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12 Landscape Townscape & Visual

12.1 Introduction

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The Landscape and Visual Impact Assessment (LVIA) was informed by a desktop study and a survey of the site and receiving environment in March 2018. The report identifies and discusses the landscape and visual constraints and opportunities in relation to the proposed Glenamuck District Roads Scheme.

12.2 Assessment Methodology

12.2.1 Definition of Landscape

Ireland is a signatory to the European Landscape Convention (ELC). The ELC 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 is important in that it expands beyond the idea that landscape is only a matter of aesthetics and visual amenity. It encourages a focus on landscape as a resource in its own right - a shared resource providing a complex range of cultural, environmental and economic benefits to individuals and society.

As a cultural resource, the landscape functions as the setting for our day-to-day lives, also providing opportunities for recreation and aesthetic enjoyment and inspiration. It contributes to the sense of place experienced by individuals and communities and provides a link to the past as a record of historic socio-economic and environmental conditions. As an environmental resource, the landscape provides habitat for fauna and flora. It receives, stores, conveys and cleans water, and vegetation in the landscape stores carbon and produces oxygen. As an economic resource, the landscape provides the raw materials and space for the production of food, materials (e.g. timber, aggregates) and energy (e.g. carbon-based fuels, wind, solar), living space and for recreation and tourism activities.

12.2.2 Forces for Landscape Change

Landscape is not unchanging. Many different pressures have progressively altered familiar landscapes over time and will continue to do so in the future, creating new landscapes. For example, within the receiving environment, the environs of the proposed development have altered over the last thousand years, from wilderness to agriculture and settlement.

Many of the drivers for change arise from the requirement for development to meet the needs of a growing population and economy. The concept of sustainable development recognises that change must and will occur to meet the needs of the present, but that it should not compromise the ability of future generations to meet their needs. This involves finding an appropriate balance between economic, social and environmental forces and values.

The reversibility of change is an important consideration. If change must occur to meet a current need, can it be reversed to return the resource (in this case, the landscape) to its previous state to allow for development or management for future needs.

Climate change is one of the major factors likely to bring about future change in the landscape, and it is accepted to be the most serious long-term threat to the natural environment, as well as economic activity (particularly primary production) and society. The need for climate change mitigation and adaptation, which includes the management of water and more extreme weather and rainfall patterns, is part of this.

12.2.3 Guidance

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

The methodology for assessment of the landscape and visual effects is informed by the following key guidance documents, namely:

- Guidelines for Landscape and Visual Impact Assessment, 3rd Edition 2013, published by the UK Landscape Institute and the Institute of Environmental Management and Assessment (hereafter referred to as the GLVIA).
- Guidelines on the Information to be Contained in Environmental Impact Statements, 2002, published by the Environmental Protection Agency (and the Revised Guidelines on the Information to be Contained in Environmental Impact Statements, Draft 2015)
- Dun Laoghaire Rathdown Development Plan 2016-2022
- Kiltiernan Glenamuck Local Area Plan 2013

Key Principles of the GLVIA

Use of the Term 'Effect' vs 'Impact'

The GLVIA advises that the terms ‘impact’ and ‘effect’ should be clearly distinguished and consistently used in the preparation of an LVIA.

‘Impact’ is defined as the action being taken. In the case of the proposed Glenamuck District Roads Scheme (GDRS), the impact would include the construction of the road and associated infrastructure.

‘Effect’ is defined as the change or changes resulting from those actions, e.g. a change in landscape character, or changes to the composition, character and quality of views in the receiving environment. This report focuses on these effects.

Assessment of Both ‘Landscape’ and ‘Visual’ Effects

Another key distinction to make in a LVIA is that between landscape effects and the visual effects of development.

‘Landscape’ results from the interplay between the physical, natural and cultural components of our surroundings. Different combinations of these elements and their spatial distribution create distinctive character of landscape in different places. ‘Landscape character assessment’ is the method used in LVIA to describe landscape, and by which to understand the potential effects of a development on the landscape as ‘a resource’. Character is not just about the physical elements and features that make up a landscape, but also embraces the aesthetic, perceptual and experiential aspects of landscape that make a place distinctive.

Views and ‘visual amenity’ refer to the interrelationship between people and the landscape. The GLVIA prescribes that effects on views and visual amenity should be assessed separately from landscape, although the two topics are inherently linked. Visual assessment is concerned with changes that arise in the composition of available views, the response of people to these changes and the overall effects on the area’s visual amenity.

This baseline and scoping study identifies the key landscape values and characteristics in the study area including key views and vistas and comments in terms of their capacity as constraints on development and their capacity to accommodate the proposed development

12.2.4 Methodology for Landscape Assessment

In Section 12.4 of this report the landscape effects of the development are assessed. The nature and scale of changes to the landscape elements and characteristics are identified, and the consequential effect on landscape character and value are discussed. Trends of change in the landscape are taken into account. The assessment of significance of the effects takes account of the sensitivity of the landscape resource and the magnitude of change to the landscape which resulted from the development.

Sensitivity of the Landscape Resource

The sensitivity of the landscape is a function of its land use, landscape patterns and scale, visual enclosure and the distribution of visual receptors, and the value placed on the landscape. The nature

and scale of the development in question is also taken into account. For the purpose of assessment, five categories are used to classify the landscape sensitivity of the receiving environment.

Table 12- 1: *Categories of Landscape Sensitivity*

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

Magnitude of Landscape Change

The magnitude of change is a factor of the scale, extent and degree of change imposed on the landscape with reference to its key elements, features and characteristics (also known as 'landscape receptors'). Five categories are used to classify magnitude of landscape change.

Table 12- 2: Categories of Landscape Change

Magnitude of Change	Description
Very High	Change that is large in extent, resulting in the loss of or major alteration to key elements, features or characteristics of the landscape and/or introduction of large elements considered totally uncharacteristic in the context. Such development results in fundamental change in the character of the landscape.
High	Change that is moderate to large in extent, resulting in major alteration to key elements features or characteristics of the landscape and/or introduction of large elements considered uncharacteristic in the context. Such development results in change to the character of the landscape.
Medium	Change that is moderate in extent, resulting in partial loss or alteration to key elements features or characteristics of the landscape, and/or introduction of elements that may be prominent but not necessarily substantially uncharacteristic in the context. Such development results in change to the character of the landscape.
Low	Change that is moderate or limited in scale, resulting in minor alteration to key elements features or characteristics of the landscape, and/or introduction of elements that are not uncharacteristic in the context. Such development results in minor change to the character of the landscape.
Negligible	Change that is limited in scale, resulting in no alteration to key elements features or characteristics of the landscape key elements features or characteristics of the landscape, and/or introduction of elements that are characteristic of the context. Such development results in no change to the landscape character.

Significance of Effects

In order to classify the significance of effects (both landscape and visual), the predicted magnitude of change is measured against the sensitivity of the landscape/viewpoint, using the following guide. There are seven classifications of significance, namely: (1) imperceptible, (2) not significant, (3) slight, (4) moderate, (5) significant, (6) very significant, (7) profound.

Table 12- 3: Guide to Classification of Significance of Landscape Effects

Sensitivity of the Landscape Resource

	Very High	High	Medium	Low	Negligible
Very High	<i>Profound</i>	<i>Profound-Very Significant</i>	<i>Very Significant-Significant</i>	<i>Moderate</i>	<i>Slight</i>
High	<i>Profound-Very Significant</i>	<i>Very Significant</i>	<i>Significant</i>	<i>Moderate-Slight</i>	<i>Slight-Not Significant</i>
Medium	<i>Very Significant-Significant</i>	<i>Significant</i>	<i>Moderate</i>	<i>Slight</i>	<i>Not Significant</i>
Low	<i>Moderate</i>	<i>Moderate-Slight</i>	<i>Slight</i>	<i>Not significant</i>	<i>Imperceptible</i>
Negligible	<i>Slight</i>	<i>Slight-Not Significant</i>	<i>Not significant</i>	<i>Imperceptible</i>	<i>Imperceptible</i>

The matrix above is used as a guide only. The assessor also uses professional judgement informed by their expertise, experience and common sense, to arrive at a classification of significance that is reasonable and justifiable.

Landscape effects are also classified as positive, neutral or negative/adverse (See definitions in Section 12.2.6), as well as Direct and Indirect. Development has the potential to improve the environment as well as damage it. In certain situations, there might be policy encouraging a type of change in the landscape, and if a development achieves the objective of the policy the resulting effect might be positive, even if the landscape character is profoundly changed.

12.2.5 Methodology for Visual Assessment

In Section 12.4 of this report the visual effects of the development are assessed. Visual assessment considers the changes to the composition of views, the character of the views, and the visual amenity experienced by visual receptors. The assessment is made for a number of viewpoints selected to represent the range of visual receptors in the receiving environment. The significance of the visual effects experienced at these locations is assessed by measuring the viewpoint sensitivity against the magnitude of change to the view resulting from the development.

Table 12- 4: Categories of Viewpoint Sensitivity

Sensitivity	Description
Very High	Iconic viewpoints - towards or from a landscape feature or area - that are recognised in policy or otherwise designated as being of national value. The composition, character and quality of the view are such that its capacity for accommodating change in the form of development is very low. The principle management objective for the view is its protection from change.
High	Viewpoints that that are recognised in policy or otherwise designated as being of value, or viewpoints that are highly valued by people that experience them regularly (such as views from houses or outdoor recreation features focused on the landscape). The composition, character and quality of the view may be such that its capacity for accommodating compositional change in the form of development may or may not be low. The principle management objective for the view is its protection from change that reduces visual amenity.
Medium	Viewpoints representing people travelling through or past the affected landscape in cars or on public transport, i.e. viewing but not focused on the landscape which is regarded as moderately scenic. The views are generally not designated, but which include panoramic views or views judged to be of some scenic quality, which demonstrate some sense of naturalness, tranquillity or some rare element in the view.
Low	Viewpoints reflecting people involved in activities not focused on the landscape e.g. people at their place of work or engaged in similar activities such as shopping, or on heavily trafficked routes etc. The view may present an attractive backdrop to these activities but is not regarded as particularly scenic or an important element of these activities.
Negligible	Viewpoints reflecting people involved in activities not focused on the landscape e.g. people at their place of work or engaged in similar activities such as shopping where the view has no relevance or is of poor quality.

Magnitude of Change to the View

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

Five categories are used to classify magnitude of change to a view:

Table 12- 5: Categories of Visual Change

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

Significance of Visual Effects

As for landscape effects, in order to classify the significance of visual effects, the magnitude of change to the view is measured against the sensitivity of the viewpoint, using the guide in Table 12.3 above.

12.2.6 Quality and Timescale

The predicted impacts are also classified as beneficial, neutral or adverse. This is not an absolute exercise; in particular, visual receptors' attitudes to development, and thus their response to the impact of a development, will vary. However, the methodology applied is designed to provide robust justification for the conclusions drawn. These qualitative impacts/effects are defined as:

- Adverse – Scheme at variance with landform, scale, pattern. Would degrade, diminish or destroy the integrity of valued features, elements or their setting or cause the quality of the landscape(townscape)/view to be diminished;
- Neutral - Scheme complements the scale, landform and pattern of the landscape(townscape)/view and maintains landscape quality;
- Beneficial – improves landscape(townscape)/view quality and character, fits with the scale, landform and pattern and enables the restoration of valued characteristic features or repairs / removes damage caused by existing land uses.

