



Viewpoint Location	On the southern edge of the estuary at Bissets Strand.
Height AOD (approx)	
Distance from Route	0m

LANDSCAPE AND VISUAL ASSESSMENT

VIEWPOINT 3

View Description	View northeastward across the corner of the inner estuary along the line of the causeway (a train apparent to the top of the causeway). The residential properties and apartments in Marina Village are visible above the causeway, with views over the inner estuary. Kilcrea townlands are apparent on the northern shore to the left.
View during Construction	Any activity on the causeway would be highly visible from a wide area. Engineering works on the causeway are not uncommon and activity would not be incongruous.
View on Completion	The works would result in a positive visual effect to the causeway with the removal of the palisade fencing to the yard, completion of the weir bridge and screening wall. The effects of the proposed lighting on the causeway would be clearly visible from the southern shore, but would be in keeping with the character of the rail embankment.
Mitigation Measures	The construction of a well detailed, waist-high stone screening wall along the route would delineate the line of the greenway.
Status of Effects	Construction effects would be short-term and temporary. Operational effects would be long-term and permanent.
Magnitude of Effects	Low - alterations to the existing landscape and introduction of new elements and features would not be considered uncharacteristic of the environment.

Viewpoint Sensitivity	High - views across the estuary from the southern shore are protected.
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Visual Impact Assessment

Short term during Construction	Slight negative
Residual during Operation	Moderate positive