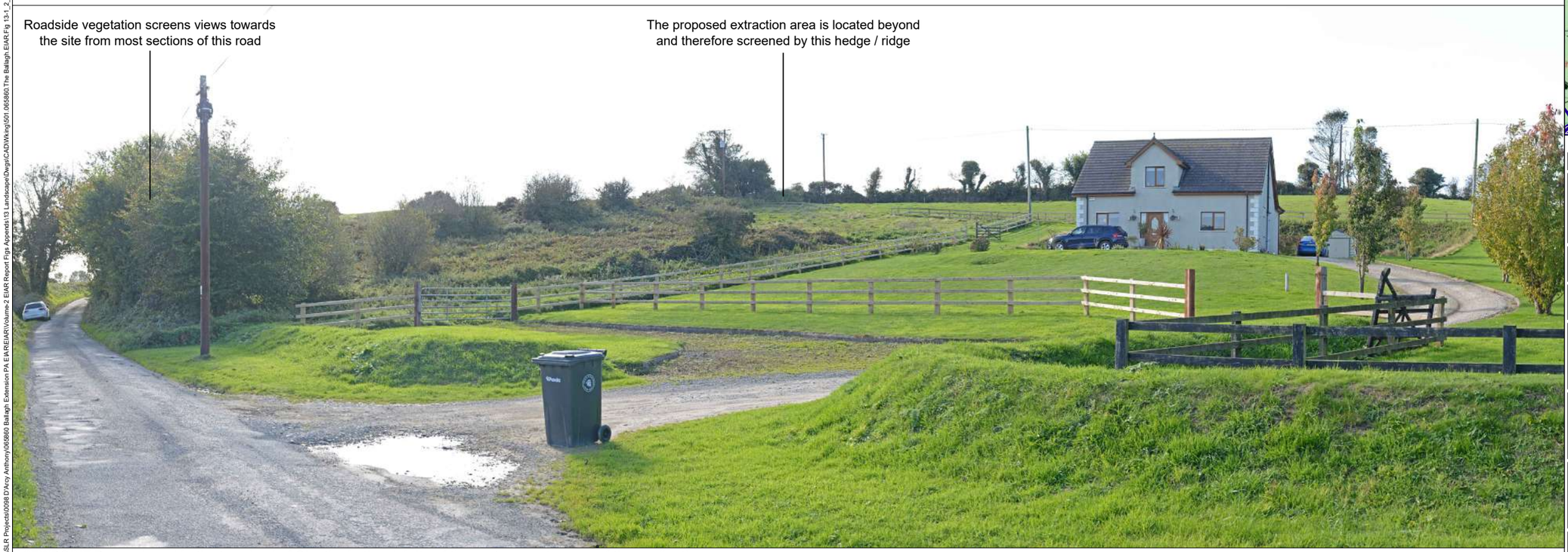
\\slr.local\ie\Offices\IE\Dublin\SLR DATA\SLR Projects\0088 D'Arcy Anthony\065860 Ballagh Extension PA EIAR\EIAR\Volume-2 EIAR Report Figs Appends\13 Landscape\Dwgs\CAD\Wiring\501.065860.The Ballagh EIAR Fig 13-1_2_3_4_5 LVIA Rev.0.dwg



VIEWPOINT A: Local road in the townland of Ballynamonabeg opposite the westernmost corner of the application area.

Grid Reference (ITM): **707335:636480** Approximate Elevation: **80m AOD** Distance from application area boundary: **5m** Direction of View: **South-east** Date and Time of Photography: **08/10/2025 at 15:15**

Description: This viewpoint represents some glimpsed views of the application area from the local road along its western boundary, as well as from two adjoining residential properties. The views are available through gaps in the roadside hedgerow / earth bank (such as the above) or where the roadside vegetation is low. The western portion of the field within which the proposed extension area will be located is visible in these views. While some of the initial overburden stripping works and the construction of the temporary screening berms will be visible, the majority of the extraction works will be screened, as they will take place beyond the ridge visible in the view and as the pit face will therefore face away from this view. The planting of the screen planting belt beyond the roadside hedgerow / earth bank will also be visible in the available views and in time the trees / shrubs will become visible above the hedge / earth bank, providing additional screening.



VIEWPOINT B: Local road in the townland of Glentire in the vicinity of the easternmost corner of the application area.

Grid Reference (ITM): **707927:636658** Approximate Elevation: **65m AOD** Distance from application area boundary: **70m** Direction of View: **South-West** Date and Time of Photography: **08/10/2025 at 14:55**

Description: This viewpoint represents views from the local road to the east and north-east of the application area, including adjoining properties. Except for locations near the southern corner of the site (refer to Viewpoint C), views of the proposed extension area are fully screened by topography and vegetation, in views from this road. The proposes extraction activities will not become visible in these views.

Notes:

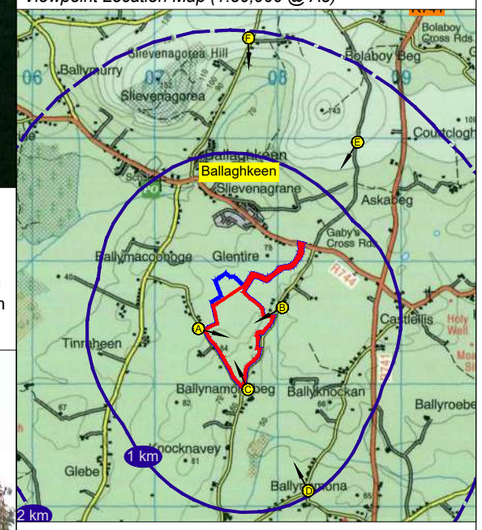
1. Extract from 1:50,000 O.S Discovery Maps **NO. 69**

Legend:

- Land Interest Area
- Planning Application Area
- Viewpoint Locations (A)
- Approximate distance from planning application boundary (excluding access road) (2 km)

RECEIVED: 29/01/2026

Viewpoint Location Map (1:50,000 @ A3)



Rev	Amendments	Date	By	Chk	Auth

SLR

www.slrconsulting.com

Drawing Status & Suitability Code

Client: Anthony D'arcy Ltd.

Project: Sand & Gravel Pit at Ballymacoonoge & Glentire Townlands, Ballaghkeen, Co. Wexford

Drawing Title: Viewpoints A & B

Scale	SLR Project No.
NTS @ A3	501.065860.00001

Designed	Drawn	Checked	Authorised
CN	CN	AM	AM
Date 10/25	Date 10/25	Date 01/26	Date 01/26

Drawing Number: **FIGURE 13-3** Rev. **0**

\\slr.local\ie\Offices\IEDublin\SLR DATA\SLR Projects\00980 D'Arcy Anthony\065860 Ballagh Extension PA EIA\REIAR\Volume-2 EIAR Report Figs Appendix13 Landscape\Dwgs\CAD\Wkng\501.065860.The Ballagh.EIAR.Fig 13-1_2_3_4.LVIA.Rev.0.dwg 19/01/2026

CYAL50450233

©Tailte Éireann - Surveying.

© This drawing and its content are the copyright of SLR Consulting Ireland and may not be reproduced or amended except by prior written permission. SLR Consulting Ireland accepts no liability for any amendments made by other persons.



VIEWPOINT C: Local road in the townland of Ballynamonabeg at the southernmost corner of the application area.

Grid Reference (ITM): **707660:636017** Approximate Elevation: **65m AOD** Distance from application area boundary: **5m** Direction of View: **North-west** Date and Time of Photography: **08/10/2025 at 15:00**

Description: This viewpoint represents some glimpsed views of the application area from the local roads in the vicinity of the southernmost corner of the site, as well as from ca. seven residential properties in its vicinity, The views are available through gaps in the roadside hedgerow / earth bank or where the roadside vegetation is low (such as the above). The southern / western portion of the field within which the proposed extension area will be located is visible in these views. While some of the initial overburden stripping works and the construction of the temporary screening berms will be visible, the majority of the extraction works will be screened, as they will largely take place beyond the ridge visible in the view and as the pit face will therefore face away from this view. The planting of the screen planting belt along the western boundary and in the southern corner of the application area will also be visible in the available views and in time the trees / shrubs will become visible above the hedge / earth bank, providing additional screening.