Impacts/effects are also categorised according to their longevity or timescale:

- Temporary – Lasting for one year or less;
- Short Term – Lasting one to seven years;
- Medium Term – Lasting seven to fifteen years;
- Long Term – Lasting fifteen years to sixty years;
- Permanent – Lasting over sixty years.

A statement is made as to the appropriateness of the proposed development based on the combined assessment of the predicted landscape and visual effects. This methodology, in accordance with the various guidelines for LVIA, results in a conclusion as to the appropriateness of the proposed development based on objective assessment of its likely landscape and visual impacts.

12.3 Baseline Environment

12.3.1 Relevant Planning Policy

The following statutory plans are referenced in this section, owing to their relevance to the site location and its proposed development:

- Dun Laoghaire Rathdown County Development Plan 2016-2022
- Kiltiernan Glenamuck Local Area Plan 2013-2018

Dun Laoghaire Rathdown County Development Plan 2016-2022

The *Dun Laoghaire Rathdown Development Plan (DLRDP)* contains a range of policies relevant to establishing the landscape and visual values and sensitivities for the site and site environs. These are set out below. General Planning Policies are set out in Chapter 6 of this EIAR.

It is the stated aim of the Vision Statement for Dun Laoghaire Rathdown:

To continue to facilitate appropriate levels of sustainable development predicated on the delivery of high quality community, employment and recreational environments - allied to the promotion of sustainable transportation and travel patterns - but all the while protecting Dún Laoghaire-Rathdown's unique landscape, natural heritage and physical fabric, to ensure the needs of those living and working in the County can thrive in a socially, economically, environmentally sustainable and equitable manner.

This Development Plan highlights certain areas for development with locally focused policy documents & plans in the form of Local Area Plans (LAP). Kiltiernan is identified (in 3.2.2.3 Policy RET3: Retail Hierarchy) as one of the Key Development Areas for the Development of sustainable mixed-use urban villages in accordance with approved Local Area Plan.

Chapter 4 of the DLRDP sets out policies in relation to Landscape, Heritage and Biodiversity:

Landscape and Visual

Section 4.1.2.1 Policy LHB2: Preservation of Landscape Character Areas*

It is Council policy to continue to preserve and enhance the character of the County's landscapes in accordance with the recommended strategies as originally outlined in the Landscape Character Assessment (2002 and since updated), in accordance with the 'Draft Guidelines for Landscape and Landscape Assessment' (2000) as issued by the Department of Environment and Local Government, in accordance with the European Landscape Convention (Florence Convention) and in accordance with 'A National Landscape Strategy for Ireland - Strategy Issue Paper for Consultation' (2011). The Council shall implement any relevant recommendations contained in the Department of Arts, Heritage and the Gaeltacht's National Landscape Strategy for Ireland, 2015 - 2025.

Section 4.1.2.4 Policy LHB5: Historic Landscape Character Areas

In assessing development proposals and in the preparation of plans it is Council policy to have regard to the recommendations and findings of the Historic Landscape Character Assessments (HLCA) already undertaken for a number of the urban-rural fringe areas of the County most likely to come under development pressure. A HLCA is a detailed holistic study of the historical development and environmental significance of an area. The HLCA offers a dynamic perspective of the total landscape, thereby contributing to the management and promotion of sustainable development within that area. Five HLCAs have been carried out in the County to date – Barnacullia, Kiltiernan, Glencullen, Ballycorus - Rathmichael and Old Conna.

Section 4.1.2.5 Policy LHB6: Views and Prospects

It is Council policy to protect and encourage the enjoyment of views and prospects of special amenity value or special interests. The County contains many sites and vantage points from which views over areas of great natural beauty, local landmarks, historic landscapes, adjoining Counties and the City of Dublin may be obtained. In addition to scenic views, the County also contains important prospects i.e. prominent landscapes or areas of special amenity value or special interest which are widely visible from the surrounding area. Specific Views and Prospects for protection have been identified in the Plan and are considered when assessing planning applications. It is also recognised that visual linkages between landmarks, landscape features and views exist. The Council will also take into account any Views and Prospects of adjoining Counties – Wicklow, Dublin City and South Dublin when assessing planning applications for development in those parts of Dún Laoghaire-Rathdown proximate to the mutual County boundaries.

In the implementation of this policy it is the intention of the Council to:

- Prevent development which would block, or otherwise interfere, with a View which is designated for protection.*
- Preserve the Prospects listed in the Plan.*

Views and prospects relevant to this study include

- Carrickgollogan from the Enniskerry Road (south of Kiltiernan Village)*
- Three Rock Mountain and Two Rock Mountain from the Enniskerry Road (Sandyford-Kiltiernan area) and Sandyford Village*

Whilst these are orientated towards the uplands to the south, development plan maps also highlight the scenic route of Ballyedmunduff Road on the slopes of Three Rock Mountain (part of the Dublin Mountains Way) orientated over the city and bay (including the development area) as well as to the mountains. Three Rock Mountain itself also offers a popular upland amenity enjoying similar views.

Biodiversity

Section 4.1.3.1 Policy LHB19: Protection of Natural Heritage and the Environment*

It is Council policy to protect and conserve the environment including, in particular, the natural heritage of the County and to conserve and manage Nationally and Internationally important

and EU designated sites - such as Special Protection Areas, candidate Special Areas of Conservation, proposed Natural Heritage Areas and Ramsar sites - as well as non-designated areas of high nature conservation value which serve as 'Stepping Stones' for the purposes of Article 10 of the Habitats Directive.

Implementation of this policy will include for

- *Retention of trees, hedgerows and woodlands wherever practical.*
- *Retention of Green Belt areas.*
- *Identification of Views and Prospects of special amenity value or special interest.*
- *Protection of existing access (including established rights-of-way) to such sites where feasible and the promotion of public access where it does not exist at present*

Section 4.1.3.2 Policy LHB20: Habitats Directive*

It is Council policy to ensure the protection of natural heritage and biodiversity, including European sites that form part of the Natura 2000 network, in accordance with relevant EU Environmental Directives and applicable National Legislation, Policies, Plans and Guidelines.

Section 4.1.3.4 Policy LHB22: Designated Sites*

It is Council policy to protect and preserve areas designated as proposed Natural Heritage Areas, candidate Special Areas of Conservation, and Special Protection Areas. It is Council policy to promote the maintenance and as appropriate, delivery of 'favourable' conservation status of habitats and species within these areas.

Section 4.1.3.6 Policy LHB24: County-Wide Ecological Network*

It is Council policy to develop an Ecological Network throughout the County which will improve the ecological coherence of the Natura 2000 network in accordance with Article 10 of the Habitats Directive. The network will also include non-designated sites

Section 4.1.3.8 Policy LHB26: Hedgerows*

It is Council policy to protect hedgerows in the County from development, which would impact adversely upon them. It is Council policy to promote the County's hedgerows by increasing coverage, where possible, using locally native species and to develop an appropriate code of practice for road hedgerow maintenance.

The 2007 Habitat Survey identified a pattern of hedgerows and tree lines with the majority of these occurring in the south of the County (south of the M50 Motorway and east of the southern end of the N11 road). Hedgerows were also identified as important heritage and biodiversity features in the County Biodiversity Plan which identified a survey of hedgerows as a targeted action.

The Hedgerow Survey Report (2008), identified the most important hedgerows in the County in terms of their biodiversity. These have been mapped and recorded.

Section 4.1.3.7 Policy LHB25: Rivers and Waterways*

It is Council policy to maintain and protect the natural character and ecological value of the river and stream corridors in the County and where possible to enhance existing channels and to encourage diversity of habitat. It is also policy (subject to the sensitivity of the riverside habitat) to provide public access to riparian corridors to promote improved passive recreational activities.

Section 4.2.2.6 Policy OSR7: Trees and Woodland*

It is Council policy to implement the objectives and policies of the Tree Strategy for the County - 'dlr TREES 2011-2015' - to ensure that the tree cover in the County is managed and developed to optimise the environmental, climatic and educational benefits which derive from an 'urban forest'.

Section 4.2.2.7 Policy OSR8: Greenways Network*

It is Council policy to develop a comprehensive network of County Greenways linking parks and public open spaces and to liaise with adjoining local authorities and other stakeholders to achieve and improve wider external linkages and corridors.

Section 4.2.2.8 Policy OSR9: Former Ballyogan Landfill

It is Council policy to continue the rehabilitation of the former Ballyogan landfill site and following completion of these works the site will be developed as a new public park (Jamestown Park). The former Ballyogan landfill - now decommissioned is located adjacent to the new development areas of Stepside and Kiltiernan/Glenamuck.

There are no designated Special Areas of Conservation (SAC), Special Protection Areas (SPA) nor Natural Heritage Areas (NHA) within the vicinity of the site.

Landscape Character Areas (DLRDP Appendix 7: Landscape)

The DLRDP contains a Landscape Character Assessment for the County. This divides the county into 14 Landscape Character Areas. The proposed road lies in the Kiltiernan Plain LCA.

Kiltiernan Plain

This is a large enclosure which comprises the hilly plain lying between Three Rock to the west, Newtown, Barnaslingan (The Scalp) and Carrickgollogan to the south, the disused lead mines and chimney to the east. The enclosure is curtailed to the north by the coniferous plantation on Three Rock. The edge of Stepside Area Action Plan and Ticknick also forms a boundary to the north east.

This enclosure is characterised by a series of smaller hillocks within a plain. Roads run between the undulations most notably the main Enniskerry Road running northsouth from Stepside and disappearing into the Scalp.

This large hillocky plain which is part of the foothills of the Dublin Mountains accommodates much of the rural development in the County (Kiltiernan and Stepside). Given its terrain and the number of routeways traversing this plain, it is likely to be subject to the most pressure for long-term development which would significantly alter the existing landscape. The area has accommodated much change generated by the pressures of being adjacent to a large urban area. New residential communities have been provided for and will continue to be provided for with the adoption of Kiltiernan/Glenamuck Local Area Plan 2013.

The following sensitivities and strategies are identified for the LCA:

- There is a risk that continued linear development along the road between Kiltiernan and Stepside will simply merge the two villages into a continuous built up strip. Settlement strategy shall concentrate on the consolidation of these villages along with the provision of a substantial open space buffer zone between the two to prevent coalescence. To have regard to the policies and objectives of Kiltiernan/Glenamuck Local Area Plan 2013.
- Protect existing hedgerows particularly those identified as priority hedgerows in the Dún Laoghaire-Rathdown hedgerow survey.
- To have regard to the recommendations and findings of the Historic Landscape Character Assessment for Kiltiernan.

