

7.0 LANDSCAPE AND VISUAL IMPACT

7.1 INTRODUCTION

This Chapter has been prepared by Thomas Burns of Brady Shipman Martin.

Landscape has two separate but closely related aspects. The first is **visual impact**, *i.e.* the extent to which new development can be seen in the environment. The second is **impact on landscape character**, *i.e.* effects of new development on the existing appearance, fabric or structure of the landscape. The term landscape also extends to include townscape and townscape character.

Therefore this chapter comprises an assessment of the likely effects on the landscape/townscape and visual environment of the proposed application comprising Phase 1 of a primarily residential development on the former Magee Barracks site, in Kildare Town. The Phase 1 application is for a five-year permission for development comprising the demolition of 17 no. existing buildings and the construction of a residential development comprising of 375 no. units; a neighbourhood centre; a childcare facility; and all internal roads, open spaces, pedestrian and cycle paths and all associated site, infrastructural and landscape works. The site will be accessed off the R445 Hospital Street (also known as Curragh Road), which defines the southern boundary of the former barracks site, and the proposal includes upgrades to this frontage of the site.

The assessment also considers the potential cumulative landscape and visual impacts arising from the adjoining developments of the permitted Lidl Supermarket and the Cancer Treatment Centre currently subject to a first party appeal. The landscape and visual impact assessment also considers the potential cumulative impact of the Masterplan for development (Phase 2) on the overall former Magee Barracks site, which is indicated in block format for the indicative phase 2 proposals.

Photomontages have been prepared from a number of locations to illustrate the physical and visual character of the proposed development (on its own and together with other proposed developments – ‘cumulative view’) as viewed from surrounding environment. The views were selected to illustrate the proposed development from surrounding residential areas and from Kildare Town (refer Appendix 7.1 - Photomontage Report). Each Photomontage view includes the following versions:

- ‘As Existing View’
- ‘As Proposed View’ showing the proposed Phase 1 development at former Magee Barracks site.
- ‘As Proposed View - Cumulative’ showing the proposed Phase 1 development together with the permitted development of the Supermarket and proposed Cancer Treatment Centre (currently under appeal to ABP) and the potential Phase 2 Masterplan development at former Magee Barracks lands (in block format only for information purposes).
- An ‘Analysis’ view is also provided showing a comparison between the “As Existing”, the “As Proposed - Cumulative”, and a third image outline analysis which shows:
 - the proposed Phase 1 development outlined in red;
 - the permitted Supermarket and the proposed Cancer Treatment Clinic currently subject to a first party appeal outlined in yellow; and
 - the potential Phase 2 Masterplan development outlined in blue.

7.2 STUDY METHODOLOGY

The assessment undertaken in this chapter is based on the methodologies presented in the *Draft Guidelines on the information to be contained in the Environmental Impact Assessment Reports* (EPA, August 2017).

The assessment has also had regard to the methodology presented in the *Guidelines for Landscape and Visual Impact Assessment* 3rd Ed. (Landscape Institute (UK) and the Institute of Environmental Management and Assessment, 2013).

The assessment comprised site and desktop reviews, including:

- Visits to the site and to the surrounding environment;
- Review of landscape planning context, including the Kildare County Development Plan 2017-2023; and the Kildare Town Local Area Plan 2012-2018;
- Review of the Tree Survey Report, baseline ecological information, and other studies carried out as part of the application process for the subject development;
- Review of the emerging design and layout for the proposed development, overall masterplan and associated developments for the permitted Supermarket and the proposed (subject to first party appeal) Cancer Treatment Centre;
- Selection and preparation of Photomontages;
- Review of other chapters of the EIA Report, in particular, human beings (Chapter 3), biodiversity (Chapter 6.0), and Architectural Heritage (Chapter 5).

The significance criteria utilised for the assessment are as set out in the Draft EPA Guidelines, see **Table 7.1** Landscape and Visual Impact Assessment Criteria. The criteria have been modified to take account of the current Draft EPA Guidelines (2017) and other references used in the assessment methodology.

Table 7.1: Classification of Significance of Impacts/Effects¹

		Existing Environment: Significance / Sensitivity			
		High	Medium	Low	Negligible
Description of Impact: Character/Magnitude/ Duration/Probability/	High	Profound	Very Significant	Significant / Moderate	Moderate / Slight
	Medium	Very Significant / Significant	Significant / Moderate	Moderate	Slight / Not Significant
	Low	Significant / Moderate	Moderate / Slight	Slight / Not Significant	Not Significant / Imperceptible
	Negligible	Slight / Not Significant	Not Significant	Not Significant / Imperceptible	Imperceptible

The significance of impacts, which in quality may be positive, neutral or negative/adverse, are described as follows:

- **Imperceptible:** An effect capable of measurement but without noticeable consequences.
- **Not significant:** An effect which causes noticeable changes in the character of the environment but without noticeable consequences.
- **Slight:** An effect which causes noticeable changes in the character of the environment without affecting its sensitivities.
- **Moderate:** An effect that alters the character of the environment in a manner that is consistent with existing and emerging trends.
- **Significant:** An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.

¹ It should be noted that throughout this chapter of the EIA Report, the terms *impact* and *effect* are interchangeable and should be read to have the same meaning.

- **Very Significant:** An effect which, by its character, magnitude, duration or intensity significantly alters the majority of a sensitive aspect of the environment.
- **Profound:** An effect which obliterates sensitive characteristics.

In terms of duration, impacts are considered as follows:

- **Momentary:** lasting from seconds to minutes
- **Brief:** lasting less than a day
- **Temporary:** lasting less than a year
- **Short-term:** lasting one to seven years
- **Medium-term:** lasting seven to fifteen years
- **Long-term:** lasting fifteen to sixty years
- **Permanent:** lasting over sixty years
- **Reversible:** effects that can be undone, for example through remediation or restoration.

In terms of frequency, effects are considered as once, rarely, occasionally, frequently, constantly – or hourly, daily, weekly, monthly and annually.

Impacts are considered at both the construction and operation stage and further aspects including do-nothing, worse-case, cumulative, interactive, indirect and residual impacts are also considered, where appropriate, in the assessment.

7.3 THE EXISTING RECEIVING ENVIRONMENT (BASELINE SITUATION)

The application site is a large brownfield area comprising the southern portion of the former Magee Barracks located to the immediate east of Kildare Town centre. The overall barracks lands extend north from Hospital Street (R445 Curragh Road) to Melitta Road (R413) and in effect is surrounded by established residential estates, associated open space and the site of two new schools on the western boundary of the lands. Predominately commercial premises lie to the south of Hospital Street (refer to Figure 7.1). The sites for the permitted Supermarket and the proposed Cancer Treatment Centre subject to first party appeal to An Bord Pleanála, are located in the south-western and south-eastern corners respectively of the former Magee Barracks lands – refer to Figure 7.1.

The existing residential estates that surround the overall lands of the former barracks include Rowanville and Ruanbeg to the east, Coolaghknock, Curragh Plains, The Plains and Melitta Park to the north. Maryville, St. Barbara's Park and the R413 Melitta Road lie to the northwest of the lands, with the 2 school sites, Champion Crescent and Beechgrove residential areas to the west of the lands. A short terrace of residential properties called Magee Terrace is located to the southwest (refer to Figure 7.1).

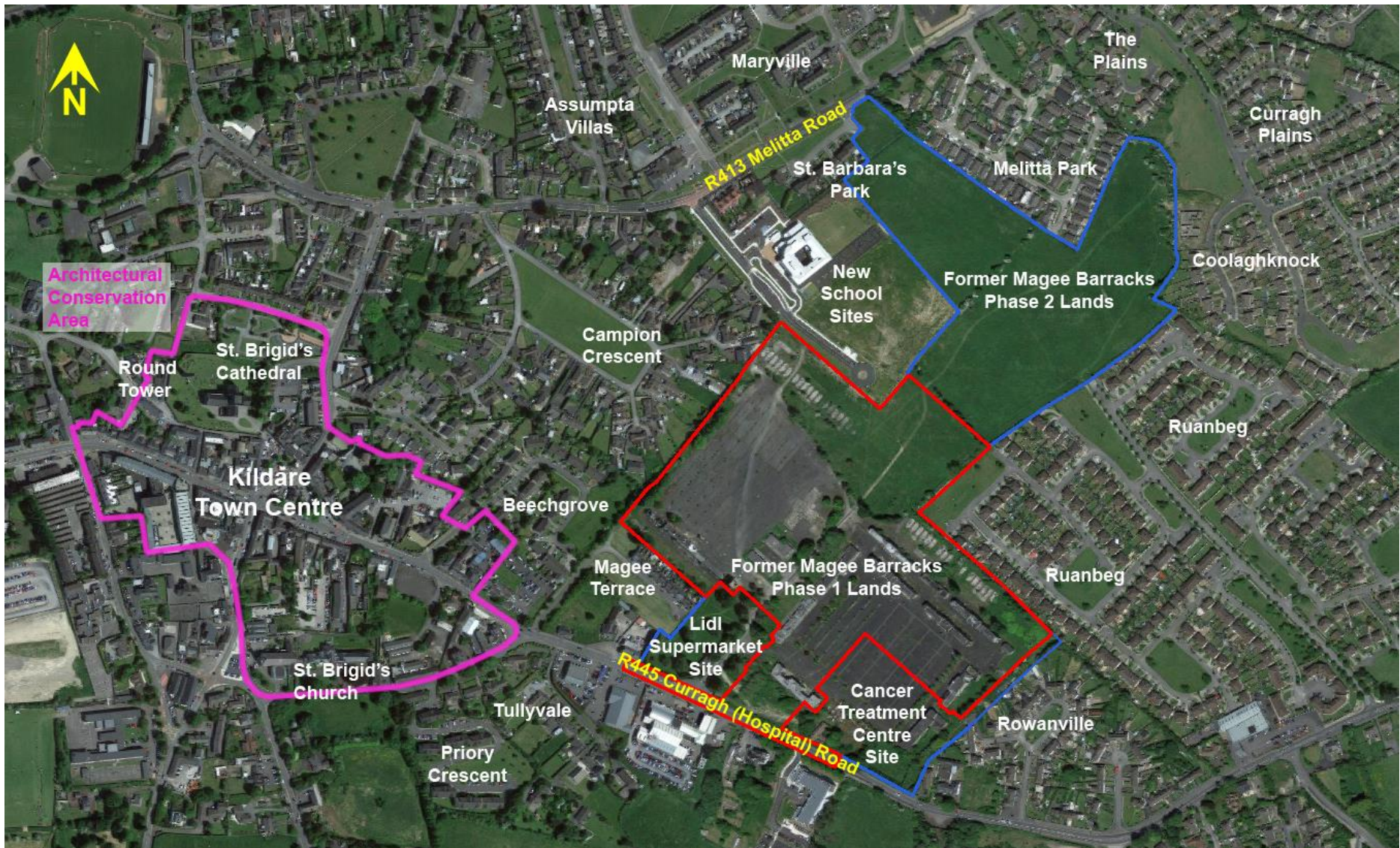


Figure 7.1 Landscape Context (Phase 1 lands outlined in red)

The former lands of Magee Barracks are open in character and the lands slope gently to the north and east. The southern portion is brownfield lands dominated by the now derelict buildings, hard standings and mature tree plantings of the former military barracks. The northern portion of the lands is open grassland with some hedgerows.