VIEWPOINT D: Local road in the townland of Ballynamona, ca. 1 km south-east of the application area.

Grid Reference (ITM): **708175:635265** Approximate Elevation: **55m AOD** Distance from application area boundary: **950m** Direction of View: **North-West** Date and Time of Photography: **08/10/2025 at 14:40**

Description: This viewpoint represents some views from a ca. 250 m long section along this road, as well as ca. four adjoining residential properties. Small section of the application area can be glimpsed through gaps in screening vegetation to the front of the site. Some of the initial overburden stripping and the screen planting works will be temporarily visible through these gaps, but will have a similar appearance to agricultural works, which are common in the local area. The majority of the extraction works will be screened by topography, as they will take place beyond the ridge along which the application area is located. The proposed screen planting will in time become visible in the western half of the application area, i.e. to the left in the above view, merging with the other vegetation visible in this view and therefore being inconspicuous.

Notes:

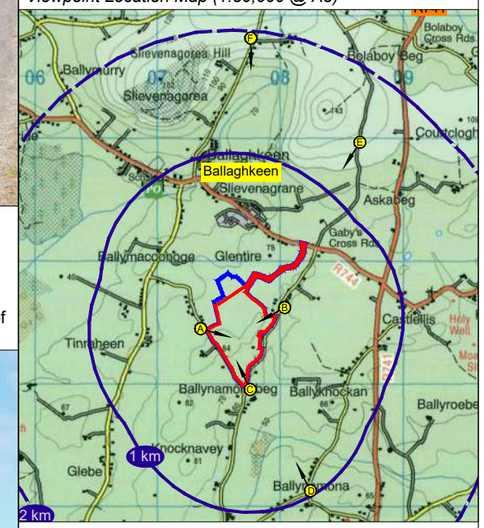
1. Extract from 1:50,000 O.S Discovery Maps **NO. 69**

Legend:

- Land Interest Area
- Planning Application Area
- Viewpoint Locations (A)
- Approximate distance from planning application boundary (excluding access road) (2 km)

RECEIVED: 29/01/2026

Viewpoint Location Map (1:50,000 @ A3)



Rev	Amendments	Date	By	Chk	Auth

SLR

www.slrconsulting.com

Drawing Status & Suitability Code

Client: Anthony D'arcy Ltd.

Project: Sand & Gravel Pit at Ballymacoonoge & Glentire Townlands, Ballaghkeen, Co. Wexford

Drawing Title: Viewpoints C & D

Scale	SLR Project No.
NTS @ A3	501.065860.00001

Designed	Drawn	Checked	Authorised
CN	CN	AM	AM
Date	Date	Date	Date
10/25	10/25	01/26	01/26

Drawing Number: **Figure 13-4** Rev.: **0**

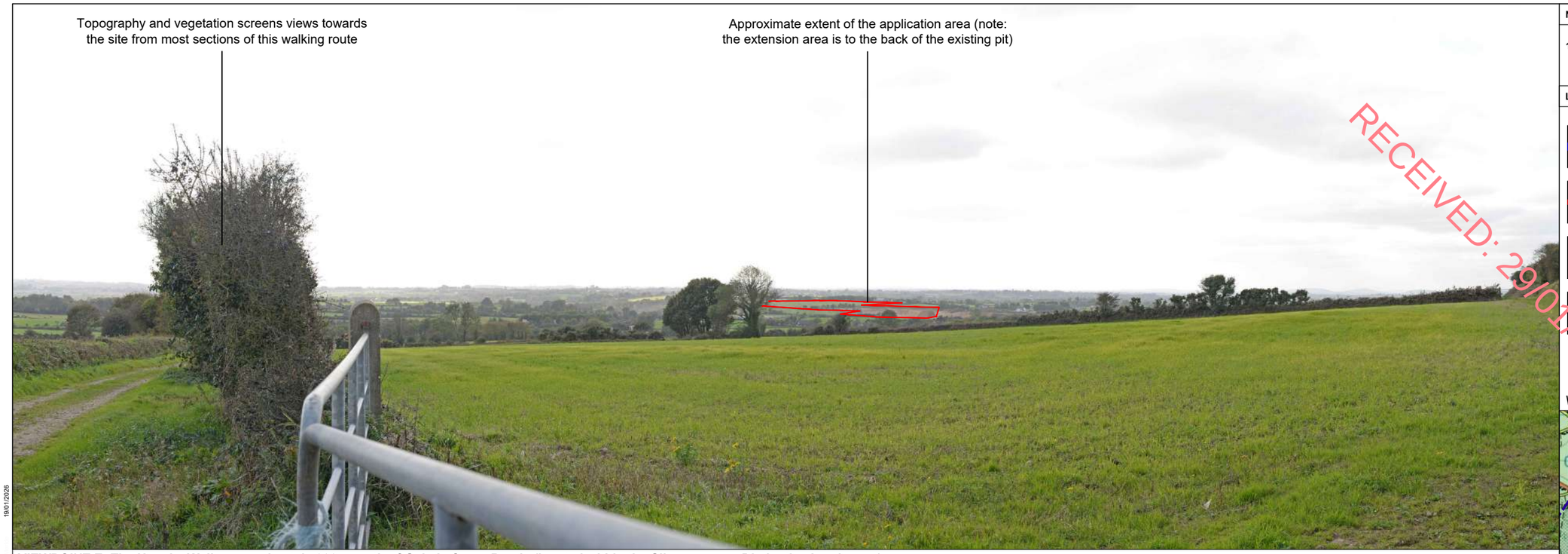
CYAL50450233

© Tailte Éireann - Surveying.

© This drawing and its content are the copyright of SLR Consulting Ireland and may not be reproduced or amended except by prior written permission. SLR Consulting Ireland accepts no liability for any amendments made by other persons.

20/01/2026

\\slr.local\eu\Offices\IE\Dublin\SLR DATA\SLR Projects\0098 D'Arcy Anthony\065860 Ballagh Extension PA EIAR\EIAR\Volume-2 EIAR Report Figs Appends\13 Landscape\Dwgs\CAD\Wking\501.065860. The Ballagh EIAR Fig 13-1_2_3_4_5 LVIA Rev.0.dwg



VIEWPOINT E: The Unyoke Walk, approximately 900m north of Gaby's Cross Roads (located within the Slievenagorea Distinctive Landscape).

Grid Reference (ITM): **708554:637986** Approximate Elevation: **110 m AOD** Distance from application area boundary (site entrance): **900m** Direction of View: **South-West** Date and Time of Photography: **08/10/2025 at 14:00**

Description: The application area is visible from one location along the elevated section of the Unyoke Walk, north of Gaby's Cross Roads, over a field gate. Topography and vegetation on both sides of the track screen views of the application area in other locations, including the remainder of the elevated section of the walk nearby this location. The application area is visible as a small area in the mid-ground of the view. The existing pit face of the existing sand and gravel pit is visible in the right half of the application area. The working area will be pushed further south, i.e. to the left in this view, in the course of the proposed extraction works. This will slightly widen the overall pit area visible in this view. However, the currently visible face will be restored early on during the life of the proposed development, which will be worked in phases, so that the actively worked / disturbed area is kept to a minimum at all times. Once fully restored to an agricultural landuse / natural habitat, the permanent changes to the landform will be almost imperceptible in this view.



VIEWPOINT F: Local road, ca. 1 km north of Ballaghkeen (located within the Slievenagorea Distinctive Landscape).

Grid Reference (ITM): **707686:638771** Approximate Elevation: **115 m AOD** Distance from application area boundary (site entrance): **1,700m** Direction of View: **South** Date and Time of Photography: **08/10/2025 at 13:30**

Description: The above is one of the only views over the lower lying agricultural land from a location along this road. Roadside vegetation restricts views in other locations. There are however some residential properties in elevated locations nearby this road, which experience similar views. As with Viewpoint E, the application area is visible as a small area in the mid-ground of the view. The pit face of the existing sand and gravel pit is visible to the back of the pit. This face will be pushed further south, i.e. to the back in this view, in the course of the proposed extraction works. This will slightly increase the height of the overall pit area visible in this view. However, part of the currently visible face will be restored early on during the life of the proposed development, which will be worked in phases, so that the actively worked / disturbed area is kept to a minimum at all times. Once fully restored to an agricultural landuse / natural habitat, the permanent changes to the landform will be almost imperceptible in this view.