Green Infrastructure Strategy (DLRDP Appendix 14)

This Green Infrastructure (GI) strategy for Dún Laoghaire-Rathdown seeks to provide a vision and a framework which will identify, protect, promote and enhance the GI assets in the urban, rural and coastal environments of the County. The strategy provides a vision for the GI in the County that is supported by a set of key principles and a robust spatial framework. Importantly, the GI strategy aims to guide key aspects of planning policy at County and local level.

Outlined within the Executive summary for Green Infrastructure a few of the main elements of the strategy for natural and cultural heritage are to:

- Restore or mitigate the fragmentation of ecological corridors throughout the County
- Create a network of Greenways, Green Streets
- Ensure new developments enhance the Green Infrastructure Network

Kiltiernan Glenamuck Local Area Plan 2013-2019

The Kiltiernan/Glenamuck Local Area Plan (LAP) (2013) was adopted by Dún Laoghaire-Rathdown County Council in September 2013. In June 2018 it was extended for a further period up to and including September 2023. It sets out a framework plan for the development of residentially zoned lands in the Kiltiernan/Glenamuck area. One of the key elements of the overall planning framework for the area is the proposal to provide a bypass road of the Village Core of Kiltiernan,

Section 1.7 of the LAP identifies following descriptions of the areas that are relevant:

Glenamuck

- The majority of the Glenamuck 'component' of the Plan area comprises large properties (zoned 'Objective A') with well established gardens and large 20th century detached dwellings.
- Large 20th century detached dwellings with well established gardens in the area of Springfield Lane.
- Located on the southern side of Springfield Lane are two recently constructed residential developments (one of which is 'Cairnbrook').
- The Glenamuck Cottages enclave, has a distinctive streetscape character.
- Dwellings located on Glenamuck Cottages Road predominately single storey cottage-style structures.
- Rockville Drive, which comprises two-storey semidetached dwellings.
- Large detached house south of the Glenamuck Cottages is a tranche of agricultural zoned land.

Kiltiernan

- The majority of the Kiltiernan 'component' of the Plan area comprises residential-zoned land, with the exception of the two proposed Neighbourhood Centre nodes and a site located on the southern side of Ballycorus Road, which is zoned for agricultural uses.
- Planning Policy for the area is set out in Chapter 6 of this EIA 'Planning and Policy'.

The plan contains objectives reflecting DLRDP policies for *the protection of Landscape, Natural Heritage and the Built Environment and includes in Policy LH21 the preservation of the prospect of Three Rock, Two Rock Mountain and Carrickgollogan from Enniskerry Road and the designated protected views southwards from Ballycorus Road.*

In particular it recognises the predominance of hedgerows as a feature of the area:

Section 7.1.5 Hedgerows:

The most significant habitat type in the LAP area is the hedgerow. The HCLA study found that in general, the condition of the hedgerows ranges from very good to excellent. The protection of local hedgerows is a priority for ensuring habitat survival and maintaining local biodiversity. In this regard, the HCLA recommended undertaking a detailed ranking survey of the hedgerows, which could qualify the sustainability of these important resources. This is particularly important considering significant lands, which have been zoned for future development, contain mature hedgerows. Any proposed development area which includes extensive existing hedgerows, should include an assessment of the hedgerows within the subject site boundary, and incorporate proposals for their retention and enhancement, if applicable and feasible.

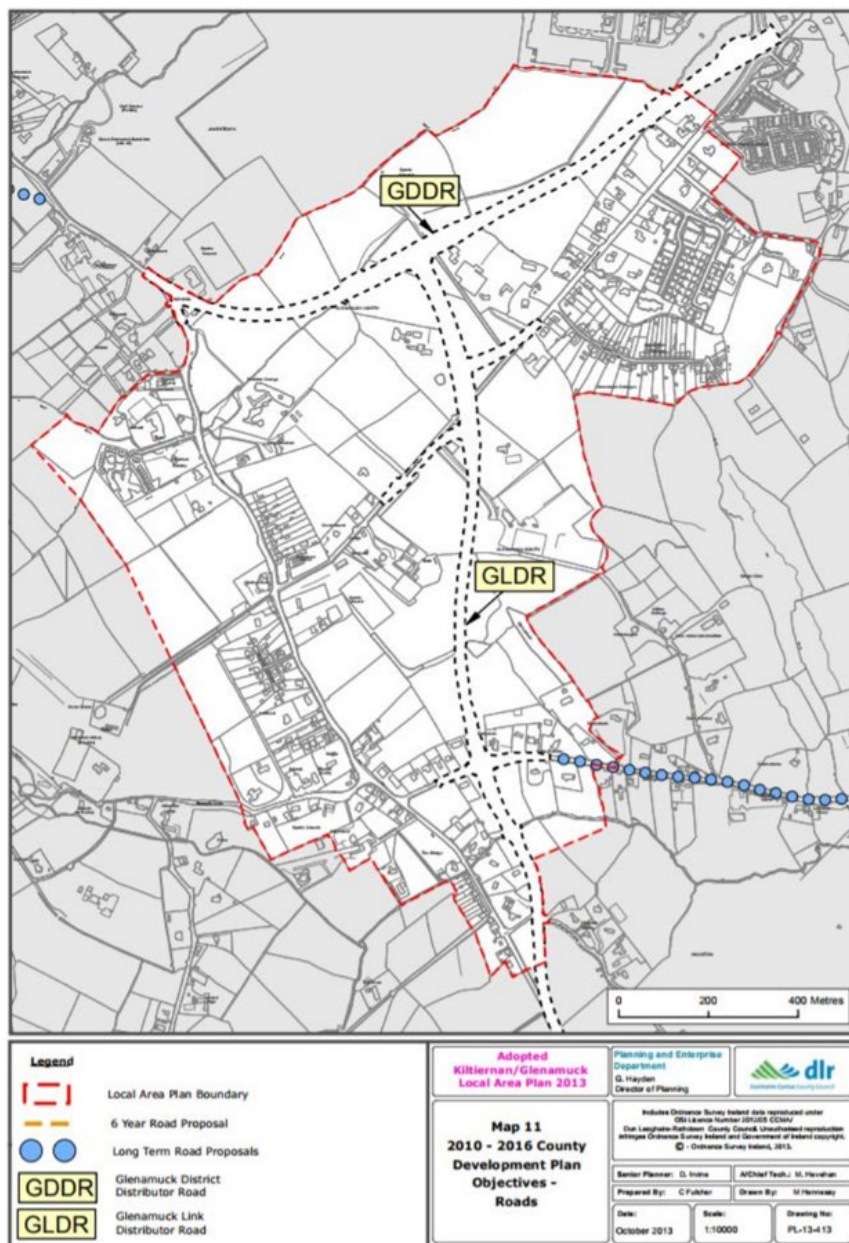


Figure 12- 1: Kiltiernan/Glenamuck LAP Map 11 showing roads objectives

12.3.2 Description of Receiving Environment

The road corridor and environs is described below in terms of:

- Location and overview;
- Topography and drainage;
- Vegetation and natural heritage;
- Built and cultural heritage;
- Character;
- Landscape and visual amenity.

Much of the descriptive information below originates in the existing LAP text supplemented with site survey.

12.3.3 Location and Overview

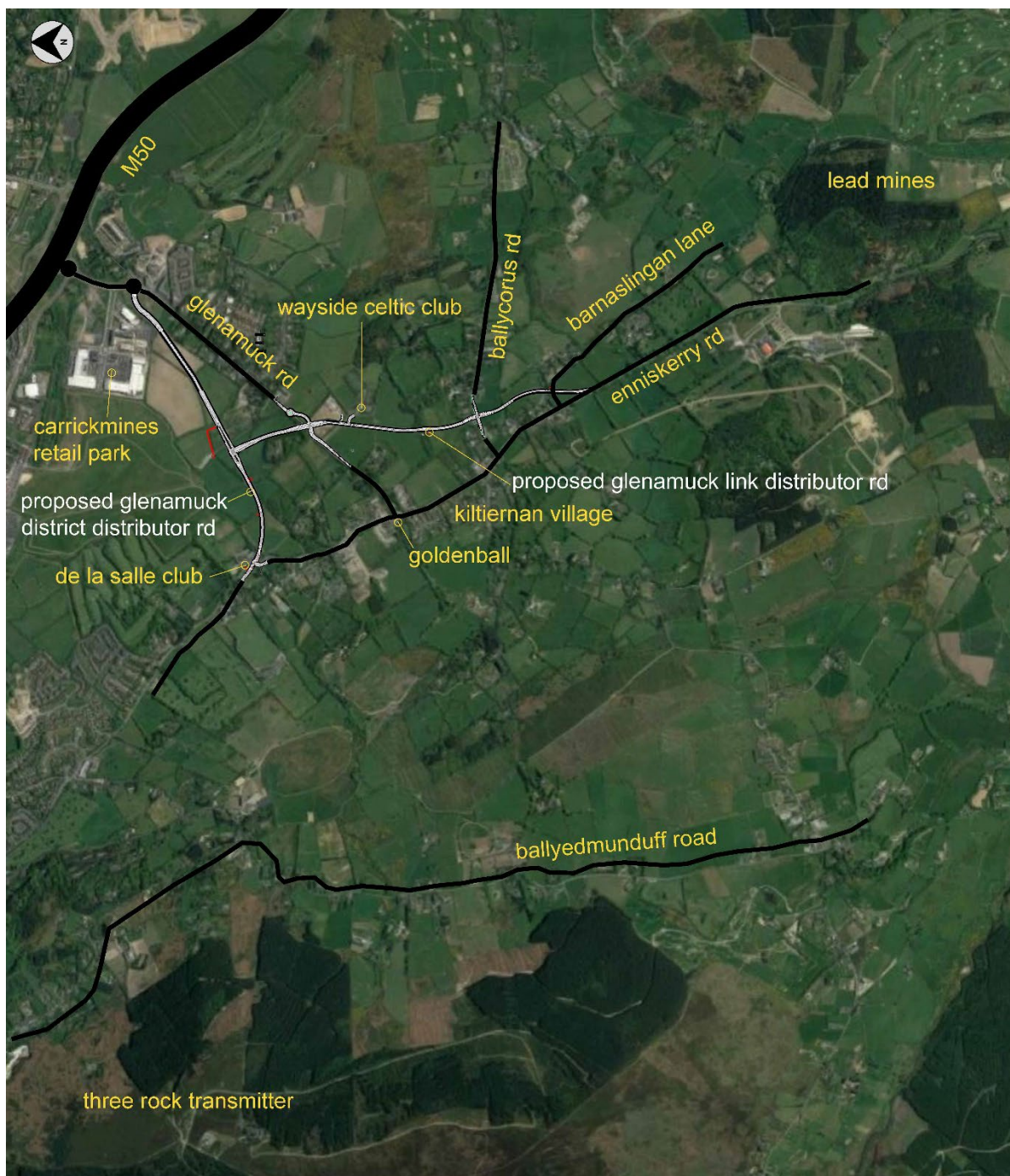


Figure 12- 2: Road Corridor and General Environs Location (Courtesy of Google Maps)

The site is situated to the south west of Dun Laoghaire and south of Sandyford village on the eastern slopes of the Dublin Mountains. The current main transport routes through the LAP area comprise Glenamuck Road, aligned through the central portion of the LAP area in a north-east to south-west

direction to intersect with Enniskerry Road (R117), which is aligned through the western portion of the area in a north-west to south-east direction.



