



<b>Viewpoint Location</b>	On the railway causeway north of Bissets Strand and south of the weir.
<b>Height AOD (approx)</b>	
<b>Distance from Route</b>	0m

**LANDSCAPE AND VISUAL ASSESSMENT**

**VIEWPOINT 4**

<b>View Description</b>	View southward along the existing maintenance track on the causeway towards Malahide and Bissets Strand. This is the proposed route of the greenway. The spire of St Sylvester's church is visible to the left. The car parking along Bissets Strand is also apparent.
<b>View during Construction</b>	This view would not be obtained from this location during construction, as the causeway would remain closed to the public.
<b>View on Completion</b>	A waist-high stone screen wall would be constructed to the right of the greenway and the alignment re-surfaced. Little visible change would be apparent to Bissets Strand, although the extent of parked cars would be increased with the enhanced provision. The effects of the proposed lighting on the causeway would be clearly visible from this viewpoint, but would be in keeping with the character of the rail embankment and read against the urban backdrop of the town.
<b>Mitigation Measures</b>	The construction of a well detailed, waist-high stone screening wall along the route would delineate the line of the greenway.
<b>Status of Effects</b>	Construction effects would be short-term and temporary. Operational effects would be long-term and permanent.
<b>Magnitude of Effects</b>	Not applicable as no publicly accessible views are currently enjoyed from this viewpoint.

<b>Viewpoint Sensitivity</b>	High - the receptors are likely to be users of recreational facilities focussed on the landscape, or the local community who place a high value on the views.
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**Visual Impact Assessment**

<b>Short term during Construction</b>	N/A
<b>Residual during Operation</b>	Moderate positive.