The Phase 1 application site is located within the southern portion of the former barracks lands and therefore is substantially a brownfield site with derelict buildings, open hard standings and mature trees. The trees, which include deciduous and coniferous species, are generally concentrated towards the southern end of the site. The majority of trees are in fair or poor condition, however, a line of 5 good quality Plane trees are located north of the former entrance off Hospital Street.

Magee barracks includes a large complex of 20th century buildings, largely of concrete and brick construction with some stone detailing. It was the first purpose built barracks to be constructed by the Irish Free State. The buildings have been badly affected by vandalism and are effectively derelict. This has resulted in a significant loss of character. The buildings include a prominent water tower structure with a clock. The structure is in poor condition.

The generally enclosed and fenced-off site is not particularly visible from external locations and is generally well-screened by mature trees from Hospital Street. More open views of the lands and of the former barracks buildings are available from Magee Terrace to the west and from Ruanbeg, which is located at a lower elevation to the northeast of the site. Long views are also available south over open Phase 2 fields from residential properties the southern edge of Coolaghknock and Melitta Park to the north.

The site is not especially visible from within the wider context, though views of the mature trees on site are visible from surrounding areas and from the higher elevation of the site of St. Brigid's Cathedral and the Round Tower located in the town centre.

Kildare Local Area Plan 2012-2018

The site is zoned 'Z -Regeneration of Magee Barracks' in the Kildare Town Local Area Plan 2012-2018 (Kildare Town LAP). The aim of this Zoning Objective is:

“To facilitate a wide range of uses to allow for the flexibility in the regeneration of the former Magee Barracks site in a sustainable manner. This zoning allows for the development of the site for a mix of employment, educational, community and residential uses in accordance with the design brief set out in section 7.6 of this plan.

The following key objectives for the regeneration of the site should be met:

- *The sustainable regeneration of the site with uses and layout which integrate this sites edge of centre location with the town centre*
- *The provision of link roads in accordance with Section 7.7 and Map 8.2 of this Plan.*
- *The protection and reuse of buildings and structures of historical importance listed in Table 12 of this plan.*
- *The protection of residential amenity of existing residential areas adjoining the site.*

- *The provision of significant elements of public open space, including the provision of a neighbourhood park.*

The LAP sets out a detailed Design Brief for the Magee Barracks site at Section 7.6.2 and includes a Site Appraisal at Map 7.6(e) – refer to **Figure 7.2**.

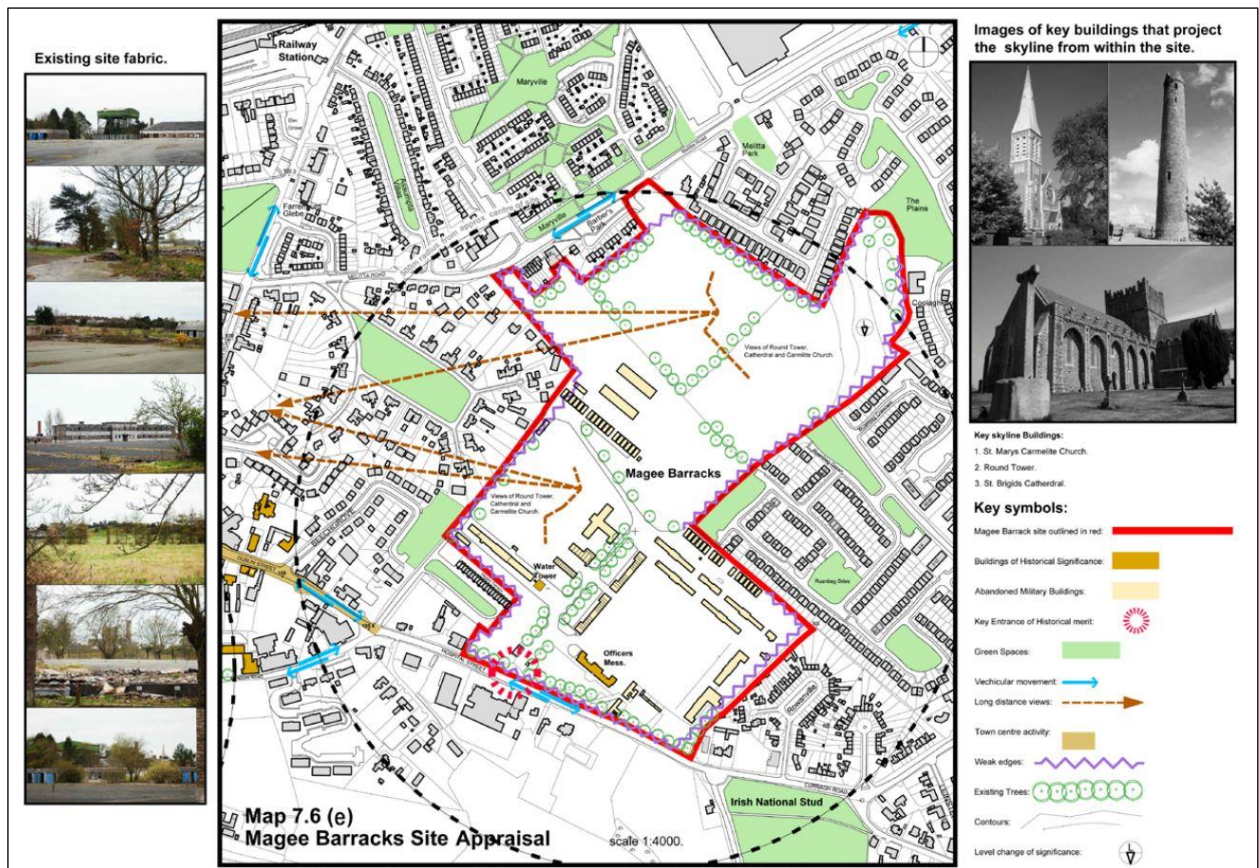


Figure 7.2 Magee Barracks Site Appraisal (Extract from Map 7.6(e) of Kildare Town LAP).

Map 8.1(a): Land use Zoning Objectives Map (of the LAP) - indicates that the entirety of the former Magee Barracks lands, which includes the subject Phase 1 lands; the Phase 2 lands; and the sites for the proposed Supermarket and Cancer Treatment Centre, has a land use zoning 'Z: *Regeneration of Magee Barracks*'.

Map 8.3 of the LAP indicates that the site is not part of an Architectural Conservation Area (ACA) and that there are no Protected Structures on the site.

Map 8.4 Green Infrastructure (of the LAP - refer to **Figure 7.3** for extract) identifies an objective for a Recreation and Amenity Space fronting Hospital Street, with a second on the eastern boundary between the existing residential areas of Ruanbeg Way and Rowanville. Further recreation and amenity spaces are identified within developed lands surrounding the former Magee Barracks site (refer to **Figure 7.3**).

Map 8.5: Views, Prospects & Townscape Objectives (of the LAP) shows that there are no identified landmarks on or near the site. The four landmarks identified in Kildare Town are the Round Tower and St. Brigid's Cathedral, White Abbey Church and St. Bridget's RC Church, all of which are located within the core of the existing town centre to the west of the site.

Likewise there are no identified views over the site and there are no tree preservation orders (TPOs) or tree preservation objectives pertaining to the site.

The land use zoning for Magee Barracks identifies a number of objectives in relation to landscape including protection of residential amenity and the provision of significant elements of open space including a neighbourhood park.

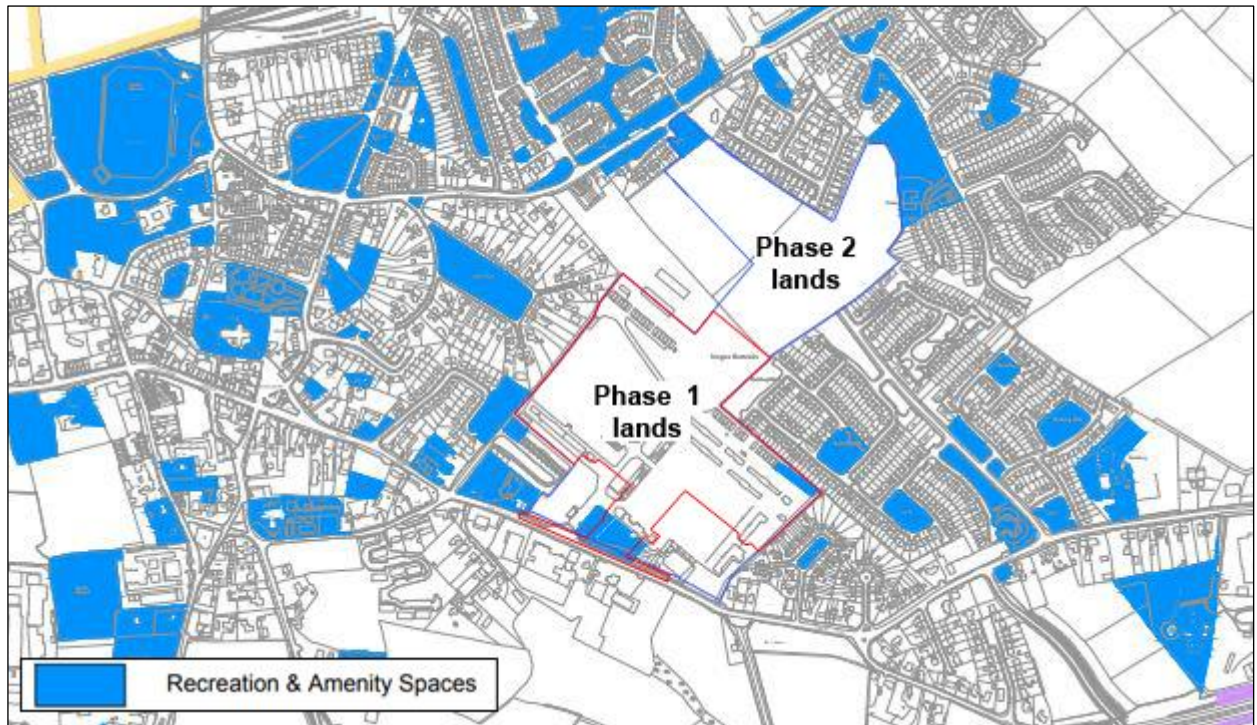


Figure 7.3 Green infrastructure Map (Extract from Map 8.4 of Kildare Town LAP). Phase 1 application site area indicated in red line. Overall former Magee Barracks site area shown in blue line.

Summary of Significance and Sensitivity

The site is zoned for regeneration and implementation of a major mixed-use development is envisaged for the overall lands. The existing buildings are largely derelict and abandoned and are not of particularly architectural merit. Nevertheless, the site retains the character of its former use as a barracks.

The site is significant in terms of its location within the structure of Kildare Town and its interface with adjoining largely developed townscape.