Plate 12.1- Enniskerry Road



Plate 12.2 - Glenamuck Road

The site for the proposed road development is located to the east of the R117 and southwest of the M50 Motorway, between Carrickmines and Kiltiernan. Kiltiernan provides linkages to Enniskerry to the south, Stepside village to the north and to the Carrickmines Interchange of the M50 South Eastern Motorway approximately 1.5km east of Kiltiernan Village.



Plate 12.3 - Golden Ball Junction of the Enniskerry Road and Glenamuck Road

The existing Glenamuck Road links all of these roads together at the Golden Ball junction in the heart of Kiltiernan village. This rural location is situated at the urban fringes of Dublin City and County particularly with the access onto the M50 motorway, which provides linkages to the majority of the national road schemes in the country. The proposed new distributor and link roads would join the existing road network with new junction(s) to be formed with the R117 (Enniskerry Road), the R116 (Ballycorus Road) and the Glenamuck Road.



Plate 12.4 - Looking south west along the Proposed Road Corridor from the Carrickmines Retail Park



Plates 12.5 and 12.6 - Carrickmines Green and Retail Park

The receiving environment is generally rural and agricultural in nature with ribbon development along the R117 and R116 with the historic village of Kiltiernan being a focal point of this. There is also a significant portion of land dedicated to sports facilities with De La Salle Palmerston Rugby Club and Ballyogan Football Club accessed off the R117 while Wayside Celtic Football Club is accessed off the Glenamuck Road. Carrickmines to the northwest has been subject to a relatively intense period of development in the last decade with modern suburban development including apartment blocks and a large format retail centre at Carrickmines.

The land profile within the study area falls to the southeast towards the Loughlinstown River (south of the Ballycorus Road). There are some areas where the road frontage of properties along the east of the existing Glenamuck Road have steep embankments. Glenamuck Road incorporates significant hedgerows along the majority of its length. The Arklow – Carrickmines 220kV Double Circuit Electricity

Route extends north-south across the Glenamuck Road with at least four pylons within the proposed development area.



Plate 12.7 - Glenamuck Road Hedgerows



Plate 12.8 - the Arklow-Carrickmines ESB Pylons

The proposed GDRS road development is approximately 3.3km in length including both the Glenamuck District Distributor Road and the Glenamuck Link Distributor Road.

The lands that the development site traverses can broadly be described as a combination of agricultural grassland with traditional hedgerow/treeline field boundaries, along with built development such as roads, houses and other buildings.



Plate 12.9 - Looking south west from Wayside Football Club – a landscape of fields, hedgerows and settlements.

12.3.4 Topography & Drainage, Geology and Soils

The Glenamuck Stream flows from west to east through the northern part of the lands. A small section of the Loughlinstown/Shanganagh River flows through the southern part. These small water courses combine with each other before discharging to the sea at Shanganagh. The area is drained by a

network of field drainage and small watercourses. The entire scheme lies within the catchment of the Loughlinstown River. See Chapter 14 for Hydrological Assessment.

The LAP area is located in a shallow north-west to southeast aligned valley to the east of Three Rock Mountain at an elevation of approximately 130 metres above sea level. The overall trend of the landscape is falling from uplands in the south-west to lowlands in the north-east. To the east and south-east beyond the LAP area boundary the land rises to a height of 150 and 240 metres respectively while to the west the landscape is dominated by the peak of the Two Rock Mountain (536 metres OD). To the north along Enniskerry Road the landscape opens out to the lowland Plain of Dublin, while to the south the topography reflects the granite uplands of the Dublin/Wicklow mountains. The valley location of this site and the historic use of this valley as a communication route, play key roles in the defining character of this LAP area.



Plate 12.10 - Views to the Dublin Mountains from Carrickmines Green roundabout

The rolling granite of the Dublin Mountains forms the main physical feature of the landscape at Kiltiernan/Glenamuck. Soils in the area is generally 0.3-0.5m topsoil overlying glacial boulder clays on granite bedrock. See Chapter 13 for Land and Soils Assessment

12.3.5 Vegetation, land cover and natural heritage

It is clear that trees, groups of trees or woodlands which form a significant feature in the landscape are important in setting the character of the area. The CDP currently identifies significant trees/woodlands in a location in the extreme northern portion of the LAP area immediately east and west of Glenamuck Road. There are no formal statutory Tree Preservation Orders in the LAP area.

Of additional significance is a wooded strip, located along the south-eastern perimeter of the LAP area and zoned 'Objective G' (see LAP Map No. 7), which contains a small stand of pure blackthorn. This blackthorn forms a dense stand of several metre tall bushes that diminish to bushes of about one metre in the adjacent field. Mature hedgerows, tree lines and field patterns are a distinctive feature in the character of the area and the enclosure of local roads and routes.

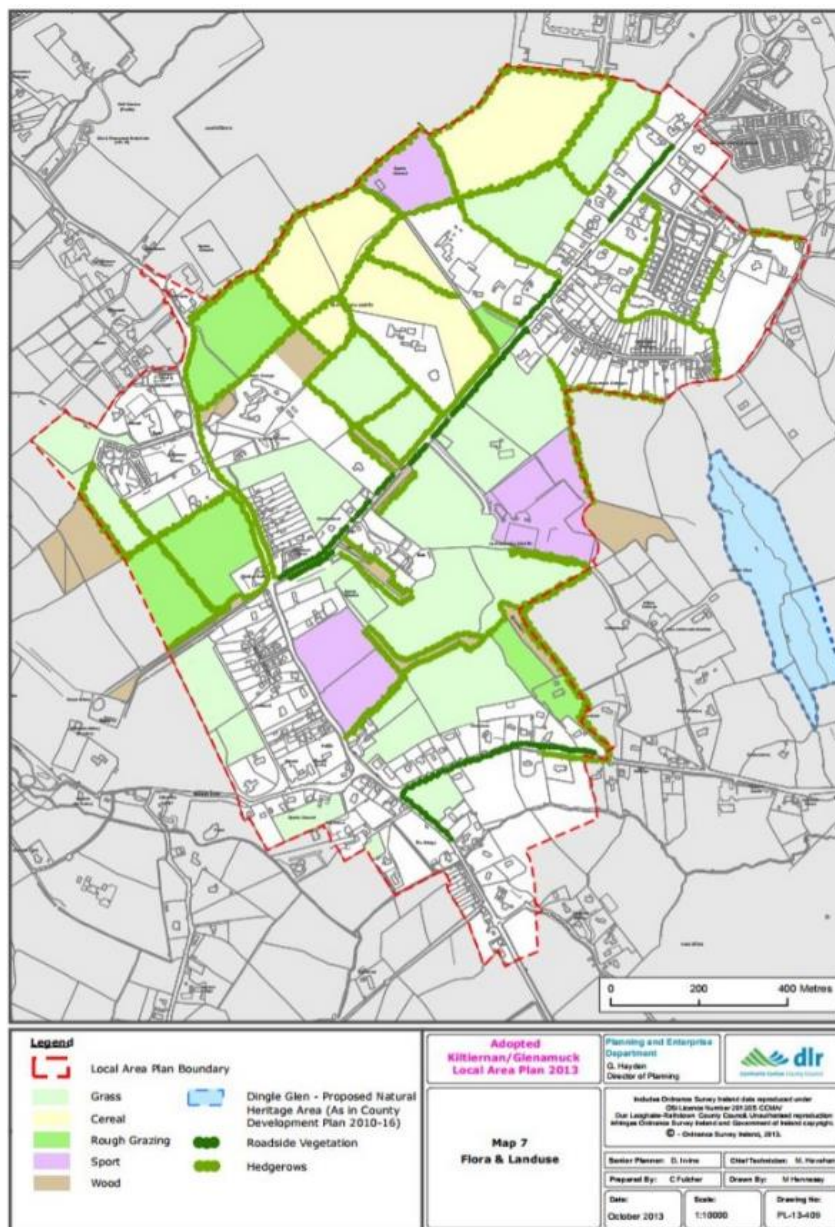


Figure 12- 3: Glenamuck/Kiltiernan LAP Map 7

The LAP describes in detail the vegetation and land cover of the area. These include:

- (i) Agricultural lands used for intensive and active agriculture including, cereal production, fruit production, and grazing grass cutting;
- (ii) Rough grazing poorer pastures;
- (iii) Sports grounds;
- (iv) Gardens and houses; and
- (v) Woodland.



Plate 12.11 - Overview of the LAP area - view from the foothills of the Dublin Mountains- showing field patterns, mature trees, wooded areas, and settlement.

The vegetation is described in the LAP as follows:

Each of these has typical habitat features and influence biodiversity in a characteristic way. In summary, the village of Kiltiernan and surrounding countryside are or have been intensively managed by humans. The most significant habitat type in the LAP area is hedgerow. Many of the hedgerows have a high biodiversity value and preliminary inspection undertaken during the HLCA study identified those classified as mature as being over one hundred years old. In general the condition of the hedgerows ranges from very good to excellent. While lands within the LAP area which have been zoned for future development, contain mature hedgerows, it is acknowledged that it may not be possible to retain all these hedgerows. Future development proposals on respective land parcels may necessitate the undertaking of additional hedgerow surveys. Along the roads of the LAP area the main habitats are hedgerows and stone walls. While the margins of the R117 are of limited biodiversity value, along the Glenamuck Road and the R116 where gardens give way to agricultural lands the hedgerows are mature and rich in species, and in the main well structured. On the approach to the village from Dublin and opposite the Church of Ireland church are fields with very overgrown hedgerows and well developed field margin communities. In and around the village while the churches, schools, garage, public house and houses have intensively managed and planted surrounds, the surrounding fields encroach on the village and no part of the Plan area is currently far from open agricultural countryside. To the west of the village the managed agricultural and recreation lands give way to rough pastures and upland vegetation dominated by gorse. The hillsides are flanked by a network of very mature hedgerows that gives the area a superficially wooded appearance. Such areas could serve as buffers between the developing village and the less intensively managed hinterlands. A network of mature hedgerows link fragments of old woodland and more recent mature gardens.

12.3.6 Built and Cultural Heritage

Section 1.6 of the LAP describes the rich built and cultural heritage of the area which contributes to its character: Refer also to Chapter 11 of the EIAR



Plate 12.12 – Collage of local vernacular features



Plate 12.13 'Golden Ball' Gateway Pier.