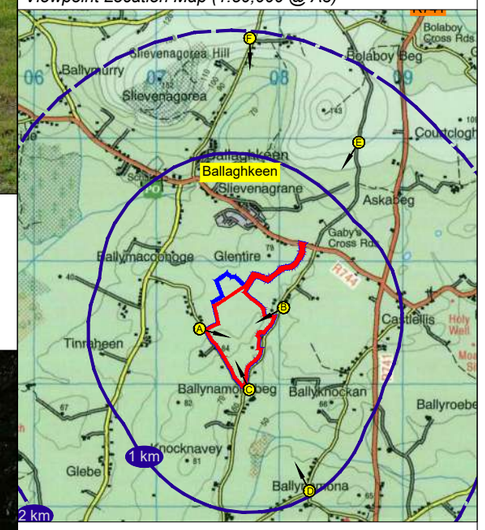
Notes:

1. Extract from 1:50,000 O.S Discovery Maps **NO. 69**

Legend:

- Land Interest Area
- Planning Application Area
- Viewpoint Locations
- Approximate distance from planning application boundary (excluding access road)

Viewpoint Location Map (1:50,000 @ A3)



Rev	Amendments	Date	By	Chk	Auth

SLR

www.slrconsulting.com

Drawing Status & Suitability Code

Client: Anthony D'arcy Ltd.

Project: Sand & Gravel Pit at Ballymacoonoge & Glentire Townlands, Ballaghkeen, Co. Wexford

Drawing Title: Viewpoints E & F

Scale	SLR Project No.
NTS @ A3	501.065860.00001

Designed	Drawn	Checked	Authorised
CN	CN	AM	AM
Date 10/25	Date 10/25	Date 01/26	Date 01/26

Drawing Number: **Figure 13-5** Rev. **0**

RECEIVED: 29/01/2026

\\slr\local\ie\Offices\IE\Dublin\SLR DATA\SLR Projects\00980 D'Arcy Anthony\065860 Ballagh Extension PA EIAR\EIAR\Volume-2 EIAR Report Figs Appendix\13 Landscape\Dwgs\CAD\Wking\501.065860.The Ballagh EIAR Fig 13-1_2_3_4 LVIA Rev.0.dwg
19/01/2026

CYAL50450233
©Tailte Éireann - Surveying.

© This drawing and its content are the copyright of SLR Consulting Ireland and may not be reproduced or amended except by prior written permission. SLR Consulting Ireland accepts no liability for any amendments made by other persons.

RECEIVED 29/01/2026

APPENDICES

Appendix 13-A Criteria and Definitions used in Assessing Landscape and Visual Effects

Introduction

Landscape and Visual Impact Assessment (LVIA) is a tool used to identify the effects of development on *"landscape as an environmental resource in its own right and on people's views and visual amenity"* (GLVIA3, paragraph 1.1). GLVIA3F[1] (paragraph 2.22) states that these two elements, although inter-related, should be assessed separately. GLVIA3 is the main source of guidance on LVIA.

Landscape is a definable set of characteristics resulting from the interaction of natural, physical and human factors: it is a resource in its own right. Its assessment is distinct from visual assessment, which considers effects on the views and visual amenity of different groups of people at particular locations. Clear separation of these two topics is recommended in GLVIA3.

"*Notes and Clarifications on aspects of GLVIA3*" (Landscape Institute Technical Guidance Note 2024/01, published August 2024) makes it clear at section 2.0 that Townscape and Seascape assessments should follow the same process as LVIA, and therefore also follow the guidance in GLVIA3.

As GLVIA3 (paragraph 2.23) states, professional judgement is an important part of the LVIA process: whilst there is scope for objective measurement of landscape and visual changes, much of the assessment must rely on qualitative judgements. It is critical that these judgements are based upon a clear and transparent method so that the reasoning can be followed and examined by others.

Impacts can be defined as the action being taken, whereas effects are the changes result from that action. This method of assessment assesses landscape and visual effects.

Landscape and visual effects can be positive, negative or neutral in nature. Positive effects are those which enhance and/or reinforce the characteristics which are valued. Negative effects are those which remove and/or undermine the characteristics which are valued. Neutral effects are changes which are consistent with the characteristics of the landscape or view. LI TGN 2024/01 notes at section 3(7) that the assessment of the level of effect and the nature of effect should be independent of each other.

Landscape and visual effects can result directly from the development itself (direct effects), or may be indirect changes (which are not a direct result of the development but occur as a result of a more complex pathway, such as changes to drainage patterns or perceptual changes further from the proposed development).

Landscape and visual effects can also be cumulative, which are the additional changes caused by a proposed development in conjunction with other developments, particularly those which are recently consented or which have been applied for.

In LVIAs which form part of an EIA, it is necessary for identify significant and non-significant effects. In non-EIA LVIAs, also known as appraisals, the same principles and process as LVIA may be

[1] Landscape Institute and Institute of Environmental Management and Assessment 'Guidelines for Landscape and Visual Impact Assessment' (Third Edition, April 2013)

RECEIVED: 29/01/2026

applied but, in so doing, it is not required to establish whether the effects arising are or are not significant given that the exercise is not being undertaken for EIA purposes (see GLVIA3 statement of clarification 1/13 10-06-13, Landscape Institute).

Landscape Effects

Landscape, as defined in the European Landscape Convention, is defined as "*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors"*, (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside.

GLVIA3 (paragraph 5.34) recommends that the effect of the development on landscape receptors is assessed. Landscape receptors are the components of the landscape that are likely to be affected by the proposed development and can include individual elements (such as hedges or buildings), aesthetic and perceptual characteristics (for example sense of naturalness, tranquillity or openness), or, at a larger scale, the character of a defined character area or landscape type. Designated areas (such as National Parks or Areas of Outstanding Natural Beauty (AONBs)) are also landscape receptors.

This assessment is being undertaken because the proposed development has the potential to remove or add elements to the landscape, to alter aesthetic or perceptual aspects, and to add or remove characteristics and thus potentially change overall character.

Judging landscape effects requires a methodical assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Landscape Sensitivity

The sensitivity of landscape receptors is assessed by combining assessments of the value attached to each receptor and the susceptibility of each receptor to the type of change which is proposed. (GLVIA3, paragraph 5.39).

Value Attached to Landscape Receptors

Landscape receptors may be valued at community, local, national or international level. Existing landscape designations provide the starting point for this assessment, as set out in **Table 13-A-1** below.

The table sets out the interpretation of landscape designations in terms of the value attached to different landscape receptors. As GLVIA3 (paragraph 5.24) notes, at the local scale of an LVIA study area it may be found that the landscape value of a specific area may sometimes be different to that suggested by the presence or absence of a formal designation.

Table 13-A-1: Interpretation of Landscape Designations

Designation	Description	Value
World Heritage Sites, candidate World Heritage Site	Unique sites, features or areas identified as being of international importance according to UNESCO criteria. Consideration should be given to their settings especially where these contribute to the attributes of outstanding universal value for which such an area of landscape is valued.	International

RECEIVED: 29/01/2026

Designation	Description	Value
National Parks	Areas of landscape identified as being of national importance for their natural beauty and the opportunities they offer for outdoor recreation. Consideration should be given to their settings[2] especially where these contribute to the special qualities for which the landscape is valued.	National
Local Landscape Designations (such as High Amenity Areas) included in local planning documents.	Areas of landscape identified as having importance at the local authority level.	Local Authority
Undesignated landscapes of community value	Landscapes which do not have any formal designation, and lack the indicators of landscape value set out in Table 1 of TGN 02/21, but which are assessed as having value to local communities.	Local Authority / Community
Landscapes of low value	Landscapes in poor condition or fundamentally altered by the presence of intrusive man-made structures.	Low

Where landscapes are not designated and where no other local authority guidance on value is available, an assessment is made by reference to criteria in the **Table 13A-2** below. This is based on Table 1 of Landscape Institute Technical Guidance Note 2/21. These factors are not fixed and should be reviewed on a case-by-case basis. When assessing landscape value of a site it is important to consider not only the site itself but also its context.