The principal landscape and visual sensitivities relate to the interface with the adjoining primarily residential areas and open spaces and to the interface with Hospital Street to the south.

7.4 CHARACTERISTICS OF THE PROPOSED DEVELOPMENT

Phase 1 of the proposed development includes for the demolition of existing buildings, the construction of residential units and a neighbourhood centre and all associated site, infrastructure and landscape works. The residential units consist of 3 and 4 bed semi-detached houses, terraced houses, duplex units and apartments. The houses and the duplex blocks are 2 to 3 storey's in height and the apartments are 4 to 5 storey's in height over basement/ undercroft car park. Associated site and infrastructure works include the provision of a new entrance off Hospital Street (in the vicinity of the existing site access), internal roads and footpaths, water supply, foul water drainage, surface water drainage and attenuation, car parking, cycle parking and new site and property boundaries.

Landscape works include for the provision of c. 1.8 hectares of high-quality public open space, playgrounds, and amenity and recreation space. The landscape approach draws on the previous military character of the site.

The proposed development will see the opening up of the existing enclosed/fenced-off site, the removal of existing derelict buildings, hard standings and some areas of grassland; the removal of the majority of existing trees; some regrading of the site; new earthworks and the construction of new houses and apartments, a neighbourhood centre, related infrastructure and the provision of a new landscape.

In outline terms the construction of the proposed development will involve:

- Phased development of the site
- Site establishment, including provision of compounds
- Removal of trees and vegetation
- Management and treatment of invasive species
- Site works, stripping of soils and alterations of levels
- Stockpiling of soil for reinstatement / new landscape works
- Construction of the new entrance and internal road network through the site
- Construction of the new development of residential units and neighbourhood centre
- Provision of infrastructure services etc
- Finishing, including new boundaries, landscape works, footpaths cycleways, play areas, planting, etc.

The proposed development includes for a significant new element of proposed landscape. The landscape design (refer to Figure 7.4: Phase 1 Landscape Masterplan) has had regard to the following characteristics and objectives:

- the previous military use of the site and incorporation of related features, where appropriate
- the integrated architectural / landscape layout of the site including the development of distinct character areas
- existing landscape features of the site and adjoining lands, including significant trees and hedgerows on the boundaries of the site
- incorporation of elements arising from heritage, biodiversity, surface water, infrastructure servicing, etc.
- the comments and requirements of the Planning Authority
- maximum opportunity for connected permeable green infrastructure
- the provision of functional and usable open space, and
- enhancement of overall open space, biodiversity and amenity.

The masterplan for the overall development (Phase 1 & Phase 2) indicates that a potential Phase 2 development will deliver further residential units which will be subject to a separate planning application. The overall masterplan also indicates the proposed developments of the Cancer Treatment Clinic (subject to first party appeal) located in the southeast corner of the site, and the permitted Supermarket located to the southwest (refer to Figure 7.4: Landscape Masterplan).



Figure 7.4: Landscape Masterplan (Phase 1) (Showing adjoining Supermarket & Cancer Treatment Centre developments (separate applications))

7.5 POTENTIAL IMPACT OF THE PROPOSED DEVELOPMENT

The development will involve the construction of a significant new primarily residential development, including roads, open spaces and supporting infrastructure on currently semi-derelict former military barracks lands north of Hospital Road, in Kildare Town. Potential landscape and visual effects will arise from:

- Site establishment, including provision of site compound, provision of hoarding, etc.;
- Removal of the majority of internal trees and vegetation;
- Loss of existing open landscape / visual character;
- Soil stripping, stockpiling and earthworks;
- Materials import and export and general construction traffic movement on site;
- Provision of services and infrastructure;
- General construction activity through the construction period;
- Emergence of new residential and neighbourhood centre development;
- Provision of lighting, footpaths and cycleways etc.;
- Provision of landscape measures and planting; and
- Completion and occupation of the development.

The removal of trees together with the development of new commercial units will alter the character along Hospital Street. The proposed residential development in combination with the permitted Supermarket and the proposed Cancer Treatment Clinic will have a cumulative landscape and visual impact. New commercial development fronting Hospital Street will change the existing mature tree-lined and enclosed character of the eastern approach to Kildare Town and provide a more open, urban and permeable interface.

Short-term site development and construction works will result in temporary and short-term negative landscape and visual impact for existing properties located at Rowanville and Ruanbeg to the east and northeast, and at Campion Crescent, Beechgrove and Magee Terrace to the west. The impact arises from the initial site disturbance, building and tree removal and from the loss of perceived landscape.

The initial negative landscape and visual impacts of the construction stage will gradually be replaced by the positive visual interventions arising from the introduction of a new development with establishment of significant high-quality public open space, landscape proposals and amenities with recreational opportunities within a neighbourhood park.

In effect the proposed development replaces an existing enclosed and derelict brownfield site with a new urban mixed-use permeable development. This will have a significant positive effect on local townscape character, including on the emerging character of Hospital Street. It is considered that the proposed development responds positively both in terms of land use, layout and design of the development and in terms of provision of a high-quality, site specific and permeable public open space network.

The proposed development will have no landscape or visual effect on surrounding key views, or on the town centre or its associated Architectural Conservation Area.

7.6 POTENTIAL CUMULATIVE IMPACTS

Cumulative landscape and visual impacts will arise for the proposed development from adjoining proposals for the permitted developments of the Supermarket and Cancer Treatment Centre and from the potential Phase 2 masterplan development for the balance of the former Magee Barracks lands. Given the location and range of developments, some degree of cumulative impact will arise at all immediately surrounding

land, but most noticeably along Hospital Street, at Rowanville, Ruanbeg, Campion Crescent, Beechgrove and Magee Terrace.

The potential effect of Cumulative Landscape and Visual impacts is illustrated on the Photomontages provided with the assessment (refer to Appendix 7.1).

7.7 'DO NOTHING' IMPACT

The lands are semi-derelict and earmarked for re-development in the Kildare County Development Plan / Kildare Town LAP. Therefore, in the do-nothing scenario (*i.e.* should this development not proceed), it is considered most likely that some form of broadly similar primarily residential development will take place on these lands at some stage in the foreseeable future. Any such development will likely have a broadly similar range of landscape and visual effects and opportunities.

7.8 AVOIDANCE, REMEDIAL & MITIGATION MEASURES

Consideration has been given to avoiding landscape and visual impact in the design and layout of the scheme as a whole, including the architectural layout and design and the engineering and landscape approach. The landscape design recognises the former use of the site as a military barracks and proposes a series of character areas and open spaces that provide a sense of place as well as passive and active recreation, increased permeability and pedestrian links through the scheme. The central open spaces are formal in style reflecting the military past that is unique to the site.

Avoidance, remedial and mitigation measures include:

- A landscape treatment that reflects the historic and military character of the site and confers a sense of place. A hierarchy of open spaces including a neighbourhood park (called Parade Park), a local park (called Magee Gardens) and 4 pocket parks set within the Phase 1 lands comprising Coolmoney Square, Henry Howard Gardens, Wickham Park and Water Tower Pocket Park. Communal open space is also provided to the duplex units to the west (Leitrim Gardens) and a communal courtyard space has been designed for use by the apartments. Planting throughout the open spaces is laid out in geometric patterns with gridlines of trees and hedgerows broken by bands of ornamental shrubs and grasses.
- A number of features are included within the open spaces that are particular to the history of the site and act as reminders of past uses:
 - The entrance gates to the former military lands no longer exist on the site. They were unique in their design and it is proposed to fabricate a new set of gates (from photos) and to place them at the entrance to the proposed neighbourhood park (Parade Park). This will create a distinctive site-related entrance feature with the panels set to either side of the main pedestrian spine.
 - To the north end of Parade Park and terminating the main axis will be a series of fin-walls incorporating information on the history of the site.
 - The former clock which is attached to the water tower will be removed and repaired. It will be re-located at the main entrance to the corner of Magee Square.
 - The site of the former water tower will be marked with a small pocket park. It will be laid out in a formal grid with trees set round a paved area containing seating which matches the footprint of the water tower.
- Place names for streets and public open space reflect the history and heritage of the barracks site.
- The proposed public plaza (Magee Square) provides an attractive urban space at the entrance to the scheme surrounded by a Café / Gallery and retail space. It is intended as a multi-functional

- space with outdoor seating and space for markets and events. An open colonnade defines the perimeter and etchings of the barracks history will be denoted on the walls of the colonnade.
- Retention of existing trees where feasible within the open spaces. The most significant trees are the Plane trees to the south of the site. The design allows for the retention of three of these trees (Tree Nos. T428, T429 and T430) within a new public plaza named Magee Square. Other mature trees will be retained within the proposed local park named Magee Gardens. These are trees T378, T379 and T380.
 - Trees to be retained shall be protected in accordance with BS 5837:2012 *Trees in relation to design, demolition and construction. Recommendations*. A specific Arboricultural Method Statement shall be prepared for any works required within the root protection area of any tree or hedgerow to be retained. All such measures shall be prepared in consultation with a qualified Arborist, who shall also supervise any works for which an Arboricultural Method Statement is required.
 - Provision of high-quality open spaces throughout the development that increase permeability and provide links to the surrounding fabric of the town, including two schools. The masterplan for the overall site provides a pedestrian connection from Hospital Street to Melitta Road that links predominately through a series of open spaces.
 - Proposed open spaces shall be fenced off prior to commencement of development. Any works required within fenced off areas shall be subject to a works method statement and to reinstatement proposals. All such measures shall be drafted and maintained in consultation with a qualified Landscape Architect.
 - Provide for a range of both active and passive uses, community facilities and amenities. Details of landscape materials, play and exercise equipment, lighting, seating, planting species, specification and aftercare for open spaces shall be submitted to and agreed with the Planning Authority prior to the commencement of development.
 - Provision of a high-quality neighbourhood park. The park will cater for activities across all generations with a natural play area, spaces for boules, outdoor table tennis, informal kickabout and seating. The park focusses on a central spine that extends to the main entrance and provides both a visual and pedestrian/cyclist connection along a tree lined boulevard to Hospital Street forming an attractive entry.
 - Reuse of the existing stone from the wall along Hospital Street to form a new boundary treatment that allows open views into the site and provides an attractive edge to the public realm.
 - Significant additional planting of semi-mature trees, trees, shrubs, groundcover and herbaceous plants. Detailed planting plans for all areas to be taken-in-charge by the Planning Authority shall be submitted to and agreed with the Planning Authority prior to the commencement of development.
 - Screen planting to the north eastern edge adjoining the boundary with Ruanbeg to prevent overlooking of the proposed development which is approximately 3m higher and thus protect residential amenity.

Specific Mitigation Measures

The following specific mitigation measures are proposed to protect and deliver the landscape and visual aspects of the site during the construction and operational stage of the proposed development:

L&V CONST 1 (Protection of Trees and Hedgerows during construction):

Tree and hedgerow protection measures will be provided for all such features to be retained in accordance with BS: 5837:2012: *Trees in relation to design, demolition and construction. Recommendations*. A specific Arboricultural Method Statement shall be prepared for any works required within the root protection area of any tree or hedgerow to be retained. All such measures shall be drafted, erected and maintained in consultation with a qualified Arborist, who shall also supervise any works for which an Arboricultural Method Statement is required.