Plate 12.14 Changing streetscape

The following protected structures are identified

Location	Protected Structures	Description
Enniskerry Road ('north')	Shaldon Grange Kiltiernan Abbey (at Golden Ball)	House Entrance Piers
Glenamuck Road	Rockville	House and Gate Lodge
Kiltiernan	Church of Our Lady of the Wayside Church of Ireland Parish Church	Church Church, School, Sexton's Lodge, Boundary Walls and Gates
Enniskerry Road ('south')	An Muilleán 1-9 Moss Cottages	Old Post Office Orange Lodge House (formerly a cotton factory) Houses House & Shop House
Bishops's Lane (Kiltiernan)	Kiltiernan Lodge	Entrance Gates (Plus the House and barn which are outside the LAP area)

Protected structures are generally located within the built up clusters and village areas, away from the proposed road alignment.

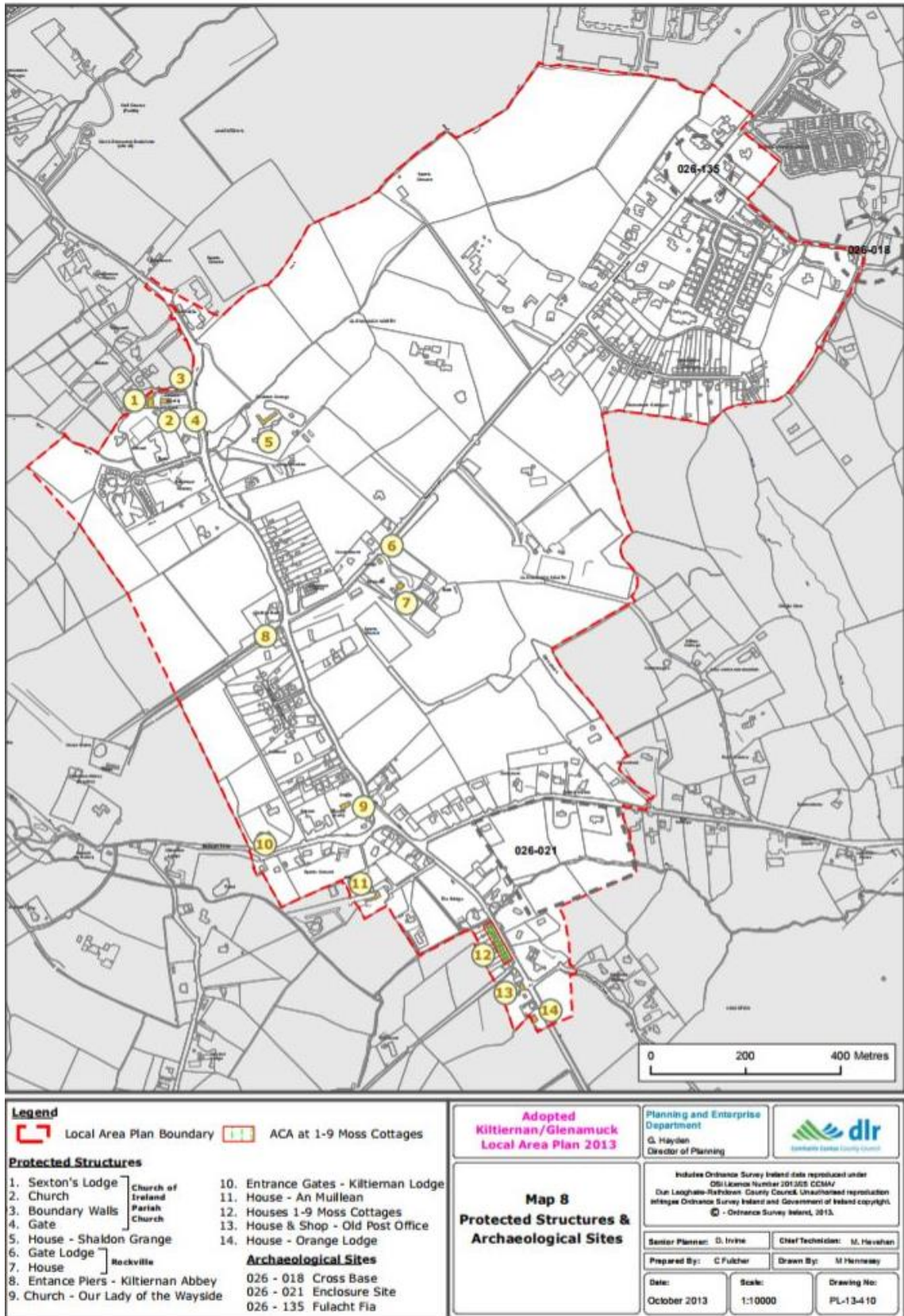


Figure 12- 4: Glenamuck / Kiltiernan LAP Map 8 – Protected Structures

12.3.7 Character

The receiving environment is characterised currently by the two villages of Kiltiernan with its very legible character and scale, and the more dispersed settlement of Glenamuck. The surrounding landscape is typical of the foothills of the Dublin mountains as they meet the outer city suburbs – fields in pasture and narrow country roads surrounded by mature hedgerows with small woods and tree lines scattered through the area. Small streams and ditches take water from the surrounding uplands. The landscape also contains country houses and their walled grounds as well as more modern one-off large houses and gardens as the attractive countryside, local village life, nearby upland amenity and proximity to the city draw new residents. At its best the landscape presents an idyllic rural character, elsewhere the clear pressures of the urban fringe, one-off houses and new estates are evident. There are protected views southwards (to the mountains) from a number of locations including the Ballycorus Road. From the higher land and hills to the south there are a number of protected prospects north over the receiving environment and the wider city and bay.

12.3.8 Landscape and Visual amenity



Plate 12.15 – View from Ballyedmunduff Road

12.3.9 Summary of Landscape Characteristics and Values

The conservation and enhancement values of the Receiving Environment are set out in this section. The conservation values indicate those aspects of the receiving environment which are sensitive and could be negatively impacted on by the proposed development. These values form the potential landscape and visual constraints to the proposed road.

The enhancement values reflect change that is occurring in the landscape and its inherent robustness.

12.3.10 Conservation values

These include:

- Scenic and elevated views from the west – Dublin Mountains Way and Ballyedmonduff Road and Three Rock
- Scenic Views from the R116, although these are orientated south towards the mountains
- Fields patterns, mature hedgerows and trees
- Existing residential areas and the village
- Amenity areas
- Protected structures through the village which contribute to its character - Registered monuments are relatively distant
- Vernacular features – stone walls, gates and fences etc

12.3.11 Enhancement Values

These include:

- Planning policy supporting the road development and its alignment
- Extensive change underway in the receiving environment – from rural to suburban / urban
- Planning policy directing change from rural to urban.
- In the rural context there is significant landscape capacity to absorb the road and also benefits for existing villages and residential areas
- In the context of future urban development the road facilitates change but will also be subsumed by such change, the impact of which will far surpass that of the road itself.

12.3.12 Characteristics of Proposed Development

The Proposed Development

The proposed road is designed to relieve traffic pressure on the two adjacent settlements and is part of wider infrastructure improvements locally to facilitate expanding urban development. The planning policy is discussed in detail in Chapter 6. The road scheme is part of extensive landscape change as new residential development transforms the local landscape character from rural to urban. The proposed new road is part of this change but in itself would not significantly change the area character, however the associated urbanisation of the surrounding rural environment will see significant cumulative change. This is local policy and the approved LAP sets out to guide that development to integrate key aspects of the rural character and landscape features in the new urban area whilst integrating the new urban area into the wider landscape. Urban design principles and design guidelines are set out in the LAP for this landscape change.

It is essential that the quality rural landscape is replaced by a quality urban landscape that reflects the materials, character and natural and cultural heritage of the area and where feasible, trees and hedgerows of merit and built cultural features are retained. As a key part of the urbanisation the new road must reflect these intentions and seek to repair and replace where such elements are negatively affected.

The proposed Glenamuck District Roads Scheme (GDRS) is described in Chapter 5 and generally consists of the following:

Glenamuck District Distributor Road (GDDR) – Connects from the Enniskerry Road adjacent to De La Salle Palmerstown Rugby Club to a tie in at the Glenamuck Road East/Golf Lane Roundabout.

Glenamuck Link Distributor Road (GLDR) - Connects from the approximate midpoint of the GDDR to the Enniskerry Road south of Kiltiernan and will connect the new distributor road with the existing Glenamuck Road, Ballycorus Road and Barnaslingan Lane providing an alternative to the Enniskerry Road for north south travel.

The proposed work will also include:

- Surface water drainage including a number of significant attenuation ponds
- Public lighting
- Traffic signals
- Road marking and signage
- Diversion of existing utilities and provision of new utilities
- Accommodation works to existing properties
- Walls, retaining walls, fencing and other boundary treatments
- Associated landscaping works
- Miscellaneous ancillary works

12.4 Predicted Impacts

12.4.1 Landscape Sensitivity

Whilst some of the core elements of the landscape exhibit a timeless quality and are inherently sensitive to change, in particular the rural character of the Glenamuck road and Barnaslingan Lane where they will be transected by urban roadways, it must be acknowledged that there have been significant new developments in recent years impinging on the Glenamuck road in particular. This is inevitable in a living and developing village in the Greater Dublin Area and it is the management of that change that is important in order to ensure that such change is positive and sensitive to Kiltiernan village's identity and character and landscape quality.

The receiving landscape is therefore classified as Medium Sensitivity (exhibits positive character but has evidence of alteration to/degradation/erosion of elements and characteristics resulting in an area of mixed character, therefore potentially sensitive to change in general).

12.4.2 Magnitude of Landscape Changes

The physical scale of the proposed road scheme is relatively modest due to it being primarily a physical surface presence and integrating with the existing local roads network. In the context of being on the fringes of a city with links to large scale road infrastructure, policy to provide an upgrade to the local road system to accommodate increased usage, fit for purpose for public transport routes, and to reduce traffic pressure on the centre of Kiltiernan Village cannot be considered unexpected in the context of the receiving environment nor inappropriate giving the recent and ongoing urban development in the area. In this regard the magnitude of landscape change is classified as Medium (partial loss of or alteration to one or more key elements or features, and/or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic in the context of the receiving environment).

12.4.3 Predicted Landscape Impact

The proposed District Distributor and Link Distributor roads impact on the enclosed character of the existing Glenamuck and Ballycorus Roads and Barnaslingan Lane but only where they intersect and where wider urban thoroughfares need to integrate with existing rural roads. However by reducing green fields and providing new hard surface corridors in turn dictates the additional requirement for attenuation ponds to manage surface water, generating new habitat typologies.

The significance of the proposed new road is Medium and on balance Neutral – Beneficial in terms of landscape impact i.e. scheme complements the scale, landform and pattern of the landscape/view and maintains landscape quality and enables repairs / removes damage caused by existing land uses.

12.4.4 Predicted Visual Impacts

Based on the assessment of the landscape characteristics, values and sensitivities, 13 viewpoints were selected for assessment of visual amenity impact. These are scheduled below.