Landscapes may be judged to be of local authority or community value on the basis of one or more of these factors. There may also be occasional circumstances where an undesignated landscape may be judged to be of national value, for example where it has a clear connection with a nationally designated landscape, or is otherwise considered to be of equivalent value to a national designation. Similarly, on occasions there may be areas within designated landscapes that do not meet the designation criteria, or demonstrate the key characteristics/special qualities in a way that is consistent with the rest of the designated area.

An overall assessment is made for each landscape receptor, based on an overview of the above criteria, to determine its value - whether for example it is comparable to a local authority landscape designation or similar, or whether it is of value to local people and communities. For example, an intact landscape in good condition, where scenic quality, tranquillity, and/or conservation interests make a particular contribution to the landscape, or where there are important cultural or historical associations, might be of equivalent value to a local landscape designation. Conversely, a degraded landscape in poor condition, with no particular scenic qualities or natural or cultural heritage interest is likely to be considered of limited landscape value.

[2] LI TGN 2024/01 states at section 5(13) that the setting of protected landscapes is "*generally created in policy and is not a designation (or a receptor) in its own right (unlike the settings of heritage assets). The extent of the setting of a designated landscape for LVIA purposes is not geographically defined and will vary with the nature of the development proposed. In LVIA, the question would remain whether the changes in the setting (i.e the landscape nearby but outside the designated area) would affect the designated landscape in terms of effects on its special qualities and, if so, to what degree*".

RECEIVED: 29/01/2026

Table 13-A-2: Factors Considered in Assessing the Value of Non-Designated Landscapes

Factor	Criteria
Natural Heritage	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest. Presence of wildlife and habitats that contribute to the sense of place. Landscape which contains valued natural capital assets that contribute to ecosystem services.
Cultural Heritage	Landscape with clear evidence of archaeological, historical or cultural interest. Landscape which contributes to the significance of heritage assets. Landscape which offers a dimension of time depth.
Landscape Condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure. Absence of detracting/incongruous features.
Associations	Landscape which is connected with notable people, events and the arts.
Distinctiveness	Landscape that has a strong sense of identity or place. Presence of distinctive features that are characteristic of a place, or presence of rare/unusual features that confer a strong sense of place. Includes landscape that makes an important contribution to the character or identity of a settlement.
Recreational	Landscape offering recreational opportunities where experience of landscape is important. Includes open access areas, common land and rights of way where appreciation of the landscape is an important element of the experience. Landscape that forms part of a view that that is important to the enjoyment of a recreational activity.
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense. Distinctive features, or distinctive combinations of features. Strong aesthetic qualities. Visual diversity or contrasts. Memorable/distinctive views or landmarks, or landscape that contributes to these.
Perceptual (Wildness and Tranquility)	Landscape with a strong perceptual value notably remoteness, wildness, tranquility and/or dark skies.
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape. Natural hydrological systems, important parts of the green infrastructure network, pollinator rich habitats. Landscapes that have strong physical or functional links with an adjacent national landscape designation or are important to the appreciation of the designated landscape and its special qualities.

Susceptibility of Landscape Receptors to Change

As set out in GLVIA3, susceptibility refers to the ability of the landscape receptor to "*accommodate the proposed development without undue adverse consequences for the baseline situation and/or the achievement of landscape planning policies and strategies*". Judgement of susceptibility is particular to the specific characteristics of the proposed development and the ability of a particular landscape or feature to accommodate the type of change proposed, and makes reference to the criteria set out in **Table 13-A-3** below. Aspects of the character of the landscape that may be affected by a particular type of development include landform, skylines, land cover, enclosure, human influences including settlement pattern and aesthetic and perceptual aspects such as the scale of the landscape, its form, line, texture, pattern and grain, complexity, and its sense of movement, remoteness, wildness or tranquillity.

For example, an urban landscape which contains a number of industrial buildings may have a low susceptibility to buildings of a similar scale and character. Conversely a rural landscape containing only remote farmsteads is likely to have a high susceptibility to large-scale built development.

RECEIVED: 29/01/2026

Table 13-A-3: Landscape Receptor Susceptibility to Change

Susceptibility	Criteria
High	The landscape receptor is highly susceptible to the proposed development because the key characteristics of the landscape have no or very limited ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Medium	The landscape receptor is moderately susceptible to the proposed development because the relevant characteristics of the landscape have some ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Low	The landscape receptor has low susceptibility to the proposed development because the relevant characteristics of the landscape are generally able to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.

Defining Sensitivity

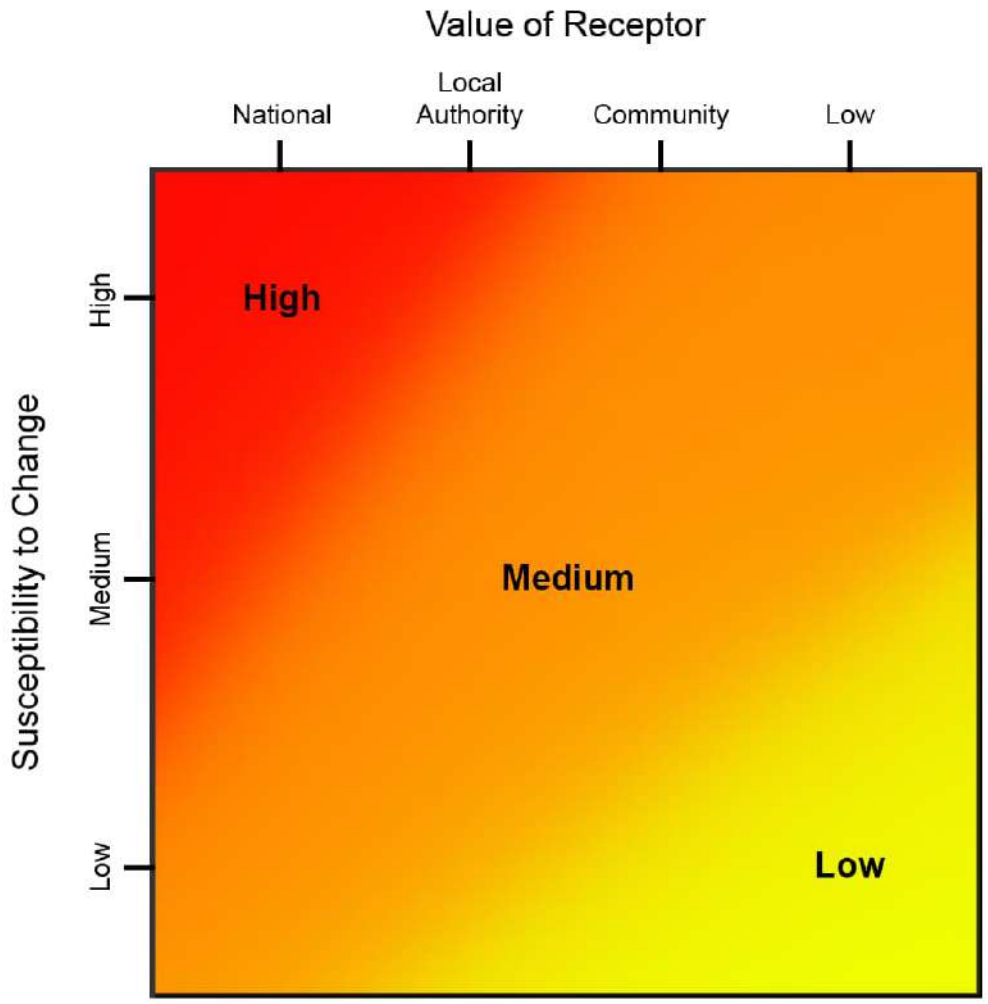
As has been noted above, the sensitivity of landscape receptors is defined in terms of the relationship between value and susceptibility to change as indicated in **Figure 13-A-1** below. This summarises the general nature of the relationship, but it is not formulaic and only indicates general categories of sensitivity. Professional judgement is applied on a case-by-case basis in determining sensitivity of individual receptors with the diagram only serving as a guide.