L&V CONST 2 (Protection of Open Space during construction):

Proposed open spaces shall be fenced off prior to commencement of development. Any works required within fenced off areas shall be subject to a works method statement and to reinstatement proposals. All such measures shall be drafted and maintained in consultation with a qualified Landscape Architect.

L&V CONST 3 (Open Space, Play and Landscape Proposals):

Details of landscape materials, play and exercise equipment, lighting, seating, planting species, specification and aftercare for open spaces shall be submitted to and agreed with the Planning Authority prior to the commencement of development.

L&V CONST 4 (Planting Plans):

Detailed planting plans for all areas to be taken-in-charge by the Planning Authority shall be submitted to and agreed with the Planning Authority prior to the commencement of development.

L&V OPER 1 (Maintenance):

All landscape areas to be taken-in-charge by the Planning Authority shall be maintained for a minimum period of 18 months prior to handover to the Planning Authority. Any plants which fail within this 18 month period shall be replaced by the developer.

7.9 PREDICTED IMPACTS OF THE PROPOSED DEVELOPMENT

The proposed development is located on appropriately zoned lands and is consistent with the overall landscape and visual principles for the area as set out on the Kildare Town LAP. The layout and design of the proposed development is also consistent in providing for a mixed use urban scheme on what is an urban infill site. In the same manner, the layout has taken account of the existing land uses on adjoining lands and proposes a commercial neighbourhood centre fronting Hospital Street, where other commercial activities are located on the opposite side, while proposed residential development relates to existing residential areas at Rowanville, Ruanbeg, Campion Crescent, Beechgrove and Magee Terrace.

Notwithstanding the land use zoning and appropriateness of the layout, it is considered that the initial development will have a significant effect on the existing enclosed and semi-derelict character of the site. The landscape and visual change will be most pronounced during the mobilisation and construction stage, when activity is unfamiliar and when the existing character of the lands is altered by removal of the majority of the existing trees and existing buildings. The proposed earthworks, general construction and the emergence of new structures are also located close to adjoining residential developments, some of which have open views into the site. Despite the existing brownfield or semi-derelict nature of the site, the changes arising from initial site development and construction works will have locally moderate, negative landscape and visual effects.

The completed development provides for positive response to the existing enclosed brownfield site. It provides for a detailed, permeable and site-specific response to the provision of high-quality public open spaces. The open space network reflects the previous land use and provides for an attractive and diverse range of amenity and recreational opportunities. Equally the open space network enhances the strong urban design framework for the site. As a whole the proposed development will make a significant and positive contribution to the townscape/urban structure of wider area. Likewise, the proposed network of open spaces will make a significant and positive contribution to the emerging landscape character, biodiversity, amenity and recreational opportunities of the area.

Review of Photomontages (refer to Appendix 7.1)

Photomontage Views 1, 2 and 3 illustrate the significant change that the proposed development will bring to Hospital Street. The degree of change is accentuated with the cumulative effect of the adjoining and the proposed Supermarket and Cancer Treatment Centre developments. The overall effect is to provide urban

edge development and character along Hospital Street. While the construction stage impacts will have temporary and short-term moderate, negative effects, the impact of the overall completed development is significant and positive effect on local townscape character, including on the emerging character of Hospital Street.

Photomontage Views 4, 5 and 6 illustrate the nature and range of views to the proposed development from residential areas east / northeast of the site. Views to the proposed development are mostly open across open space and from properties located immediately adjacent to the site. While set back from the site boundaries, the proposed development is set at a higher elevation than that of the existing estate. Nevertheless, the proposed development is in-keeping with the residential character of the adjoining lands and open space is provided between the proposed development and the site boundary with the Ruanbeg estate with screen planting. Cumulative impact is restricted to potential broadly similar development with the Phase 2 Masterplan area. The proposed Supermarket and Cancer Treatment Centre are screened by the Phase 1 development.

Photomontage Views 7, 8 and 9 illustrate the nature and range of views to the proposed development from residential areas north and northwest of the site and comprise Phase 2 lands. Views to the proposed development are limited and where available are across open grassland fields. Where open views exist (e.g. Photomontage View 8) the proposed Phase 1 development will be visible in the distance. Given that the potential Phase 2 area is located closer to these viewpoints, it is likely that this will have a greater cumulative effect on views from these locations. However, being residential, the potential Phase 2 development is also in-keeping with the residential character of the adjoining lands. The permitted Supermarket and Cancer Treatment Centre are screened by the Phase 1 and other existing development.

Photomontage Views 10, 11 and 15 illustrate the nature and range of views to the proposed development from residential areas located to the west of the site. Views to the proposed development are open in character across open space and from properties located immediately adjacent to the site. The proposed development is set at a slightly higher elevation than that of the existing estates and hence the proposed development appears more prominent. Nevertheless, the proposed development is in-keeping with the residential character of the adjoining lands. Potential for cumulative impact is limited in views from residential areas to the west.

Photomontage Views 12, 13 and 14 illustrate the nature and range of views to the proposed development from within the Town Centre (and from within the associated Architectural Conservation Area) to the west of the site. The site is distant and the proposed developments are either entirely screened by intervening development or are of limited visibility even from elevated locations (e.g. View 12 from elevated grounds of St. Brigid's Cathedral).

Photomontage Views 16 and 17 illustrate the views from Rowanville to the east of the site. The proposed development will not be visible from this location.

7.10 MONITORING

Monitoring of landscape-related works is an integral aspect of the proposed scheme. This monitoring includes:

- Tree and hedgerow removal (generally in accordance with BS 3998:2010 & BS 5837:2012);
- Tree and hedgerow retention and protection (generally in accordance with BS 5837:2012);
- Invasive weed management and treatment (in accordance with the Invasive Species Management Plans provided at Appendix 6.1 of this EIAR)
- Topsoil stripping and storage (generally in accordance with BS 3882:2015);
- Excavation / alteration of ground levels,

- Landscape build-up; profiling (generally in accordance with BS 4428:1989);
- Landscape finishing and implementation (generally in accordance with BS 4428:1989);
- Planting and grass seeding (generally in accordance with BS 4428:1989);
- All landscape areas to be taken-in-charge by the Planning Authority shall be maintained for a minimum period of 18 months (generally in accordance with appropriate sub-sections of BS 7370) prior to handover to the Planning Authority. Any plants which fail within this 18 month period shall be replaced by the developer.

Soil management and planting will be monitored in accordance with appropriate standards and good horticultural practice. All topsoil stripped from the site area during the construction period will be stored in stockpiles not exceeding 3m in height. Topsoil and subsoil shall be stored separately and soils will only be handled during dry weather.

All tree and shrub planting will be monitored during the defects period and any plant failures will be replaced. Areas of lawn that do not establish will be over-seeded.

All works associated with trees to be removed and retained shall be approved and monitored by a qualified Arborist.

All works associated with soil stripping and movement, landscape build-up and finishing, and landscape implementation, shall be approved and monitored by a qualified Landscape Architect.

7.11 REINSTATEMENT

Reinstatement of landscape areas, areas disturbed for general construction, earthworks, works associated with the provision of services and infrastructure, etc., is an integral aspect of the landscape measures associated with the proposed development. These measures are discussed in detail under Section 7.8 of this Chapter. No further reinstatement considerations apply to landscape and visual aspects.

7.12 INTERACTIONS

The principal interactions of relevance to landscape and visual considerations are with human beings, biodiversity, water (particularly drainage & SuDS) and architectural / cultural heritage / archaeology. The landscape design for the proposed development and the surface water management proposals have been developed in an iterative manner, taking into account the requirements to minimise adverse effects on biodiversity; to provide opportunity for enhanced biodiversity, and to positively work with the surface water environment.

7.13 DIFFICULTIES ENCOUNTERED IN COMPILING

No significant difficulties were encountered in the preparation of this assessment.

7.14 REFERENCES

- BSI. BS 3998:2010 *Tree work. Recommendations.*
BSI. BS 4428:1989 *Code of practice for general landscape operations (excluding hard surfaces).*
BSI. BS 5837:2012 *Trees in relation to design, demolition and construction. Recommendations*
BSI. BS 7370-2:1994 *Grounds maintenance. Recommendations for the maintenance of hard areas (excluding sports surfaces)*
BSI. BS 7370-3:1991 *Grounds maintenance. Recommendations for maintenance of amenity and functional turf (other than sports turf)*

BSI. BS 7370-4:1993 *Grounds maintenance. Recommendations for maintenance of soft landscape (other than amenity turf)*

EPA 2017 *Draft Guidelines on the information to be contained in Environmental Impact Assessment Reports.*