No.	Location / Description
Location map and Existing and Proposed images in Photomontage booklet by Chris Shackleton Consulting in Appendix 12.3	
PM01.	From Enniskerry Road near De La Salle looking South East
PM02	From outside Carrickmines Green Apartments looking West
PM03	From Glenamuck Road near Rambledown looking South West
PM04	Ballycorus Road looking South
PM05	Barnaslingan Lane looking South
PM06	Three Rock Transmitter & Ticknock Amenity Area view east
PML01	De La Salle Palmerstown Rugby Clubhouse view south
PML02	From Enniskerry Road new entrance looking South
Other Viewpoints	
VP01.	Glenamuck Road view northeast
VP02	Wayside Celtic Football Club view west
VP03	Barnaslingan Lane view northwest
VP04	Kiltiernan Parish Church view northeast
VP05	Lead Mines & Carrickgollogan Amenity Areas view north

Viewpoint PM01 From Enniskerry Road near De La Salle looking South East

Existing View

This view is located at street level near the De La Salle rugby club on the Enniskerry Road near the north west extent of the proposed roadway works .

The view is looking south east along the Enniskerry Road towards a bend in the road at the club entrance. The existing road occupies much of the view and is bounded by local stone walls and enclosed by woodland and trees closing views beyond the road corridor.

Proposed Changes and Impacts

The new road will depart from the existing route crossing directly through trees at the driveway entrance to the club

The main changes to the view would be

- the widening and extension of the existing carriageway.
- the partial loss of mature boundary hedgerows and trees.
- The planting of new trees and placing new boundary treatments creating new and appropriate landscape structure and capacity to mitigate these changes.

Visual Effects

The viewpoint sensitivity is Low, representing people travelling through a busy route and not particularly focused on the landscape which is enclosed.

The magnitude of change would be Medium in the Short term, Medium and Long Term. The tree loss would be noticeable and the new road would be partially intrusive in the view. New tree planting would over time re-establish the landscape structure and mitigate these impacts.

The significance of the change would be Slight in the Short, Medium and Long Term.

Qualitatively the impact would be Adverse in the Construction Stage, and Short Term declining to Neutral in the Medium and Long Term.

Viewpoint PM02 Carrickmines Green Apartments (street level) view west

Existing View

This view is located at street level at the entrance to the Carrickmines Green apartment complex, east (approx. 89m) from where the proposed roadway works are due to begin at the existing Glenamuck Road South Roundabout.

The view is looking northwest across the existing Glenamuck road, toward a meadow with an access gate and boundary post and rail fence which bounds the edge of the existing carriageway. In this foreground are visible road markings, signage, mini pillar, and light standard along the footpath. Beyond, are the foothills of the Wicklow mountains, with the land sweeping up to the three rock transmitters on the horizon across hills and valleys, fields, boundary hedgerows, woodlands and settlements.

To the right of view, across Glenamuck Road but just out of view, is the sprawling Carrickmines Retail Park. To the left of this view the Glenamuck Road narrows beyond the extent of the apartment development, to the character of a rural carriageway bounded by mature trees and informal hedgerows.

The view represents that typically experienced by residents and motorists where pressure from new urban development is experienced in this area.

Proposed Changes and Impacts

The new link road will depart from the existing route crossing into adjacent fields located on the western edge of the carriageway, from where it will continue in an westerly direction until it curves to meet the Enniskerry road north of Kiltiernan.

The main changes to the view would be

- the partial loss of adjacent fields to the northwest of the existing carriageway.
- the partial loss of boundary hedgerows and trees.
- The planting of new trees and boundary hedgerow creating new and appropriate landscape structure and capacity to mitigate these changes.

Visual Effects

The viewpoint sensitivity is High, representing people residing in the apartment complex as well as travelling through or past the affected landscape in cars or on public transport. The backdrop to the

new development is the Wicklow mountains which is the primary focus of the view out from the apartments, although the foreground and adjacent areas are representative of significant ongoing change.

The magnitude of change would be Low in the Short term, Medium and Long Term. The new road would be a minor change to the view and the longer distance backdrop would remain. Over time mitigation would reduce this visibility.

The significance of the change would be Moderate in the Short, Medium and Long Term.

Qualitatively the impact would be Adverse in the Construction Stage, declining to Neutral in the Short, Medium and Long Term.

As the LAP urban development is constructed the visibility of the new road will decline, behind new buildings and further landscape elements and more significant change will see the road subsumed within more comprehensive urbanisation in the area.

Viewpoint PM03 Glenamuck Road near Brambledown looking South West

Existing View

This view is located at street level adjacent the Willow Glen development on the existing Glenamuck Road.

The view is looking southwest along the existing Glenamuck road, as it travels towards the Golden Ball junction.

The existing road is visible in the foreground and travelling straight into the distance. To the left (south) the boundary hedges, and ornamental planting of mature gardens and local houses can be seen. This is replicated to the right (north) although immediately adjacent new development is replacing single houses and large gardens with denser housing estates. In the distance the vegetation merges over the road creating a typical green country lane tunnel effect.

The view represents that typically experienced by residents and motorists of an attractive rural area with scattered single housing, in transition.

Proposed Changes and Impacts

The viewpoint looks south west at the junction between the new link road and the Glenamuck road. A roundabout is visible forming the junction for a spur to run to the left (south) to connect to the link road.

The roundabout is visible centrally in the view and an approach ramp. New tree planting and landscape works associated with the junction are also visible.

The main changes to the view would be

- The loss of trees centrally in the view.
- The loss of the “green tunnel” effect of surrounding vegetation.
- New road surfaces and modern components including the roundabout itself.
- The planting of new trees and boundary hedgerow creating new landscape structure and capacity to mitigate these changes.

Visual Effects

The viewpoint sensitivity is Medium, representing people travelling through the landscape as well as residents, although views are constrained by the existing vegetation.

The magnitude of change would be High in the Short term, Medium and Long Term. The new road would be an intrusive new feature and alter the character of the existing country road.

The change would be Significant in the Short, Medium and Long Term.

Qualitatively the impact would be Adverse in the Construction Stage and Short Term reflecting the loss of trees and change in character, **this would decline to Neutral in the Medium and Long Term** as new tree planting recreates a green and leafy context.

Viewpoint PM04 Ballycorus Road view south

Existing View

This view is located on Ballycorus Road looking south towards the Lead Mines visible on the hill and in the foreground where the new distributor road will cross the existing road. As with the Glenamuck Road, the character of Ballycorus Road is that of a semi-rural road with footpath to the edge of Kiltiernan Village, with intermittent residential plots of land and agricultural fields either side of the roadway. The boundary vegetation is of varied height being a mix of informal hedgerow and mature trees. Stone walls, piers and gates punctuate the hedgerows. Road markings, road signage, poles and overhead wires are also visible along the roadway.

In the distance above the boundary hedgerow the raised ground of the Lead Mines & Carrickgollogan Amenity Area are visible, with the tall chimney of the lead mine being the prominent focal point. The conspicuous Arklow – Carrickmines 220kV Double Circuit Electricity route and pylons is visible overhead.

The view represents is typical of a rural road in transition on the fringes of the city.

This road affords recognised scenic views along its length southwards to the mountains.

Proposed Changes and Impacts

The new link road will transect the existing Ballycorus road crossing into adjacent fields located on the north and south sides of the carriageway, the existing road will be widened to the south, from where it will continue in a southerly direction continuing to meet the Enniskerry road south of Kiltiernan.

The main changes to the view would be

- The creation of a significant new junction in the middle of the view.
- the partial loss of adjacent fields to the north and south of the existing Road.
- the partial loss of boundary hedgerows and trees.
- The increased opening in the boundaries to allow for the new road junctions
- The planting of new trees and construction of new stone walls creating new and appropriate landscape structure and capacity to mitigate these changes.

Visual Effects

The viewpoint sensitivity is High, being a recognised scenic route

The magnitude of change would be High – extensive intrusion of the development in the view.

The change would be Very Significant in the Short, Medium and Long Term.

Qualitatively the impact would be Adverse in the Construction Stage and Short Term declining to Neutral in the Medium and Long Term, as mitigation measures establish and the landscape pattern is re-established.

As the LAP urban development is constructed, the visibility of the new road will decline, behind new buildings and further landscape elements and more significant change will see the road subsumed within more comprehensive urbanisation in the area.

Viewpoint PM05 Barnaslingan Lane looking South

Existing View

This view is located on Barnaslingan Lane looking south along the alignment of the proposed new road. The asphalt surface of the country road can be seen running left to right in the foreground, bounded by a low masonry wall. Beyond this can be seen an attractive framed view of a field in pasture enclosed by mature trees and small woods. Beyond, further south, can be seen the two hills of the Scalp covered with woodland and trees

The lane provides unspoilt scenic views southwards, however part of the field is zoned for residential development under the Kiltiernan LAP.

Proposed Changes and Impacts

The new link road will travel across the field in the view, diagonally from left to right (north to south)

The main changes to the view would be

- The loss of immediate foreground vegetation along the road alignment.
- The loss of the open green field
- The introduction of traffic into the view.
- Reduced visibility of distant hills due to roadside tree planting.

Visual Effects

The **viewpoint sensitivity is Medium**, representing people travelling through the landscape as well as residents, although views are constrained by the existing vegetation.

The **magnitude of change would be High in the Short term, Medium and Long Term**. The new road would be a new feature and alter the character of the view.

The **change would be Significant in the Short, Medium and Long Term**.

Qualitatively the impact would be Adverse in the Construction Stage and Short and Medium Term reflecting the change in character and loss of long distance views. **This would decline to Neutral in the Long Term** as new tree planting recreates a green and leafy context albeit with more constrained distant views.

As the LAP urban development is constructed, the visibility of the new road will decline, and more significant change will see residential development to the right (west) of the new road alignment.

Viewpoint PMo6 Three Rock Transmitter Amenity Area view south east

Existing View

This view is from the top of the Three Rock amenity high point looking south east towards Carrickmines and Kiltiernan. In the foreground is low vegetation, primarily heather, with a plantation of young conifers on the hillside. Discernible in the middle distance is the outline of Carrickmines Retail Park and Carrickmines Green apartment complex, while Kiltiernan Village is obscured by vegetation.

In the background, out beyond a landscape pattern of field systems with hedgerows and woodland planting and associated urban areas, can be seen the sea and the wider Dublin Bay area.

Proposed Changes and Impacts

The new road system will come from the direction of Carrickmines curving northwest to meeting the Enniskerry road north of Kiltiernan Village, and branching off to head south to meet the Enniskerry road south of Kiltiernan Village. The ground plane of proposed road will be substantially obscured by existing and proposed hedgerows and the topography of the land from this vantage point.

The main changes to the view would be

- The partial intrusion of the new road across the existing field pattern
- the partial loss of boundary hedgerows and trees.

- The planting of new trees and boundary hedgerow creating new and appropriate landscape structure and capacity to mitigate any changes.

Visual Effects

The viewpoint sensitivity is High – being a popular recreational and amenity destination with a stunning panorama.

The magnitude of change would be Low – Minor intrusion and alteration to the composition of the view.

The significance of the change would be Moderate to Slight in the Short, Medium and Long Term.

Qualitatively the impact would be Adverse in the Construction Stage declining to Neutral in the Short, Medium and Long Term as mitigation planting is established.