Table 13-A-4 below summarises the nature of the relationship, but it is not formulaic and only indicates general categories of sensitivity. Judgements are made about each landscape receptor, with the table serving as a guide.

Where, taking into account the component judgements about the value and susceptibility of the landscape receptor, sensitivity is judged to lie between levels, an intermediate assessment of high/medium or medium/low is adopted. In a few limited cases a category of less than low (very low) may be used where the landscape is of low value and susceptibility is particularly low.

RECEIVED: 29/01/2026

Figure 13-A-1: Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors



RECEIVED: 29/01/2026

Table 13-A-4: Example Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

Sensitivity	Criteria
High	The landscape receptor is of international or national value and is considered to have high susceptibility to the effects of the proposed development OR The landscape receptor is of national value and is considered to have medium susceptibility to the effects of the proposed development
Medium	The landscape receptor is of international or national value and is considered to have low susceptibility to the effects of the proposed development OR The landscape receptor is of local authority value and is considered to have high susceptibility to the effects of the proposed development OR The landscape receptor is of local authority value and is considered to have medium susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have high susceptibility to the effects of the proposed development
Low	The landscape receptor is of local authority value and is considered to have low susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have medium susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have low susceptibility to the effects of the proposed development

Magnitude of Landscape Change

The magnitude of landscape change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change. LI TGN 2024/01 states at section 3(3) that "*it is likely that size/scale of effect will be the most important factor, with geographical extent and duration/reversibility considered as 'modifiers'*".

Size and Scale of Change

The size and/or scale of change in the landscape takes into consideration the following factors:

- the extent/proportion of landscape elements lost or added; and/or
- the degree to which aesthetic/perceptual aspects are altered; and
- whether this is likely to change the key characteristics of the landscape.

The criteria used to assess the size and scale of landscape change are based upon the amount of change that will occur as a result of the proposed development, as described in Table 13A-5 below.

RECEIVED: 29/01/2026

Table 13-A-5: Magnitude of Landscape Change - Size/Scale of Change

Category	Description
Large level of landscape change	There would be a large level of change in landscape character, and especially to the key characteristics if, for example, the proposed development: • becomes a dominant feature in the landscape, changing the balance of landscape characteristics; and/or • would dominate important visual connections with other landscape types, where this is a key characteristic of the area.
Medium level of landscape change	There would be a medium level of change in landscape character, and especially to the key characteristics if, for example: • the proposed development would be more prominent but would not change the overall balance or composition of the landscape; and/or • key views to other landscape types may be interrupted intermittently by the proposed development, but these views would not be dominated by them.
Small level of landscape change	There would be a small level of change in landscape character, and especially to the key characteristics if, for example: • there would be no introduction of new elements into the landscape and the proposed development would not significantly change the composition/balance of the landscape.
Negligible/no level of landscape change	There would be a negligible or no level of change in landscape character, and especially to the key characteristics if, for example, the proposed development would be a small element and/or would be a considerable distance from the receptor.

Geographical Extent of Change

The geographical extent of landscape change is assessed by determining the area over which the changes will influence the landscape, as set out in **Table 13-A-6**. For example, this could be at the site level, in the immediate setting of the site, or over some or all of the landscape character types, or areas affected.

Table 13-A-6: Magnitude of Landscape Change - Geographical Extent

Category	Description
Large extent of landscape change	Affects a wider area, far from the site itself, or affects a large proportion of the landscape receptor.
Medium extent of landscape change	Landscape change extends beyond the site boundaries, or affects a medium proportion of the landscape receptor.
Small extent of landscape change	Change affecting a localised area, often focused on the site itself, or affects a small proportion of the landscape receptor.
Negligible extent of landscape change	The change will affect only a negligible extent of the landscape receptor under consideration.

Duration and Reversibility of Change

The duration of the landscape change is categorised in **Table 13-A-7** below, which considers whether the change will be permanent and irreversible or temporary and reversible. The levels of duration are based on the EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports (May 2022).

RECEIVED: 29/01/2026

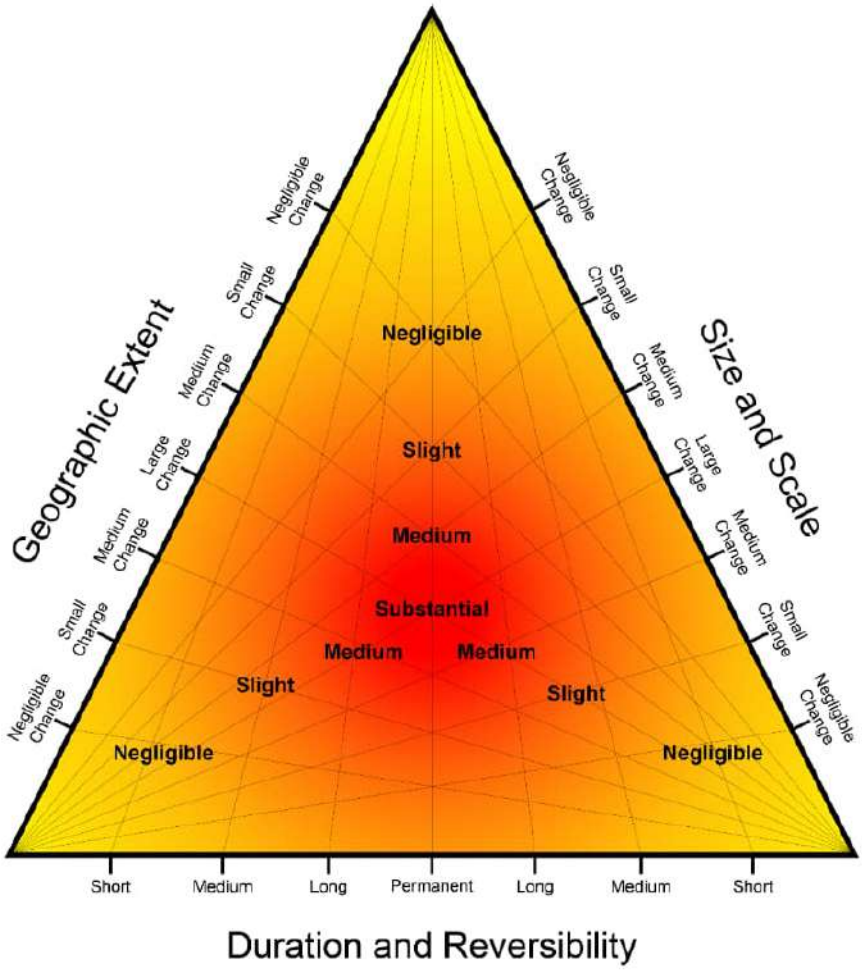
Table 13-A-7: Magnitude of Landscape Change - Duration and Reversibility

Category	Description
Permanent/ Irreversible	Effects that will last for over 60 years and are deemed irreversible.
Long-term reversible	Effects that will last between 15 and 60 years and are theoretically reversible.
Medium-term reversible	Effects that will last between 7 and 15 years and are theoretically reversible.
Temporary/ Short-term reversible	Effects that will last from 0 to 7 years – likely to include construction effects.

Deciding on Overall Magnitude of Landscape Change

The relationships between the three factors that contribute to assessment of the magnitude of landscape effects are illustrated graphically, as a guide, in **Figure 13-A-2** below. Various combinations are possible, and the overall magnitude of each effect is determined using professional judgement rather than by formulaic application of the relationships in the figure.

