



<b>Viewpoint Location</b>	On the main drive to Newbridge House, within the demesne.
<b>Height AOD (approx)</b>	
<b>Distance from Route</b>	0m

**LANDSCAPE AND VISUAL ASSESSMENT**

**VIEWPOINT 11**

<b>View Description</b>	View northward across the parkland landscape towards Newbridge House. The existing path leading to the house would be used by the greenway. The path heading off to the right is the connection to Donabate.
<b>View during Construction</b>	No works would be required within the foreground to this view. Distant works in front of the house would be apparent in resurfacing the path to match the gravelled area to the frontage.
<b>View on Completion</b>	With the exception of an increase in use by cyclists and pedestrians no change in the view would be apparent.
<b>Mitigation Measures</b>	None required.
<b>Status of Effects</b>	N/A
<b>Magnitude of Effects</b>	Negligible/no change.

<b>Viewpoint Sensitivity</b>	High - the demesne is a protected landscape of recognised value.
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**Visual Impact Assessment**

<b>Short term during Construction</b>	Slight negative
<b>Residual during Operation</b>	Slight beneficial