Kildare County Council 2017 *Kildare County Development Plan 2017-2023.*

Kildare County Council 2016 *Kildare Town Local Area Plan 2012-2018.*

APPENDIX 7.1 - PHOTOMONTAGE REPORT

PHOTOMONTAGES

for
Project No. 6362
MAGEE BARRACKS
KILDARE TOWN

for
Client: Ballymount Properties Limited

Date: 21 June 2019
Document Number: RP08

Brady Shipman Martin

Canal House
Canal Road
Dublin 6

Tel: +353 (0)1 208 1900
Email: mail@bradyshipmanmartin.com



Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019

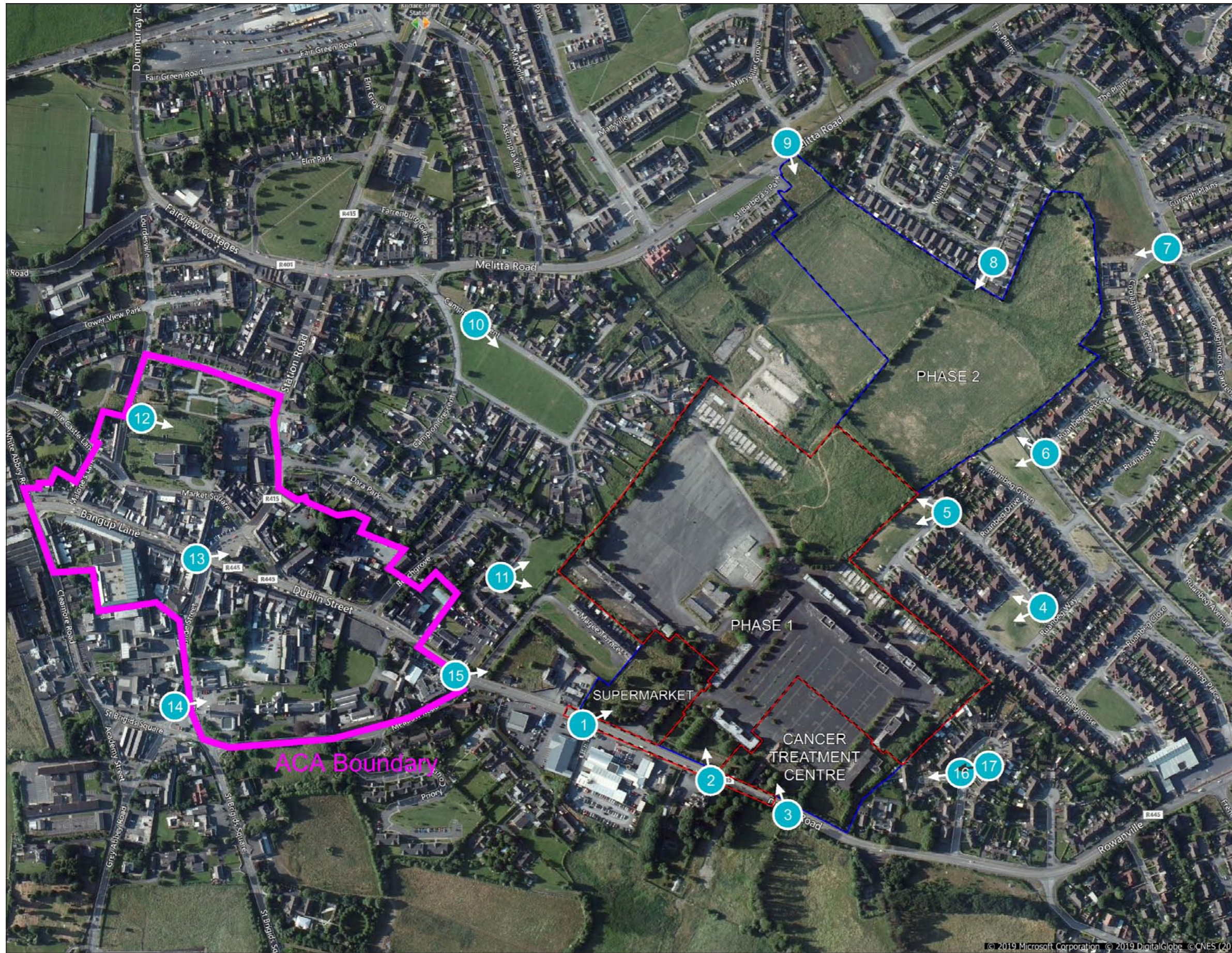
CONTENTS AMENDMENT RECORD

This report has been issued and amended as follows:

REVISION	DESCRIPTION	DATE	PREPARED BY	CHECKED BY
00	View Location Map and 17 no. of Photomontages	14 June 2019	BP	TB
01	Revision to 14 no. of Photomontages	21 June 2019	KM	TB

PHOTOMONTAGE TABLE OF CONTENT											
Day:	14	21									
Month:	06	06									
Year:	19	19									
FIGURE NUMBER	REVISION										
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1.1.1	00	00									
1.1.2	00	01									
1.1.3a	00	01									
1.1.3b	00	01									
1.2.1	00	00									
1.2.2	00	01									
1.2.3a	00	01									
1.2.3b	00	01									
1.3.1	00	00									
1.3.2	00	01									
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1.3.3b	00	01									
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1.8.3a	00	00									
1.8.3b	00	00									

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1.16.1	00	00									
1.16.2	00	00									
1.17.1	00	00									
1.17.2	00	00									



This View Location Map (Figure 1.0) indicates in outline:

- proposed Phase 1 development at former Magee Barracks site shown in cyan colour and outlined with red line;
- together with the following for cumulative assessments:
- proposed Supermarket development at former Magee Barracks site (separate application) shown in yellow colour;
- proposed Cancer Treatment Centre development at former Magee Barracks site (separate application) shown in yellow colour; and
- potential Phase 2 Masterplan development at former Magee Barracks site shown in blue colour.

Each Photomontage view includes the following versions:

- 'As Existing View'
- 'As Proposed View' with proposed Phase 1 development at former Magee Barracks site.
- 'As Proposed View- Cumulative' with proposed Supermarket, proposed Cancer Treatment Centre and potential Phase 2 Masterplan development at former Magee Barracks site.
- Analysis, providing a comparison between the "As Existing", "As Proposed- Cumulative", and "Outlines- Cumulative" of all developments.

Except for the Analysis version, where a proposed development is not visible in the view, the profile of that development is shown in outline for reference and ease of review.

Where a development is shown in outline, the outline is shown in the same colour as is used on this View Location Map:

- red for the proposed Phase 1 development;
- yellow for the proposed Supermarket and Cancer Treatment Centre; and
- blue for the proposed Phase 2 Masterplan development.

Figure: 1.0

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Figure: 1.1.1
View 1 from Curragh Road, southwest of proposed Site
As Existing

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Figure: 1.1.2
View 1 from Curragh Road, southwest of proposed Site
As Proposed

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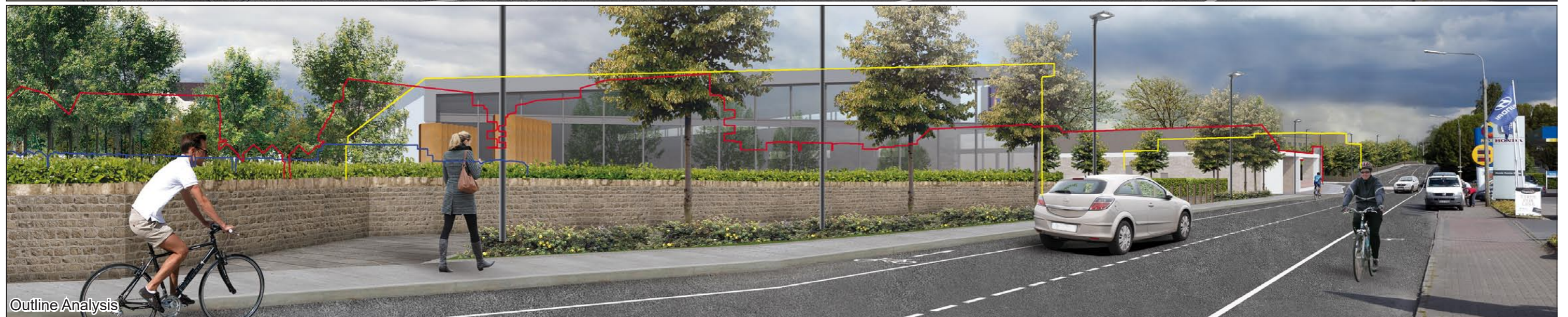


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Figure: 1.1.3a **Rev: 01**
View 1 from Curragh Road, southwest of proposed Site
Cumulative, also showing proposed separate Supermarket and Cancer Treatment Centre developments (where visible)



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Figure: 1.1.3b

Rev: 01

View 1 from Curragh Road, southwest of proposed Site

Analysis, showing As Existing, Cumulative and Outlines of proposed Phase 1 of Masterplan (red), potential Phase 2 of masterplan (blue) and separate Supermarket and Cancer Treatment Centre developments (yellow)

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Figure: 1.2.1

View 2 from Curragh Road at Site entrance

Rev: 00

As Existing

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Figure: 1.2.2
View 2 from Curragh Road at Site entrance
As Proposed

Rev: 01
As Proposed



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Figure: 1.2.3a Rev: 01
View 2 from Curragh Road at Site entrance
Cumulative, also showing proposed separate Supermarket and Cancer Treatment Centre developments (where visible)



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Figure: 1.2.3b
View 2 from Curragh Road at Site entrance

Rev: 01

Analysis, showing As Existing, Cumulative and Outlines of proposed Phase 1 of Masterplan (red), potential Phase 2 of masterplan (blue) and separate Supermarket development (yellow)

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Figure: 1.3.1
View 3 from Curragh Road, southeast of proposed Site
As Existing

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Figure: 1.3.2
View 3 from Curragh Road, southeast of proposed Site
As Proposed

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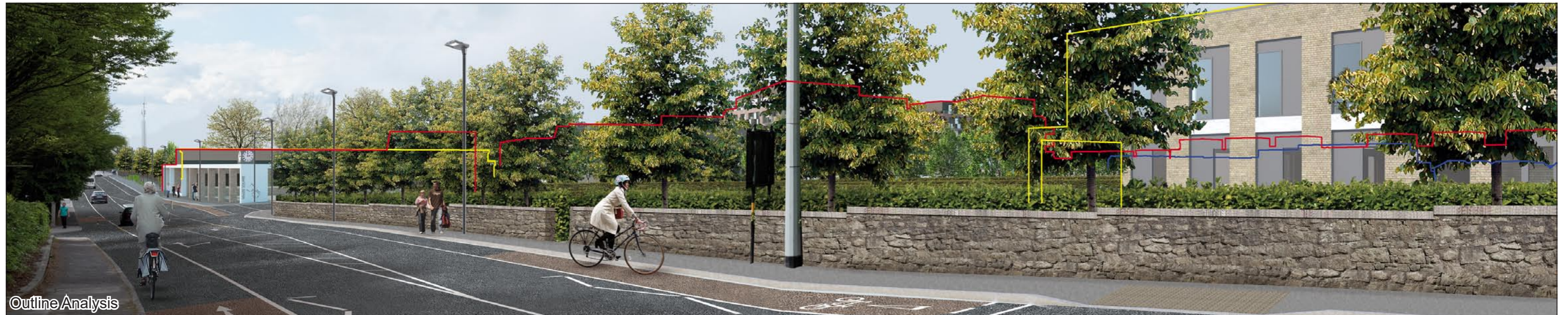
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Figure: 1.3.3a View 3 from Curragh Road, southeast of proposed Site
 Cumulative, also showing proposed separate Supermarket and Cancer Treatment Centre developments (where visible)

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Figure: 1.3.3b

Rev: 01

View 3 from Curragh Road, southeast of proposed Site

Analysis, showing As Existing, Cumulative and Outlines of proposed Phase 1 of Masterplan (red), potential Phase 2 of masterplan (blue) and separate Supermarket and Cancer Treatment Centre developments (yellow)



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< 65.5° / 28mm	< 54.4° / 35mm	< 39.6° / 50mm	< 28.8° / 70mm	ANGLE OF VISION / LENS FOCAL LENGTH	70mm / 28.8° >	50mm / 39.6° >	35mm / 54.4° >	28mm / 65.5° >
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Figure: 1.4.1 Rev: 00
View 4 from Ruanbeg Way looking southwest
As Existing - see also Figure 1.4.3

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< 65.5° / 28mm	< 54.4° / 35mm	< 39.6° / 50mm	< 28.8° / 70mm	ANGLE OF VISION / LENS FOCAL LENGTH	70mm / 28.8° >	50mm / 39.6° >	35mm / 54.4° >	28mm / 65.5° >
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Figure: 1.4.2a **Rev: 01**
View 4 from Ruanbeg Way looking southwest
As Proposed (where visible) - see also Figure 1.4.4a



Project Number:	6362	Document Number:	RP08	Revision:	01
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As Existing



Cumulative



Outline Analysis

< 65.5° / 28mm	< 54.4° / 35mm	< 39.6° / 50mm	< 28.8° / 70mm	ANGLE OF VISION / LENS FOCAL LENGTH	70mm / 28.8° >	50mm / 39.6° >	35mm / 54.4° >	28mm / 65.5° >
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Figure: 1.4.2b View 4 from Ruanbeg Way looking southwest
 Analysis, showing As Existing, Cumulative and Outlines of proposed Phase 1 of Masterplan (red) and separate Supermarket and Cancer Treatment Centre developments (yellow)