Figure 13-A-2: Determining the Magnitude of Landscape Change



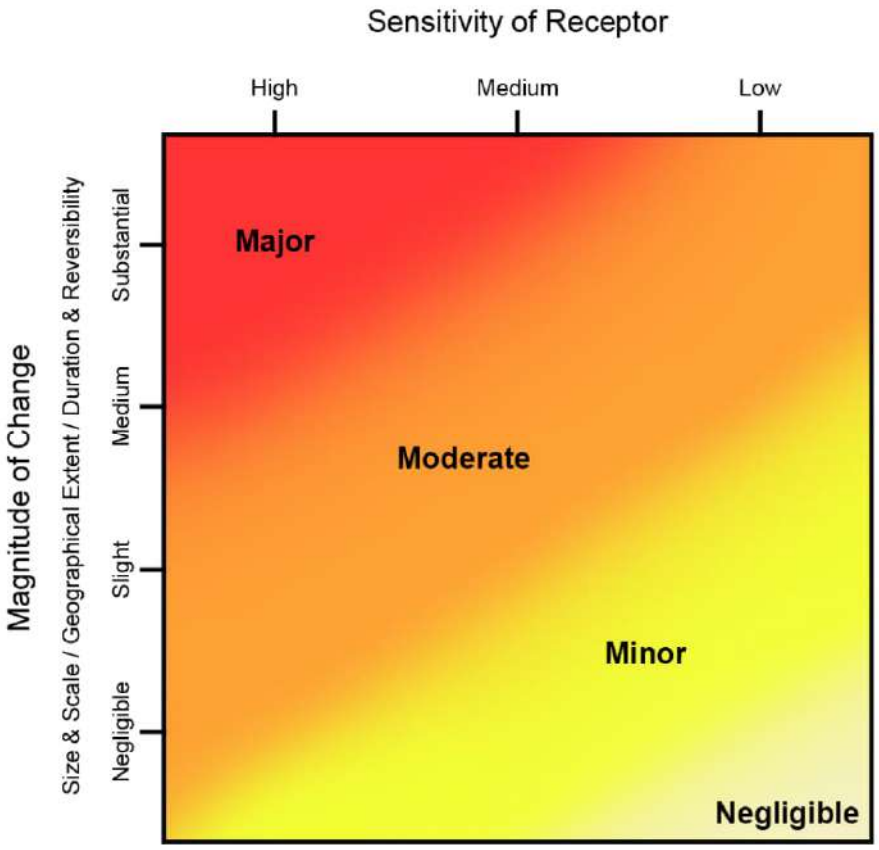
RECEIVED: 29/01/2026

Assessment of Landscape Effects

The assessment of landscape effects is defined in terms of the relationship between the sensitivity of the landscape receptors and the magnitude of the change. The diagram below (**Figure 13-A-3**) summarises the nature of the relationship, but it is not formulaic. Judgements are made about each landscape effect using this diagram as a guide.

Major and Major/Moderate effects are regarded as important planning considerations in landscape and visual appraisals (or significant effects in landscape and visual impact assessments). Moderate effects are not generally considered to be important planning considerations/significant effects, although the assessor may conclude that some moderate effects could constitute significant effects in certain circumstances: for example, there may be a concentration of several moderate effects in one location, or a moderate effect may occur for a particularly sensitive receptor or be of a particularly high magnitude.

Figure 13-A-3: Assessment of Landscape Effects



RECEIVED: 29/01/2026

Visual Effects

Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development. They generally include users of walking trails or other recreational facilities or attractions; travellers who may pass through the study area because they are visiting, living or working there; residents living in the study area, either as individuals or, more often, as a community; and people at their place of work:

- Communities within settlements (i.e. towns and villages);
- Residents of individual properties and clusters of properties outside settlements;
- People using nationally designated or regionally promoted footpaths and cycle routes;
- Visitors at publicly accessible sites including, for example, gardens and designed landscapes, historic sites, and other visitor attractions or outdoor recreational facilities where the landscape or seascape is an important part of the experience;
- Users of outdoor sport and recreation facilities;
- Visitors staying at caravan parks or camp sites;
- Road users on recognised scenic or promoted tourist routes;
- Users of other roads;
- Rail passengers;
- People at their place of work.

LI TGN 2024/01 states at section 6(1) that visual assessment should focus on the way that communities experience views from public locations. It notes that *"views from houses and individual properties are a matter of private amenity, noting that it is an established planning principle that there is no right to a view".*

Judging visual effects requires a methodical assessment of the sensitivity of the visual receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Viewpoints are chosen, ideally in discussion with the competent authority and other stakeholders and interested parties, for a variety of reasons but most commonly because they represent views experienced by relevant groups of people.

Visual Sensitivity

Sensitivity of visual receptors is assessed by combining an assessment of the susceptibility of visual receptors to the type of change which is proposed with the value attached to the views (GLVIA3, paragraph 6.30).

Value Attached to Views

Different levels of value are attached to the views experienced by particular groups of people at particular viewpoints. Assessment of value takes account of a number of factors, including:

- Recognition of the view through some form of planning designation or by its association with particular heritage assets; and

RECEIVED: 29/01/2026

- The popularity of the viewpoint, in part denoted by its appearance in guidebooks, literature or art, or on tourist maps, by information from stakeholders and by the evidence of use including facilities provided for its enjoyment (seating, signage, parking places, etc.); and
- Other evidence of the value attached to views by people including consultation with local planning authorities, some of whom have carried out assessments of valued views, and professional assessment of the quality of views.

The assessment of the value of views is summarised in **Table 13-A-8** below. These criteria are provided for guidance only.

Table 13-A-8: Examples of Factors Considered in assessing the Value Attached to Views

Value	Criteria
High	Views from nationally (and in some cases internationally) known viewpoints, which: • have some form of planning designation; or • are associated with internationally or nationally designated landscapes or important heritage assets; or • are promoted in sources such as maps and tourist literature; or • are linked with important and popular visitor attractions where the view forms a recognised part of the visitor experience; or • have important cultural associations. Also, may include views judged by assessors to be of high value.
Medium	Views from viewpoints of some importance at regional or local levels, which: • have some form of local planning designation associated with locally designated landscapes or areas of equivalent landscape quality; or • are promoted in local sources; or • are linked with locally important and popular visitor attractions where the view forms a recognised part of the visitor experience; or • have important local cultural associations. Also, may include views judged by the assessors to be of medium value.
Low	Views from viewpoints which, although they may have value to local people: • have no formal planning status; or • are not associated with designated or otherwise high-quality landscapes; or • are not linked with popular visitor attractions; or • have no known cultural associations. Also, may include views judged by the assessors to be of low value.

Susceptibility of Visual Receptors to Change

The susceptibility of different types of people to changes in views is mainly a function of:

- The occupation or activity of the viewer at a given viewpoint; and
- The extent to which the viewer's attention or interest be focussed on a particular view and the visual amenity experienced at a given view.

As LI TGN 2024/01 states at section 6(2), *"visual susceptibility is not influenced by the development type, which would be assessed as part of the magnitude of effect".*

RECEIVED: 29/01/2026

The susceptibility of different groups of viewers is assessed with reference to the guidance in **Table 13-A-9** below. However, as noted in GLVIA3 "*this division is not black and white and, in reality, there will be a gradation in susceptibility to change*". Therefore, the susceptibility of each group of people affected is considered for each project and assessments are included in the relevant text in the report.

Table 13-A-9: Visual Receptor Susceptibility to Change

Susceptibility	Criteria
High	Residents; People engaged in outdoor recreation where their attention is likely to be focused on the landscape and on particular views; Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; Communities where views contribute to the landscape setting enjoyed by the residents
Medium	Travellers on scenic routes where the attention of drivers and passengers is likely to be focused on the landscape and on particular views. People engaged in outdoor sport or recreation, which may involve appreciation of views e.g. users of golf courses.
Low	People engaged in outdoor sport or recreation, which does not involve appreciation of views; People at their place of work whose attention is focused on their work; Travellers, where the view is incidental to the journey.

Defining Sensitivity

The sensitivity of visual receptors is defined in terms of the relationship between the value of views and the susceptibility of the different receptors to the proposed change. **Figure 13-A-4** below summarises the nature of the relationship; it is not formulaic and only indicates general categories of sensitivity. Judgements are made on merit about each visual receptor, with the table below only serving as a guide. **Table 13-A-10** sets down the main categories that may occur but again it is not comprehensive, and other combinations may occur.