As the LAP urban development is constructed, the visibility of the new road will decline, behind new buildings and further landscape elements and more significant change will see the road subsumed within more comprehensive urbanisation in the area.

Viewpoint PML01 De La Salle Palmerstown Rugby Clubhouse looking south

Existing View

This view looks south from the clubhouse of De La Salle Rugby Club and stop within the confines of the club grounds as it is enclosed along its boundaries with mature trees and vegetation. To the south temporary prefabricated buildings are visible within the car park of the club. A raised concrete kerb denotes the edge of the parking and a sloped vegetative strip of grass is visible to the left in front of the clubhouse. White lines demark parking spaces on the tarmac surface.

The view is very utilitarian in character but with an attractive wooded backdrop.

Proposed Changes and Impacts

The proposed road coming from the direction of Carrickmines will be located in the southern corner of the club grounds where the temporary school buildings sit, when it curves northwest through the carpark before meeting the Enniskerry road in close proximity to the entrance gate. The new road would be elevated above the current level and retained by a stone clad retaining wall which would be a prominent new feature. New trees would be planted in the car-park along the boundary wall.

The main changes to the view would be

- The partial loss of the car park area
- The intrusion of the new road corridor and retaining wall in the view
- The removal of the temporary school buildings
- the partial loss of boundary hedgerows and trees.
- The reduced distance from the clubhouse to the new boundary of the road

- The planting of new trees and boundary hedgerow creating new and appropriate landscape structure and capacity to mitigate any changes.

Visual Effects

The viewpoint sensitivity is Low – Viewers would not be typically focused on the view whilst using these community facilities, and the view is utilitarian in character.

The magnitude of change would be Medium – introduction of elements that may be prominent but not necessarily uncharacteristic in the context, resulting in change to the composition but not necessarily the character of the view or the visual amenity.

The change would be of Slight Significance in the Short, Medium and Long Term.

Qualitatively the impact would be Adverse in the Construction Stage declining to Neutral in the Short, Medium Term and Long Term, as new trees establish – the existing view is functional and the new stone wall could be an attractive feature. Background trees would predominantly remain.

Viewpoint PMLo2 From Enniskerry Road new entrance looking West

Existing View

This view looks west from the Enniskerry Road outside the De La Salle Rugby Club above the portacabins described PMLo1. The view looks obliquely along the R117 towards the entrance drives of large individual houses on the western side of the road. The road occupies the foreground of the view bounded in the middle ground by a roadside path and a traditional stone wall. Above this dense hedgerow trees and shrubs close the view.

This is a typical view of private drives off the Enniskerry Road.

Proposed Changes and Impacts

The new road will create a minor realignment here as it meets / merges with the Enniskerry Road travelling north west. Changes visible are minor.

The main changes to the view would be

- The road pulls away from the western boundary wall.
- Further north a new grass verge is introduced.
- No trees or other vegetation is affected.

Visual Effects

The viewpoint sensitivity is Medium, representing people travelling through the landscape as well as residents, although views are constrained by the existing vegetation.

The magnitude of change would be Low – Minor intrusion and alteration to the composition of the view.

The change would be of Slight Significance in the Short, Medium and Long Term.

Qualitatively the impact would be Adverse in the Construction Stage becoming Neutral or even Beneficial in the Short, Medium and Long Term.

Other Viewpoints



Figure 12- 5: Viewpoint Map o1 Local Area

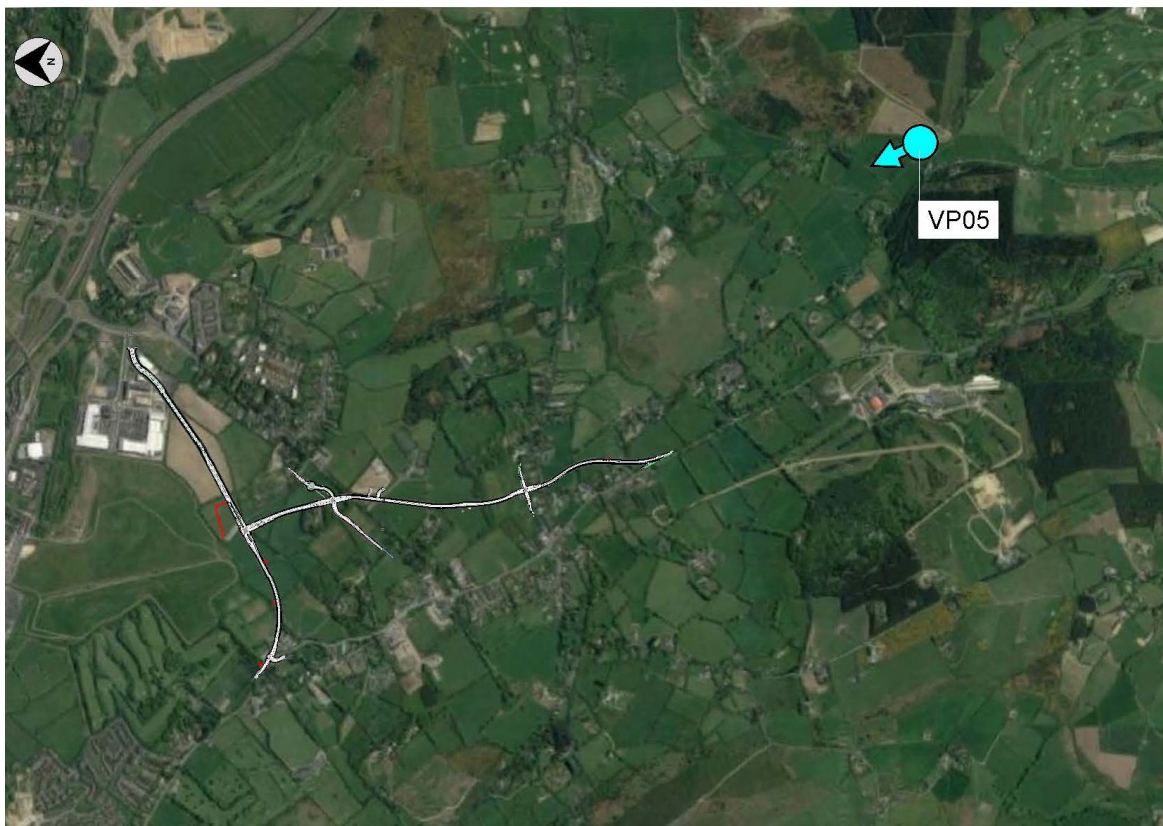


Figure 12- 6: Viewpoint Map o2 Wider Area

Viewpoint 01 Glenamuck Road view northeast



Existing View

This view is located on Glenamuck Road looking north-eastward from the existing entrance gateway of Wayside Football Club towards where the new distributor road will transect Glenamuck Road. The character of Glenamuck Road in the view is that of a semi-rural narrow road lined with large established residential plots of land enclosed with high-level mature boundary vegetation. Road markings, road signage, poles and overhead wires, together with new entrance piers are visible along the roadway. New multi-unit developments are appearing on a number of these older residential plots so the character of the road is changing. In the foreground, and still visible elsewhere, are low dry stone boundary walls with naturalised herbaceous planting; a prominent local feature in the area.

The distant view is narrowed by the tunnel effect created by the overhanging trees meeting in the middle of the road giving the road a sense of enclosure and shelter.

The view represents is typical of a rural road in transition on the fringes of the city.

Proposed Changes and Impacts

The new link road will cross the existing route between adjacent fields located on the northwest and southeast sides of the carriageway. Travelling from the northwest it will continue in a southeast direction, cutting through the access road to Wayside Football Club, and continuing to meet the Enniskerry road south of Kiltiernan.

The main changes to the view would be

- The creation of a significant new junction in the middle of the view.
- the partial loss of adjacent fields to the northwest and southeast of the existing Glenamuck Road.
- the partial loss of boundary hedgerows and trees.
- The break in the continuous vegetative and enclosed character along Glenamuck Road to allow for the new openings at road junctions
- The planting of new trees and boundary hedgerow creating new and appropriate landscape structure and capacity to mitigate these changes.

Visual Effects

The viewpoint sensitivity is Medium, representing people travelling through the affected landscape in cars or public transport, albeit a residential rural road.

The magnitude of change would be High, extensive intrusion of elements that would be uncharacteristic.

The change would be Significant in the Short, Medium and Long Term.

Qualitatively the impact would be Adverse in the Construction Stage, Short and Medium Term declining to Neutral in the Long Term, as mitigation proposals established.

As the LAP urban development is constructed the context to the view will alter significantly and more comprehensive urbanisation will be seen. The road and its junction will remain a permanently visible feature of the area.

Viewpoint 02 Wayside Celtic Football Club view west



Existing View

This view is located at the clubhouse of Wayside Celtic Football Club looking northwest. In the foreground can be seen an open field with little or no boundary planting to the east and west. To the right of the view lies the club's existing access road. Visible to the northwest is a two-storey dwelling set within some mature trees. Excavations and construction works are visible around this dwelling. In the background can be seen a strong line of mature trees. The Arklow – Carrickmines 220kV Double Circuit Electricity Route extends north-south across the Glenamuck Road with three pylons visible within the fields adjoining Wayside Celtic Football Club.

Proposed Changes and Impacts

The new link road will depart from the existing route crossing into fields located on the southern edge of the carriageway, from where it will continue in a southerly direction to meet the Enniskerry road south of Kiltiernan.

The main changes to the view would be

- The introduction of a new road into the view
- the loss of open fields to the northwest
- the partial loss of the access road to the club
- the partial loss of boundary hedgerows and trees.

- The planting of new trees and boundary hedgerow creating new and appropriate landscape structure and capacity to mitigate these changes.

Visual Effects

The viewpoint sensitivity is High, representing an outdoor recreational facility.

The magnitude of change would be High, extensive intrusion of the development in the view

The significance of the change would be Very Significant.

Qualitatively the impact would be Adverse in the Construction Stage and Short Term declining to Neutral Medium and Long Term, as mitigation proposals established

As the LAP urban development is constructed, the visibility of the new road will decline, behind new buildings and further landscape elements and more significant change will see the road subsumed within more comprehensive urbanisation in the area.

Viewpoint 03 Barnaslingan Lane view northwest



Existing View

This view is located on Barnaslingan Lane looking northwest towards where the new distributor road will cross the lane at the bend. The character of the lane is that of a rural single lane road with little or no verges, and intermittent residential plots of land and agricultural fields to either side. The boundary vegetation is of varied height being a mix of informal hedgerow and mature trees enclosing the laneway, with the exception of a stone wall boundary on the inside bend when the view opens out onto a field. Hidden walls, piers and gates to residential sites punctuate the hedgerows. There are no road markings, but poles and overhead wires are visible along the roadway. The lane disappears around a bend providing no distant views. The proposed road will cross this lane on the bend, running north to south through open fields and between existing dwellings.

The view represents that typically experienced by residents and motorists along a winding country lane.