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< 65.5° / 28mm	< 54.4° / 35mm	< 39.6° / 50mm	< 28.8° / 70mm	ANGLE OF VISION / LENS FOCAL LENGTH	70mm / 28.8° >	50mm / 39.6° >	35mm / 54.4° >	28mm / 65.5° >
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Figure: 1.4.3 Rev: 00
View 4 from Ruanbeg Way looking west
As Existing - see also Figure 1.4.1

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< 65.5° / 28mm	< 54.4° / 35mm	< 39.6° / 50mm	< 28.8° / 70mm	ANGLE OF VISION / LENS FOCAL LENGTH	70mm / 28.8° >	50mm / 39.6° >	35mm / 54.4° >	28mm / 65.5° >
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Figure: 1.4.4a

Rev: 01

View 4 from Ruanbeg Way looking west

Cumulative showing potential Phase 2 of Masterplan (where visible) - see also Figure 1.4.2a

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< 65.5° / 28mm	< 54.4° / 35mm	< 39.6° / 50mm	< 28.8° / 70mm	ANGLE OF VISION / LENS FOCAL LENGTH	70mm / 28.8° >	50mm / 39.6° >	35mm / 54.4° >	28mm / 65.5° >
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Figure: 1.4.4b
View 4 from Ruanbeg Way looking west

Rev: 01

Analysis, showing As Existing, Cumulative and Outlines of proposed Phase 1 of Masterplan (red), potential Phase 2 of masterplan (blue) and separate Supermarket development (yellow)

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< 65.5° / 28mm | < 54.4° / 35mm | < 39.6° / 50mm | < 28.8° / 70mm | ANGLE OF VISION / LENS FOCAL LENGTH | 70mm / 28.8° > | 50mm / 39.6° > | 35mm / 54.4° > | 28mm / 65.5° >

Figure: 1.5.1
View 5 from Ruanbeg Drive looking southwest
As Existing - see also Figure 1.5.3

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< 65.5° / 28mm | < 54.4° / 35mm | < 39.6° / 50mm | < 28.8° / 70mm | ANGLE OF VISION / LENS FOCAL LENGTH | 70mm / 28.8° > | 50mm / 39.6° > | 35mm / 54.4° > | 28mm / 65.5° >

Figure: 1.5.2a
View 5 from Ruanbeg Drive looking southwest
As Proposed (where visible) - see also Figure 1.5.4a

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< 65.5° / 28mm	< 54.4° / 35mm	< 39.6° / 50mm	< 28.8° / 70mm	ANGLE OF VISION / LENS FOCAL LENGTH	70mm / 28.8° >	50mm / 39.6° >	35mm / 54.4° >	28mm / 65.5° >
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Figure: 1.5.2b Rev: 01
 Analysis, showing As Existing, Cumulative and Outlines of proposed Phase 1 of Masterplan (red) and separate Supermarket development (yellow)
 View 5 from Ruanbeg Drive looking southwest

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Figure: 1.5.3
View 5 from Ruanbeg Drive looking west
As Existing - see also Figure 1.5.1

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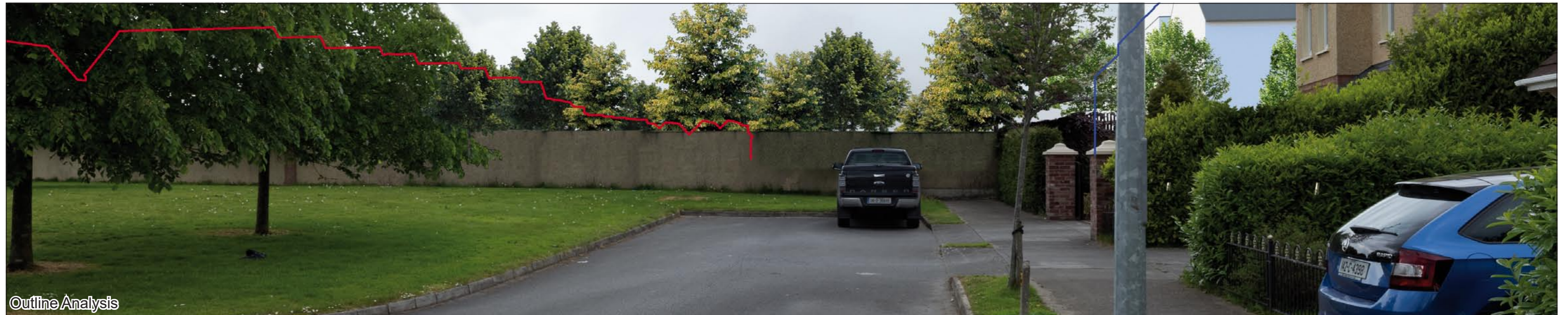
Figure: 1.5.4a

Rev: 00

View 5 from Ruanbeg Drive looking west

Cumulative, also showing block model of potential Phase 2 of Masterplan (where visible) - see also Figure 1.5.2a

Project Number:	6362	Document Number:	RP08	Revision:	01
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Figure: 1.5.4b

Rev: 00

View 5 from Ruanbeg Drive looking west

Analysis, showing As Existing, Cumulative and Outlines of proposed Phase 1 of Masterplan (red) and potential Phase 2 of masterplan (blue)

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Figure: 1.6.1 **Rev: 00**
View 6 from Ruanbeg Crescent looking southwest
As Existing - see also Figure 1.6.1



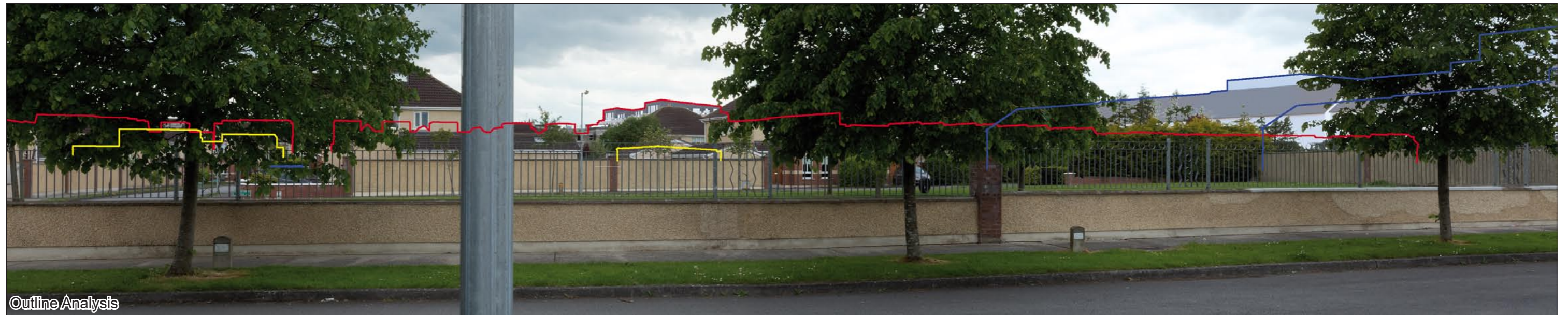
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Figure: 1.6.2a **Rev: 01**
 View 6 from Ruanbeg Crescent looking southwest
 As Proposed (where visible) - see also Figure 1.6.4a

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Figure: 1.6.2b

Rev: 01

View 6 from Ruanbeg Crescent looking southwest

Analysis, showing As Existing, Cumulative and Outlines of proposed Phase 1 of Masterplan (red), potential Phase 2 of masterplan (blue) and separate Supermarket and Cancer Treatment Centre developments (yellow)



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Figure: 1.6.3
View 6 from Ruanbeg Crescent looking northwest
As Existing - see also Figure 1.6.3

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Figure: 1.6.4a

Rev: 01

View 6 from Ruanbeg Crescent looking northwest

Cumulative, also showing block model of potential Phase 2 of Masterplan (where visible) - see also Figure 1.6.2a

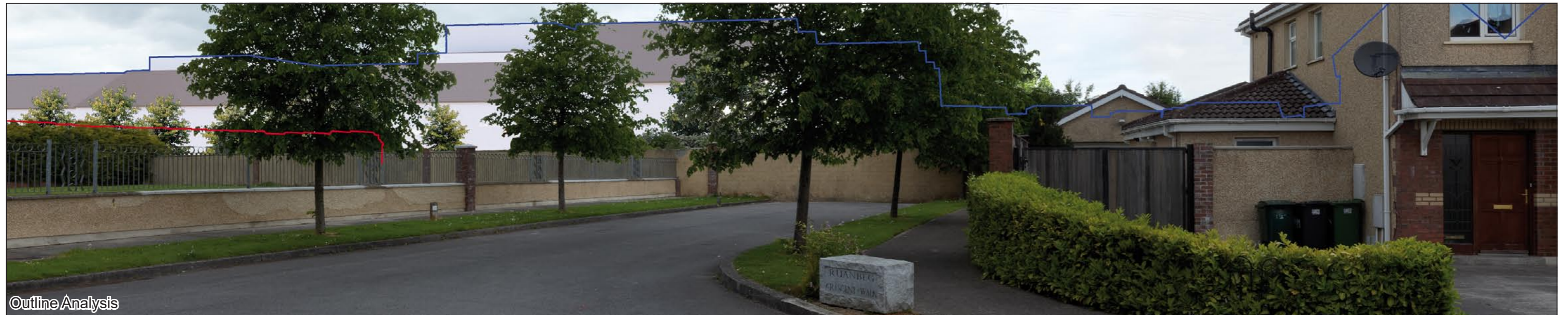
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As Existing



Cumulative



Outline Analysis

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Figure: 1.6.4b

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View 6 from Ruanbeg Crescent looking northwest

Analysis, showing As Existing, Cumulative and Outlines of proposed Phase 1 of Masterplan (red) and potential Phase 2 of masterplan (blue)

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Figure: 1.7.1

View 7 from Coolaghknock Green

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Figure: 1.7.2

View 7 from Coolaghknock Green
As Proposed (where visible)

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Figure: 1.7.3a

Rev: 01

View 7 from Coolaghknock Green

Cumulative, also showing block model of potential Phase 2 of Masterplan (where visible)

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Figure: 1.7.3b

Rev: 01

View 7 from Coolaghknock Green

Analysis, showing As Existing, Cumulative and Outlines of proposed Phase 1 of Masterplan (red), potential Phase 2 of masterplan (blue) and separate Supermarket and Cancer Treatment Centre developments (yellow)

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Built.
Environment.

Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



< 65.5° / 28mm	< 54.4° / 35mm	< 39.6° / 50mm	< 28.8° / 70mm	ANGLE OF VISION / LENS FOCAL LENGTH	70mm / 28.8° >	50mm / 39.6° >	35mm / 54.4° >	28mm / 65.5° >
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Figure: 1.8.1

Rev: 00
View 8 from Melitta Park
As Existing

BSM
Brady Shipman
Martin.
Built.
Environment.
Est. 1968

Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



< 65.5° / 28mm	< 54.4° / 35mm	< 39.6° / 50mm	< 28.8° / 70mm	ANGLE OF VISION / LENS FOCAL LENGTH	70mm / 28.8° >	50mm / 39.6° >	35mm / 54.4° >	28mm / 65.5° >
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Figure: 1.8.2

Rev: 01

View 8 from Melitta Park
As Proposed (where visible)

BSM
Brady Shipman
Martin.
Built.
Environment.
Est. 1968

Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



< 65.5° / 28mm < 54.4° / 35mm < 39.6° / 50mm < 28.8° / 70mm ANGLE OF VISION / LENS FOCAL LENGTH 70mm / 28.8° > 50mm / 39.6° > 35mm / 54.4° > 28mm / 65.5° >

Figure: 1.8.3a

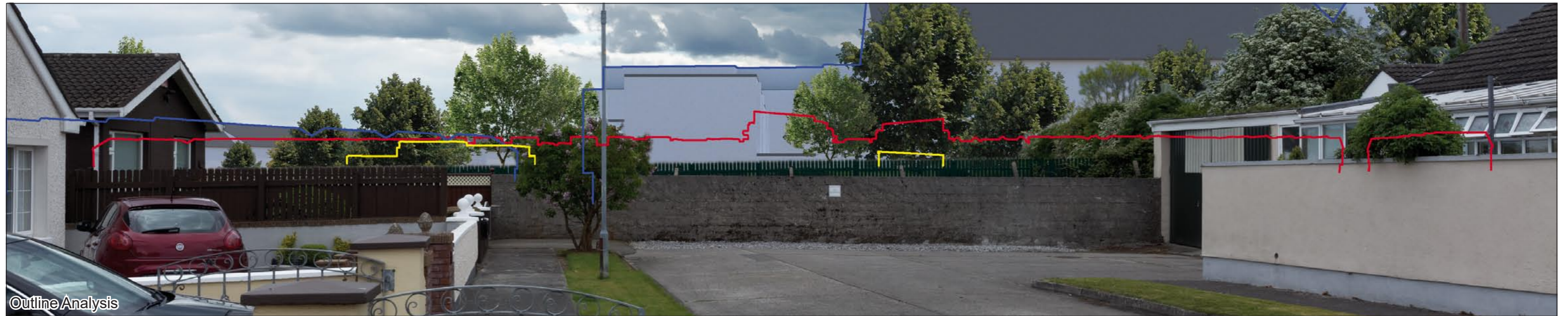
Rev: 00

View 8 from Melitta Park

Cumulative, also showing block model of potential Phase 2 of Masterplan (where visible)

BSM
Brady Shipman
Martin.
Built.
Environment.
Est.
1968

Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



< 65.5° / 28mm < 54.4° / 35mm < 39.6° / 50mm < 28.8° / 70mm ANGLE OF VISION / LENS FOCAL LENGTH 70mm / 28.8° > 50mm / 39.6° > 35mm / 54.4° > 28mm / 65.5° >

Figure: 1.8.3b

Rev: 00

View 8 from Melitta Park

Analysis, showing As Existing, Cumulative and Outlines of proposed Phase 1 of Masterplan (red), potential Phase 2 of masterplan (blue) and separate Supermarket and Cancer Treatment Centre developments (yellow)

BSM
Brady Shipman
Martin.
Est. 1968
Built.
Environment.

Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



< 65.5° / 28mm < 54.4° / 35mm < 39.6° / 50mm < 28.8° / 70mm ANGLE OF VISION / LENS FOCAL LENGTH 70mm / 28.8° > 50mm / 39.6° > 35mm / 54.4° > 28mm / 65.5° >

Figure: 1.9.1

Rev: 00
View 9 from Melitta Road
As Existing

BSM
Brady Shipman
Martin.
Built.
Environment.
Est. 1968

Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



< 65.5° / 28mm	< 54.4° / 35mm	< 39.6° / 50mm	< 28.8° / 70mm	ANGLE OF VISION / LENS FOCAL LENGTH	70mm / 28.8° >	50mm / 39.6° >	35mm / 54.4° >	28mm / 65.5° >
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Figure: 1.9.2

Rev: 01
View 9 from Melitta Road
As Proposed (where visible)

BSM
Brady Shipman
Martin.
Built.
Environment.
Est. 1968

Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



< 65.5° / 28mm < 54.4° / 35mm < 39.6° / 50mm < 28.8° / 70mm ANGLE OF VISION / LENS FOCAL LENGTH 70mm / 28.8° > 50mm / 39.6° > 35mm / 54.4° > 28mm / 65.5° >

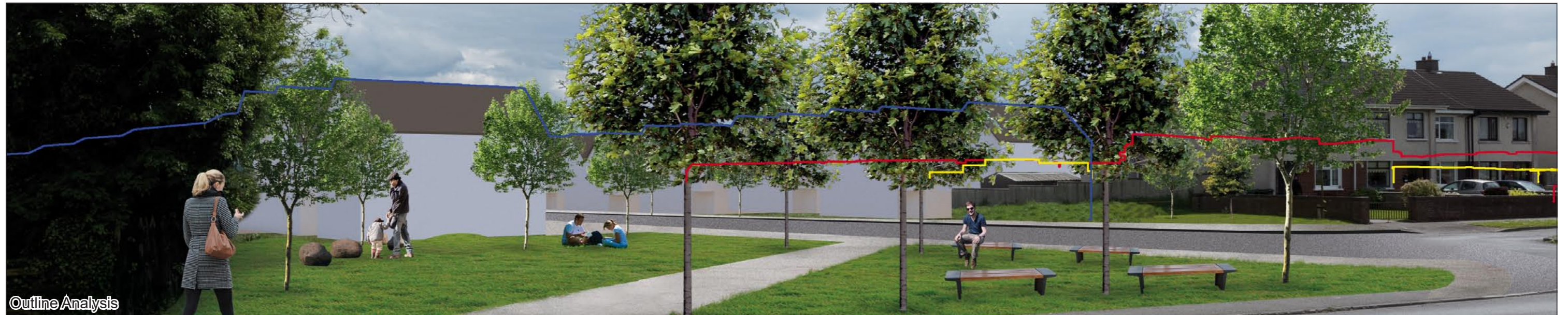
Figure: 1.9.3a

Rev: 01

View 9 from Melitta Road

Cumulative, also showing block model of potential Phase 2 of Masterplan (where visible)

BSM
Brady Shipman
Martin.
Est. 1968
Built.
Environment.



< 65.5° / 28mm	< 54.4° / 35mm	< 39.6° / 50mm	< 28.8° / 70mm	ANGLE OF VISION / LENS FOCAL LENGTH	70mm / 28.8° >	50mm / 39.6° >	35mm / 54.4° >	28mm / 65.5° >
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Figure: 1.9.3b

Rev: 01

View 9 from Melitta Road

Analysis, showing As Existing, Cumulative and Outlines of proposed Phase 1 of Masterplan (red), potential Phase 2 of masterplan (blue) and separate Supermarket and Cancer Treatment Centre developments (yellow)

Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



< 65.5° / 28mm	< 54.4° / 35mm	< 39.6° / 50mm	< 28.8° / 70mm	ANGLE OF VISION / LENS FOCAL LENGTH	70mm / 28.8° >	50mm / 39.6° >	35mm / 54.4° >	28mm / 65.5° >
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Figure: 1.10.1

View 10 from Campion Crescent
As Existing

Rev: 00

As Existing

BSM
Brady Shipman
Martin.
Built.
Environment.
Est. 1968

Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



< 65.5° / 28mm	< 54.4° / 35mm	< 39.6° / 50mm	< 28.8° / 70mm	ANGLE OF VISION / LENS FOCAL LENGTH	70mm / 28.8° >	50mm / 39.6° >	35mm / 54.4° >	28mm / 65.5° >
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Figure: 1.10.2 **Rev: 01**
View 10 from Campion Crescent
As Proposed (where visible)



Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



< 65.5° / 28mm	< 54.4° / 35mm	< 39.6° / 50mm	< 28.8° / 70mm	ANGLE OF VISION / LENS FOCAL LENGTH	70mm / 28.8° >	50mm / 39.6° >	35mm / 54.4° >	28mm / 65.5° >
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Figure: 1.10.3a **Rev: 01**
View 10 from Campion Crescent

Cumulative, also showing blue outline of potential Phase 2 of Masterplan

BSM
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Martin.
Built.
Environment.
Est.
1968

Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



As Existing



Cumulative



Outline Analysis

< 65.5° / 28mm	< 54.4° / 35mm	< 39.6° / 50mm	< 28.8° / 70mm	ANGLE OF VISION / LENS FOCAL LENGTH	70mm / 28.8° >	50mm / 39.6° >	35mm / 54.4° >	28mm / 65.5° >
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Figure: 1.10.3b Rev: 01
View 10 from Campion Crescent

Analysis, showing As Existing, Cumulative and Outlines of proposed Phase 1 of Masterplan (red), potential Phase 2 of masterplan (blue) and separate Supermarket and Cancer Treatment Centre developments (yellow)



Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



< 65.5° / 28mm | < 54.4° / 35mm | < 39.6° / 50mm | < 28.8° / 70mm | ANGLE OF VISION / LENS FOCAL LENGTH | 70mm / 28.8° > | 50mm / 39.6° > | 35mm / 54.4° > | 28mm / 65.5° >

Figure: 1.11.1
View 11 from Beechgrove looking northeast
As Existing - see also Figure 1.11.3

Rev: 00

BSM
Brady Shipman
Martin.
Built.
Environment.
Est.
1968

Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019

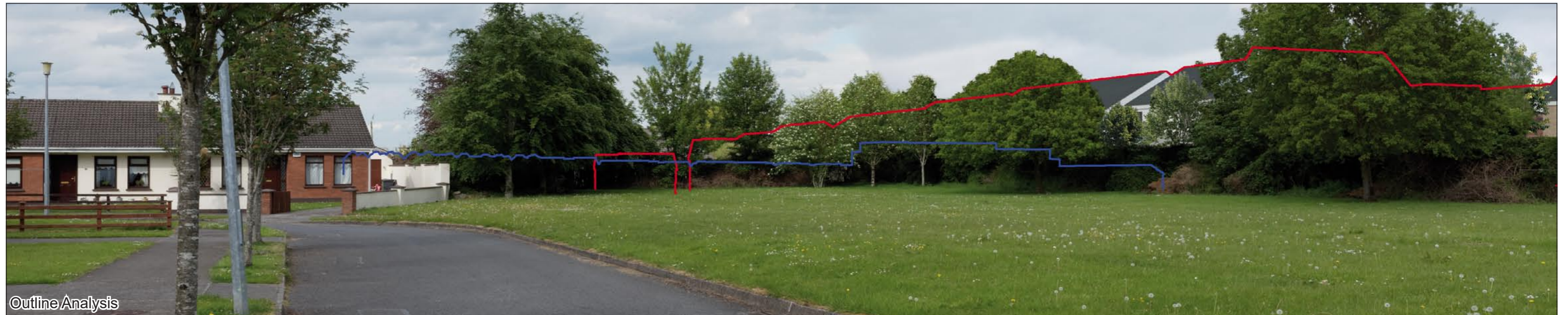


< 65.5° / 28mm < 54.4° / 35mm < 39.6° / 50mm < 28.8° / 70mm ANGLE OF VISION / LENS FOCAL LENGTH 70mm / 28.8° > 50mm / 39.6° > 35mm / 54.4° > 28mm / 65.5° >

Figure: 1.11.2a **Rev: 01**
View 11 from Beechgrove looking northeast
As Proposed (where visible) - see also Figure 1.11.4a

BSM
Est. 1968
Brady Shipman Martin.
Built Environment.

Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



< 65.5° / 28mm	< 54.4° / 35mm	< 39.6° / 50mm	< 28.8° / 70mm	ANGLE OF VISION / LENS FOCAL LENGTH	70mm / 28.8° >	50mm / 39.6° >	35mm / 54.4° >	28mm / 65.5° >
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Figure: 1.11.2b Rev: 01
View 11 from Beechgrove looking northeast

Analysis, showing As Existing, Cumulative and Outlines of proposed Phase 1 of Masterplan (red) and potential Phase 2 of masterplan (blue)

BSM
Brady Shipman
Martin.
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Environment.
Est. 1968

Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



< 65.5° / 28mm | < 54.4° / 35mm | < 39.6° / 50mm | < 28.8° / 70mm | ANGLE OF VISION / LENS FOCAL LENGTH | 70mm / 28.8° > | 50mm / 39.6° > | 35mm / 54.4° > | 28mm / 65.5° >

Figure: 1.11.3 Rev: 00
View 11 from Beechgrove looking east
As Existing - see also Figure 1.11.1

BSM
Est. 1968
Brady Shipman Martin.
Built Environment.

Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



< 65.5° / 28mm | < 54.4° / 35mm | < 39.6° / 50mm | < 28.8° / 70mm | ANGLE OF VISION / LENS FOCAL LENGTH | 70mm / 28.8° > | 50mm / 39.6° > | 35mm / 54.4° > | 28mm / 65.5° >

Figure: 1.11.4a Rev: 01
View 11 from Beechgrove looking east

Cumulative, also showing yellow outline of separate Supermarket and Cancer Treatment Centre developments - see also Figure 1.11.2a



Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



< 65.5° / 28mm	< 54.4° / 35mm	< 39.6° / 50mm	< 28.8° / 70mm	ANGLE OF VISION / LENS FOCAL LENGTH	70mm / 28.8° >	50mm / 39.6° >	35mm / 54.4° >	28mm / 65.5° >
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Figure: 1.11.4b Rev: 01
View 11 from Beechgrove looking east

Analysis, showing As Existing, Cumulative and Outlines of proposed Phase 1 of Masterplan (red), potential Phase 2 of masterplan (blue) and separate Supermarket and Cancer Treatment Centre developments (yellow)



Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



< 65.5° / 28mm | < 54.4° / 35mm | < 39.6° / 50mm | < 28.8° / 70mm | ANGLE OF VISION / LENS FOCAL LENGTH | 70mm / 28.8° > | 50mm / 39.6° > | 35mm / 54.4° > | 28mm / 65.5° >

Figure: 1.12.1
View 12 from Graveyard at Saint Bridgid's Cathedral
As Existing

Rev: 00

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Environment.
Est. 1968

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Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



< 65.5° / 28mm | < 54.4° / 35mm | < 39.6° / 50mm | < 28.8° / 70mm | ANGLE OF VISION / LENS FOCAL LENGTH | 70mm / 28.8° > | 50mm / 39.6° > | 35mm / 54.4° > | 28mm / 65.5° >

Figure: 1.12.2 **Rev: 00**
View 12 from Graveyard at Saint Bridgid's Cathedral
Cumulative, showing red outline of proposed Phase 1 of Masterplan, blue outline of potential Phase 2 of masterplan and yellow outlines of separate Supermarket and Cancer Treatment Centre developments

BSM
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Brady Shipman
Martin.
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Environment.

Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



< 65.5° / 28mm | < 54.4° / 35mm | < 39.6° / 50mm | < 28.8° / 70mm | ANGLE OF VISION / LENS FOCAL LENGTH | 70mm / 28.8° > | 50mm / 39.6° > | 35mm / 54.4° > | 28mm / 65.5° >

Figure: 1.13.1

Rev: 00
View 13 from Cleargate Street
As Existing

BSM Brady Shipman
Martin.
Est. 1968
Built.
Environment.



< 65.5° / 28mm	< 54.4° / 35mm	< 39.6° / 50mm	< 28.8° / 70mm	ANGLE OF VISION / LENS FOCAL LENGTH	70mm / 28.8° >	50mm / 39.6° >	35mm / 54.4° >	28mm / 65.5° >
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Figure: 1.13.2 **Rev: 00**
 View 13 from Cleargate Street
 Cumulative, showing red outline of proposed Phase 1 of Masterplan, blue outline of potential Phase 2 of masterplan and yellow outlines of separate Supermarket and Cancer Treatment Centre developments

Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



< 65.5° / 28mm | < 54.4° / 35mm | < 39.6° / 50mm | < 28.8° / 70mm | ANGLE OF VISION / LENS FOCAL LENGTH | 70mm / 28.8° > | 50mm / 39.6° > | 35mm / 54.4° > | 28mm / 65.5° >

Figure: 1.14.1

Rev: 00
View 14 from Bride Street
As Existing

BSM
Brady Shipman
Martin.
Built.
Environment.
Est. 1968

Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



< 65.5° / 28mm < 54.4° / 35mm < 39.6° / 50mm < 28.8° / 70mm ANGLE OF VISION / LENS FOCAL LENGTH 70mm / 28.8° > 50mm / 39.6° > 35mm / 54.4° > 28mm / 65.5° >

Figure: 1.14.2 **Rev: 00** **Brady Shipman Martin.**
 View 14 from Bride Street **Built. Environment.**
 Cumulative, showing red outline of proposed Phase 1 of Masterplan, blue outline of potential Phase 2 of masterplan and yellow outlines of separate Supermarket and Cancer Treatment Centre developments



Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



THE IMAGE ABOVE IS A PANORAMA ASSEMBLED FROM TWO OR MORE PHOTOGRAPHS

Figure: 1.15.1

Rev: 01
View 15 from Dublin Street
As Existing

Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



THE IMAGE ABOVE IS A PANORAMA ASSEMBLED FROM TWO OR MORE PHOTOGRAPHS

Figure: 1.15.2

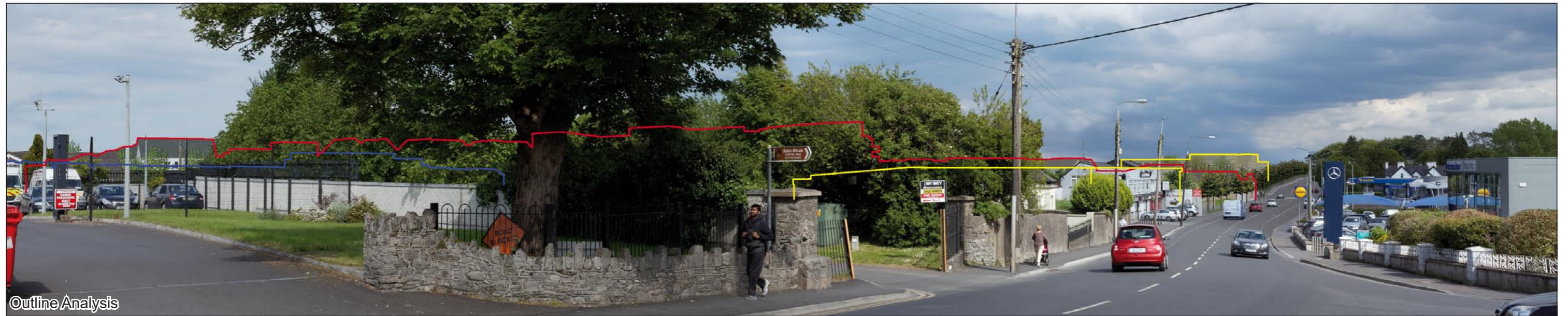
Rev: 01

View 15 from Dublin Street
As Proposed (where visible)

Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



THE IMAGE ABOVE IS A PANORAMA ASSEMBLED FROM TWO OR MORE PHOTOGRAPHS



THE IMAGE ABOVE IS A PANORAMA ASSEMBLED FROM TWO OR MORE PHOTOGRAPHS

Figure: 1.15.3b

Rev: 01

View 15 from Dublin Street

Analysis, showing As Existing, Cumulative and Outlines of proposed Phase 1 of Masterplan (red), potential Phase 2 of masterplan (blue) and separate Supermarket and Cancer Treatment Centre developments (yellow)

Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



< 65.5° / 28mm	< 54.4° / 35mm	< 39.6° / 50mm	< 28.8° / 70mm	ANGLE OF VISION / LENS FOCAL LENGTH	70mm / 28.8° >	50mm / 39.6° >	35mm / 54.4° >	28mm / 65.5° >
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Figure: 1.16.1
View 16 from western end of Rowanville looking along Cul-de-Sac
As Existing

Rev: 00
Brady Shipman
Martin.
Built.
Environment.



Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



< 65.5° / 28mm	< 54.4° / 35mm	< 39.6° / 50mm	< 28.8° / 70mm	ANGLE OF VISION / LENS FOCAL LENGTH	70mm / 28.8° >	50mm / 39.6° >	35mm / 54.4° >	28mm / 65.5° >
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Figure: 1.16.2 Rev: 00
View 16 from western end of Rowanville looking along Cul-de-Sac
Cumulative, showing red outline of proposed Phase 1 of Masterplan, blue outline of potential Phase 2 of masterplan and yellow outlines of separate Supermarket and Cancer Treatment Centre developments

BSM
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Brady Shipman
Martin.
Built.
Environment.

Project Number:	6362	Document Number:	RP08	Revision:	01
Project Name:	MAGEE BARRACKS, KILDARE TOWN	Document Title:	PHOTOMONTAGES	Date:	21 June 2019



< 65.5° / 28mm < 54.4° / 35mm < 39.6° / 50mm < 28.8° / 70mm ANGLE OF VISION / LENS FOCAL LENGTH 70mm / 28.8° > 50mm / 39.6° > 35mm / 54.4° > 28mm / 65.5° >

Figure: 1.17.1

View 17 from southern side of Rowanville

Rev: 00

As Existing

BSM
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Martin.
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Environment.
Est. 1968



< 65.5° / 28mm	< 54.4° / 35mm	< 39.6° / 50mm	< 28.8° / 70mm	ANGLE OF VISION / LENS FOCAL LENGTH	70mm / 28.8° >	50mm / 39.6° >	35mm / 54.4° >	28mm / 65.5° >
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Figure: 1.17.2 View 17 from southern side of Rowanville
 Cumulative, showing red outline of proposed Phase 1 of Masterplan, blue outline of potential Phase 2 of masterplan and yellow outlines of separate Supermarket and Cancer Treatment Centre developments