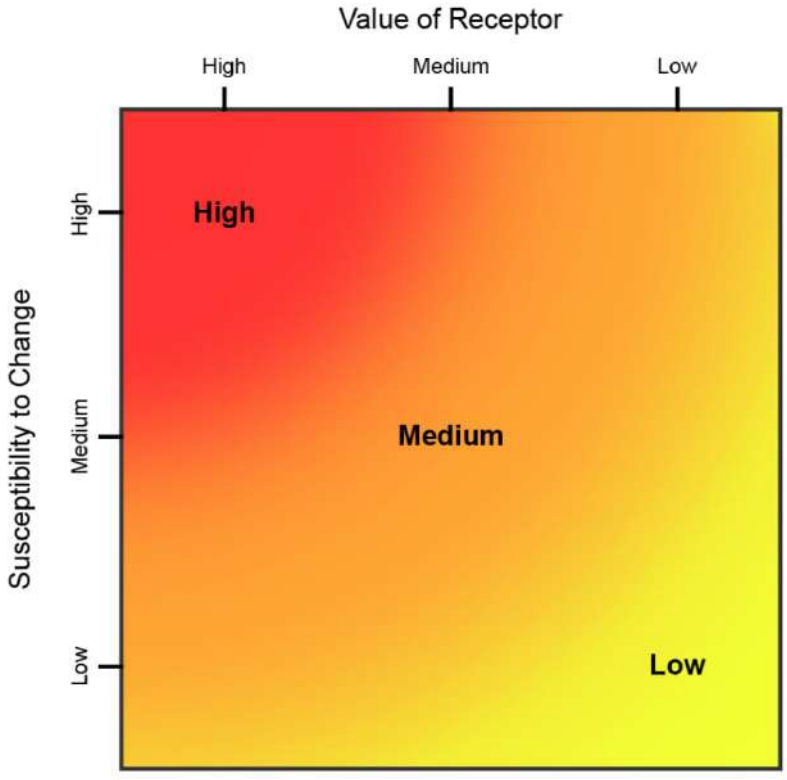
Table 13-A-10: Example Levels of Sensitivity defined by Value and Susceptibility of Visual Receptors

Sensitivity	Criteria
High	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of high value. OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of high value. OR The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the medium level.

RECEIVED: 29/01/2026

Sensitivity	Criteria
Medium	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the low level. OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level. OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the high level.
Low	The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level. OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level. OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level.

Figure 13-A-4: Levels of Sensitivity Defined by Value and Susceptibility of Visual Receptor Groups



RECEIVED: 29/01/2026

Magnitude of Visual Change

The magnitude of visual change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change. LI TGN 2024/01 states at section 3(3) that "*it is likely that size/scale of effect will be the most important factor, with geographical extent and duration/reversibility considered as 'modifiers'*".

Size and Scale of Change

The criteria used to assess the size/scale of visual change are as follows:

- the scale of the change in the view with respect to the loss or addition of features in the view, changes in its composition, including the proportion of the view occupied by the proposed development and distance of view;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of factors such as form, scale and mass, line, height, colour and texture; and
- the nature of the view of the proposed development, for example whether views will be full, partial or glimpses or sequential views while passing through the landscape.

The above criteria are summarised in the **Table 13A-11** below:

Table 13-A-11: Magnitude of Visual Change – Size/Scale of Change

Category	Criteria
Large visual change	The proposed development will cause a complete or large change in the view, resulting from the loss of important features or the addition of significant new ones, to the extent that this will substantially alter the composition of the view and the visual amenity it offers.
Medium visual change	The proposed development will cause a clearly noticeable change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will alter to a moderate degree the composition of the view and the visual amenity it offers. Views may be partial/intermittent.
Small visual change	The proposed development will cause a perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will partially alter the composition of the view and the visual amenity it offers. Views may be partial only.
Negligible visual change	The proposed development will cause a barely perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will barely alter the composition of the view and the visual amenity it offers. Views may be glimpsed only.
No change	The proposed development will cause no change to the view.

Geographical Extent of Change

The geographical extent of the visual change identified at representative viewpoints is assessed by reference to a combination of the Zone of Theoretical Visibility (ZTV), where this has been prepared, and field work, and consideration of the criteria in **Table 13A-12** below. Representative viewpoints are used as 'sample' points to assess the typical change experienced by different groups of visual receptors at different distances and directions from the proposed development. The geographical extent of the visual change is judged for each group of receptors: for example, people using a particular route or public amenity, drawing on the viewpoint assessments, plus information about the distribution of that particular group of people in the Study Area.

RECEIVED: 29/01/2026

LI TGN 2024/01 states at section 6(8) that geographic extent should primarily refer to the extent of the viewing area that is affected (for example the length of a footpath or the proportion of a community).

Thus, low levels of change identified at representative viewpoints may be extensive or limited in terms of the geographical area they are apparent from: for example, a view of the proposed development from elevated Access Land may be widely visible from much or all of the accessible area, or may be confined to a small proportion of the area. Similarly, a view from a public footpath may be visible from a single isolated viewpoint, or over a prolonged stretch of the route. Community views may be experienced from a small number of dwellings, or affect numerous residential properties.

Table 13-A-12: Magnitude of Visual Change – Geographical Extent of Change

Category	Description
Large extent of visual change	The proposed development is seen by the group of receptors in many locations across the Study Area or from the majority of a linear route and/or by large numbers of viewers; or the effect on the specific view(s) is extensive.
Medium extent of visual change	The proposed development is seen by the group of receptors from a medium number of locations across the Study Area or from a medium part of a linear route and/or by a medium number of viewers; or the effect on the specific view is moderately extensive.
Small extent of visual change	The proposed development is seen by the group of receptors at a small number of locations across the Study Area or from only limited sections of a linear route and/or by a small number of viewers; or the effect on a specific view is small.
Negligible extent of visual change	The proposed development is either not visible in the Study Area or is seen by the receptor group at only one or two locations or from a very limited section of a linear route and/or by only a very small number of receptors; or the effect on the specific view is barely discernible.

Duration and Reversibility of Change

The duration of the visual change at viewpoints is categorised in **Table 13A-13** below, which considers whether views will be permanent and irreversible or temporary and reversible. The levels of duration are based on the EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports (May 2022).

Table 13-A-13: Magnitude of Visual Change – Duration and Reversibility

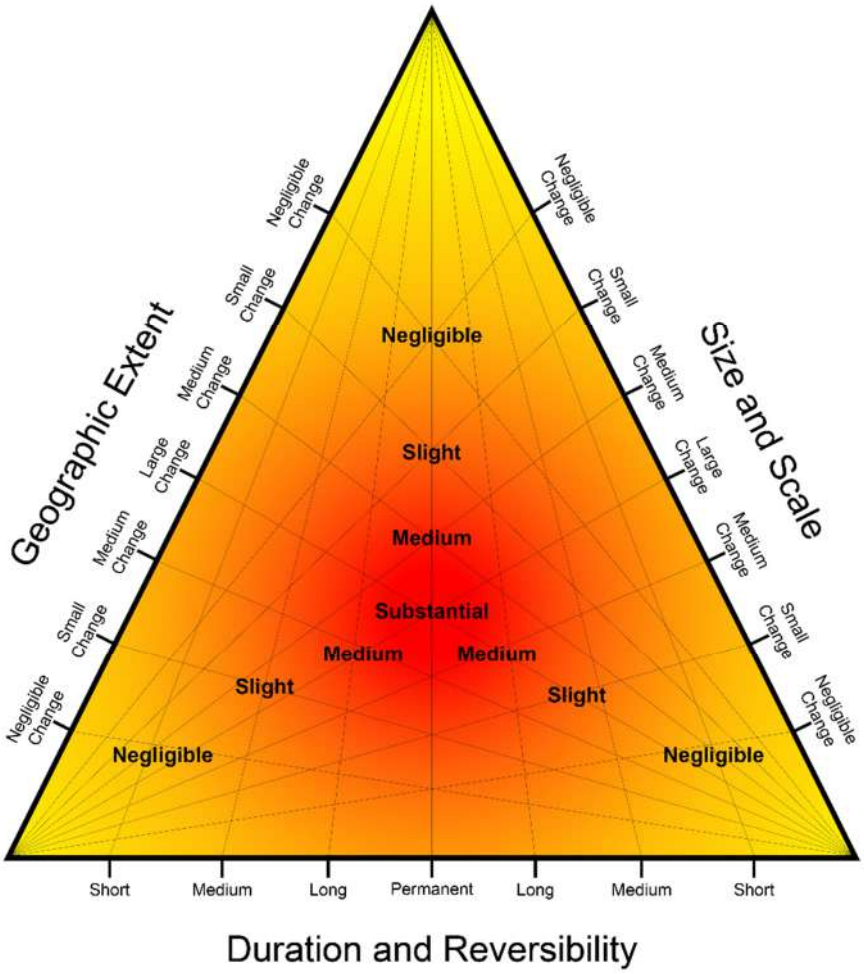
Category	Description
Permanent/ Irreversible	Effects that will last for over 60 years and are deemed irreversible.
Long-term reversible	Effects that will last between 15 and 60 years and are theoretically reversible.
Medium-term reversible	Effects that will last between 7 and 15 years and are theoretically reversible.
Temporary/ Short-term reversible	Effects that will last from 0 to 7 years – likely to include construction effects.