Proposed Changes and Impacts

The new link road will cross the existing Barnaslingan Lane, crossing into adjacent fields located on the north and south sides of the carriageway, from where it will continue in a southerly direction to meet the Enniskerry road south of Kiltiernan.

The main changes to the view would be

- The lane will be truncated at the new road for vehicles (pedestrian/cyclist) openings will be provided, resulting in the west section of the lane becoming a cul de sac.
- The formation of new accesses/entrance gateways to the existing dwellings.

- The conversion of the western section of the lane to a local access only to residents residing here with no through road.
- The partial loss of adjacent fields to the north and south of the existing lane.
- the partial loss of boundary hedgerows and trees, and stone wall.
- The increased opening in the boundaries to allow for the new road junctions
- The planting of new trees and boundary hedgerow creating new and appropriate landscape structure and capacity to mitigate these changes.

Visual Effects

The viewpoint sensitivity is **High** representing local residents on a local road

The magnitude of change would be **High** – extensive intrusion of the development in the view.

The change would be **Very Significant in the Short, Medium and Long Term.**

Qualitatively the impact would be **Adverse in the Construction Stage, Short and Medium Term declining to Neutral in the Long Term**, as mitigation measures establish.

As the LAP urban development is constructed, the visibility of the new road will decline, behind new buildings and further landscape elements and more significant change will see the road subsumed within more comprehensive urbanisation in the area.

Viewpoint 04 Kiltiernan Parish Church looking northeast



Existing View

This view is from the elevated site of the graveyard to the fore of the Kiltiernan Parish Church looking northeast toward the Carrickmines area and Retail Park, visible in the middle distance. The new link road will traverse the fields in the middle-distance, curving from the roundabout at Carrickmines to meet the Enniskerry road to the north of this view.

In the foreground is an urban single lane carriageway with footpath, and a low concrete wall forms the back boundary of the northeast side of this path together with poles and low-hanging wires. Informal hedgerow planting is visible behind, with the field beyond at a lower level to the road. There is extensive urban development in the mid-distance, associated with the Carrickmines area, although this avoids breaking the skyline, and mature field boundaries provide some screening from this view point. The profile of the horizon in the distance is relatively level interrupted by hills and is covered in vegetation. This is punctuated in places by pylons and related infrastructure.

Proposed Changes and Impacts

Although this viewpoint is looking along the proposed alignment of the new link road approaching from Carrickmines, the ground plane of the road will be screened from view by the near field boundaries as it curves northwest before meeting the Enniskerry road.

The main changes to the view would be

- The partial loss of distant fields to the northeast.
- the partial loss of distant boundary hedgerows and trees.
- The planting of new trees and boundary hedgerow creating new and appropriate landscape structure and capacity to mitigate any changes.

Visual Effects

The viewpoint sensitivity Medium – Viewers would not be typically focused on the view whilst using these community facilities.

The magnitude of change would be Medium – Partial intrusion of the development in the view.

The significance of the change would be Moderate in the Short, Medium and Long Term.

Qualitatively the impact would be Adverse in the Construction Stage and Short Term declining to Neutral in the Medium and Long Term.

As the LAP urban development is constructed, the visibility of the new road will decline, behind new buildings and further landscape elements and more significant change will see the road subsumed within more comprehensive urbanisation in the area.

Viewpoint 05 Lead Mines & Carrickgollogan Amenity Areas view north



Existing View

This view is from the entrance to the Lead Mines scenic amenity area looking north towards Carrickmines and Kiltiernan in the middle distance. Prominent in the foreground and middle-distance is the network of pylons and poles and high voltage wires generally heading north. Visible in the foreground is the undulating topography of the landscape with field systems rich with vegetation and little existing urban development. In the distance the rural landscape gives way to urban development and the city. The focus in this view is on the rolling rural countryside in the foreground and middle distance

Proposed Changes and Impacts

The new road system will come from the direction of Carrickmines curving northwest to meeting the Enniskerry road north of Kiltiernan Village, and branching off to head south to meet the Enniskerry road south of Kiltiernan Village. Although this view is looking towards the alignment of the road, the ground plane of proposed road will be obscured by existing hedgerows and the topography of the land from this vantage point.

- The partial intrusion of the new road across the existing field pattern
- the partial loss of boundary hedgerows and trees.
- The planting of new trees and boundary hedgerow creating new and appropriate landscape structure and capacity to mitigate any changes.

Visual Effects

The viewpoint sensitivity is High – being a recognised recreational and amenity destination.

The magnitude of change would be Low – Minor intrusion and alteration to the composition of the view.

The significance of the change would be Moderate to Slight in the Short, Medium and Long Term.

Qualitatively the impact would be Adverse in the Construction Stage declining to Neutral in the Short, Medium and Long Term as mitigation planting is established.

As the LAP urban development is constructed, the visibility of the new road will decline, behind new buildings and further landscape elements and more significant change will see the road subsumed within more comprehensive urbanisation in the area.

12.4.5 Summary of Visual Effects

The table below summarises the Visual effects to each representative viewpoint:

Table 12.1 Summary of Visual Impact Results

No.	Location	Sensitivity	Degree of Change	Significance and Term		
				Short	Medium	Long
Location map and Existing and Proposed images in Photomontage booklet by Chris Shackleton Consulting in Appendix 12.3						
PM01.	From Enniskerry Road near De La Salle looking South East	Low	Medium – Short, Medium & Long Term	Slight & Neutral		
PM02	From outside Carrickmines Green Apartments looking West	High	Low - Short, Medium & Long Term	Moderate & Neutral		
PM03	From Glenamuck Road near Brambledown looking South West	Medium	High - Short, Medium & Long Term	Significant & Adverse	Significant & Neutral	
PM04	Ballycorus Road looking South	High	High - Short, Medium & Long Term	Very Significant & Adverse	Very Significant & Neutral	
PM05	Barnaslingan Lane looking South	Medium	High - Short, Medium & Long Term	Significant & Adverse		Significant & Neutral
PM06	Three Rock Transmitter & Ticknock Amenity Area view east	High	Low - Short, Medium & Long Term	Moderate to Slight & Neutral		
PML01	De La Salle Palmerstown Rugby Clubhouse view south	Low	Medium – Short, Medium & Long Term	Slight & Neutral		
PML02	From Enniskerry Road new entrance looking West	Medium	Low - Short, Medium & Long Term	Slight & Neutral		
Other Viewpoints						

VP01.	Glenamuck Road view northeast	Medium	High - Short, Medium & Long Term	Significant & Adverse	Very Significant & Neutral
VP02	Wayside Celtic Football Club view west	High	High - Short, Medium & Long Term	Very Significant & Adverse	Very Significant & Neutral
VP03	Barnaslingan Lane view northwest	High	High - Short, Medium & Long Term	Very Significant & Adverse	Very Significant & Neutral
VP04	Kiltiernan Parish Church view northeast	Medium	Medium	Moderate & Adverse	Moderate and Neutral
VP05	Lead Mines & Carrickgollogan Amenity Areas view north	High	Low	Moderate – Slight & Neutral	

12.5 Mitigation Measures

12.5.1 Mitigation Proposals

The scheme consists of a Road Scheme within an established semi-rural road network servicing a number of villages on the fringes of the Greater Dublin Area. The scheme also incorporates public lighting, traffic signals, surface water drainage, road marking and signage, diversion of existing utilities and provision of new utilities, Accommodation works to existing properties, walls, retaining walls, fencing and other boundary treatments, and miscellaneous ancillary works

The rural landscape will in time be replaced by a quality urban landscape that should reflect the materials, character and natural and cultural heritage of the area and where feasible, trees and hedgerows of merit and built cultural features retained. As a key part of the urbanisation the new road reflects these intentions and seek to repair and replace where such elements are negatively affected, provide potentially temporary boundary treatments pending adjacent design development, and seeks to accommodate long term urban streetscape proposals where feasible. In adjacent open spaces, proposed attenuation areas and verges are landscaped to integrate them into the landscape pattern, however such treatments may also be temporary as new uses become established on adjacent areas.

12.6 Residual Impacts

12.6.1 Landscape Impacts and Effects

Whilst some of the core elements of the landscape exhibit a timeless quality and are inherently sensitive to change, in particular the rural character of the Glenamuck and Ballycorus Roads and Barnaslingan lane, it must be acknowledged that there have been significant new developments in recent years impinging on the Glenamuck road in particular. The wider environment is set to undergo significant change and urbanisation in accordance with a Local Area Plan.

The receiving landscape is therefore classified as Medium Sensitivity (*exhibits positive character but has evidence of alteration to/degradation/erosion of elements and characteristics resulting in an area of mixed character, therefore potentially sensitive to change in general*).

The physical scale of the proposed road scheme is relatively modest due to it being primarily a physical surface presence and integrating with the existing local roads network. In the context of being a key new element of infrastructure in advance of other major changes it is a relatively modest element. In this regard the magnitude of landscape change is classified as Medium (*partial loss of or alteration to one or more key elements or features, and/or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic in the context of the receiving environment*).

The significance of the proposed new road is Medium and Neutral in terms of landscape impact i.e. scheme complements the scale, landform and pattern of the landscape/view and maintains landscape quality and enables repairs / removes damage caused by existing land uses.

12.6.2 Visual Impact and Effects

Section 12.4 above assesses the direct visual effects on representative viewpoints – both public and local residential amenity - of the proposed road development. Table 12.6 above summarises these effects. Of the 13 views assessed, 7 experience Moderate to Very Significant Adverse effects in the short term. Mitigation reduces 6 of these to a neutral impact albeit acknowledging the Significant Impact remains. 2 of these only reduce to Neutral in the Long Term due to proximity to the proposed route.

All of the other views assessed experience Moderate to Significant but Neutral change. These views are located in equated amenity locations overlooking the area but at a distance.

12.6.3 Summary

It is important to consider the proposed development as part of the infrastructure of a much wider urbanisation planned for the Glenamuck Kiltiernan Area. The project needs to be assessed on its own merits and whilst creating some localised adverse impacts visually, can generally, over time and with mitigation planting as proposed, be integrated into its receiving environment, with a predominantly neutral effect.

Nonetheless as stated in the assessment, as the surrounding LAP urban development is constructed, the visibility of the new road will decline, behind new buildings and further landscape elements and

more significant change will see the road subsumed within more comprehensive urbanisation in the area. The landscape and visual effects described above will become irrelevant to the changed context. The key test will be if urban quality replaces the rural quality. Mitigation proposals and the design of the road seeks to contribute to this process.

12.7 Difficulties Encountered

No particular difficulties were encountered in the preparation of this chapter.

12.8 References

- Guidelines for Landscape and Visual Impact Assessment, 3rd Edition 2013, published by the UK Landscape Institute and the Institute of Environmental Management and Assessment (hereafter referred to as the GLVIA).
- Guidelines on the Information to be Contained in Environmental Impact Statements, 2002, published by the Environmental Protection Agency (and the Revised Guidelines on the Information to be Contained in Environmental Impact Statements, Draft 2015)
- Dun Laoghaire Rathdown Development Plan 2016-2022
- Kiltiernan Glenamuck Local Area Plan 2013