RECEIVED: 29/01/2026

Deciding on Overall Magnitude of Visual Change

The relationships between the three factors that contribute to assessment of the magnitude of visual effects are illustrated graphically, as a guide, in **Figure 13-A-5** below. Various combinations are possible, and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the figure.

Figure 13-A-5: Determining the Magnitude of Visual Change



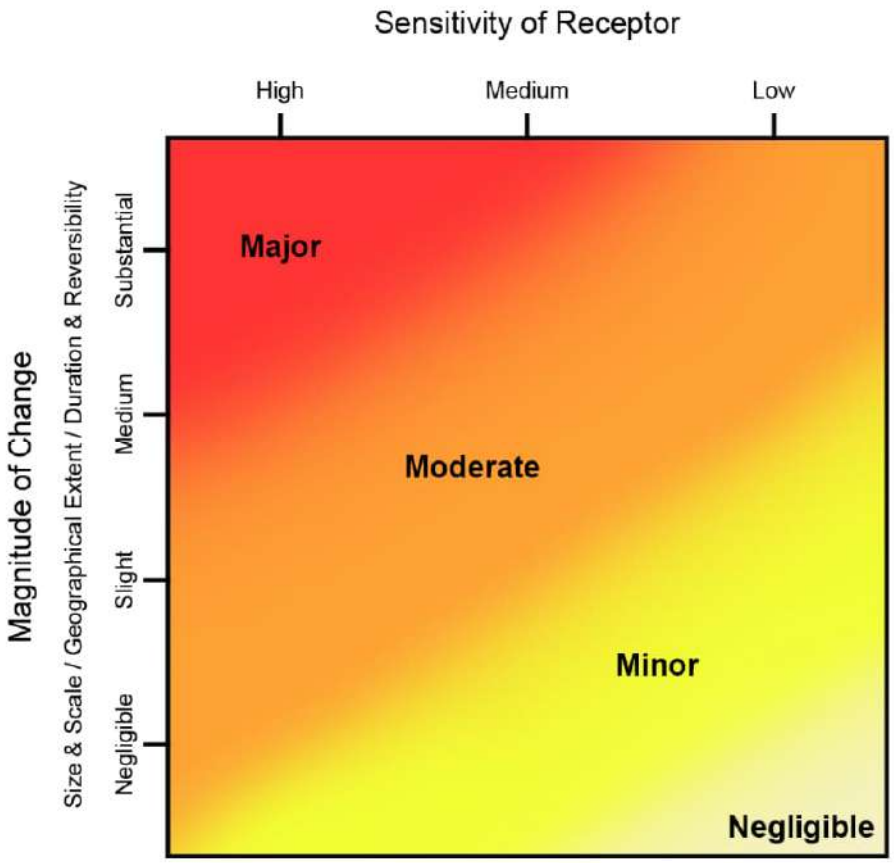
Assessment of Visual Effects

The assessment of visual effects is defined in terms of the relationship between the sensitivity of the visual receptors (value and susceptibility) and the magnitude of the change. The diagram below (**Figure 13A-6**) summarises the nature of the relationship but it is not formulaic and only indicates broad levels of effect. Judgements are made about each visual effect using this diagram as a guide.

Major and Major/Moderate effects are regarded as important planning considerations in landscape and visual appraisals (or significant effects in landscape and visual impact assessments). Moderate effects are not generally considered to be important planning considerations/significant effects, although the assessor may conclude that some moderate effects could constitute significant effects in certain circumstances: for example, there may be a concentration of several moderate effects in one location, or a moderate effect may occur for a particularly sensitive receptor or be of a particularly high magnitude.

RECEIVED: 29/01/2026

Figure 13A-6: Assessment of Visual Effects and Overall Significance



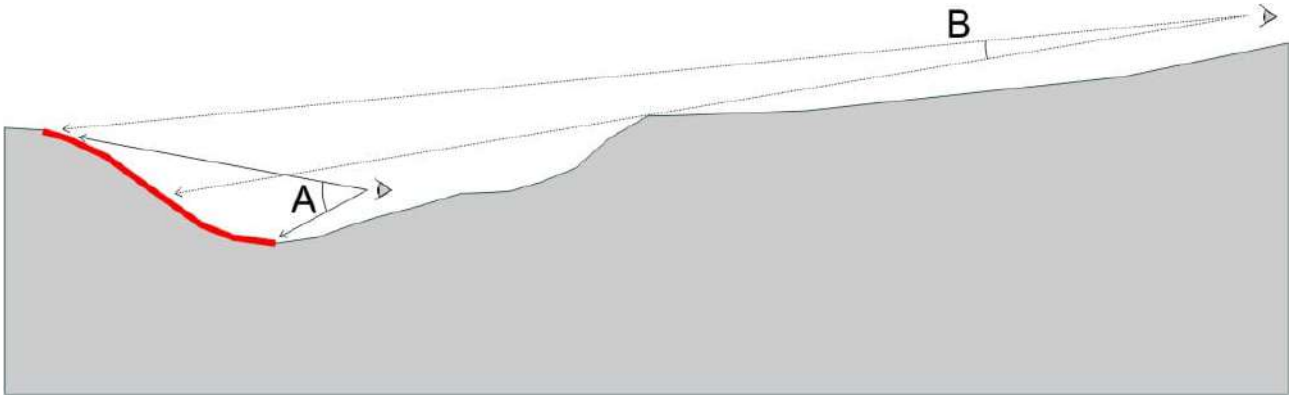
RECEIVED: 29/01/2026

Appendix 13-B – Zone of Theoretical Visibility (ZTV) Methodology

A Zone of Theoretical Visibility (ZTV) Study was conducted for the proposed development (i.e. the proposed extraction / extension area) to help identify areas sensitive to visual impacts. This study used the measurement of the vertical subtended angle for its methodology. This method is explained below and illustrated by Figure A, below.

When a Target Area (red) is observed from a Viewpoint (A or B) its apparent height can be measured in the form of degrees, to give a Subtended Vertical Angle.

Figure A:



The use of the Subtended Vertical Angle in formulating a ZTV has the benefit of automatically reducing values to reflect the distance from the Target Area, and partial screening by intervening landforms. Generally, the further the viewpoint is from the Target Area the smaller the Subtended Vertical Angle, reflecting the effect of distance on visual impacts.

Thus, in the example section above Viewpoint A experiences a higher subtended angle due to proximity to the red target area. Viewpoint B has a lower subtended angle due to greater distance from the target area and partial screening by intervening landform.

If the Subtended Vertical Angle is measured from a series of grid points for a particular Target Area, the resultant data can then be used to generate contours. Each contour level representing a certain vertical angle, and thus potential level of visibility.

The subtended vertical angle method of calculating ZTVs using LSS digital terrain modelling software has been proven by field investigation on numerous sites to be an accurate method of predicting areas of potential visibility for on-site investigation.

However, the computer generated ZTV study is undertaken using a bare earth landform to give the worst case scenario. In reality any built structures (settlements, walls etc) or areas of vegetation (woodlands, scrub and hedgerows) will reduce the actual visibility of the target area. Therefore, it is necessary to carry out fieldwork to validate the results of the ZTV.