

## 13 LANDSCAPE AND VISUAL IMPACT

### 13.1 Introduction

This Chapter of the Environmental Impact Assessment Report (**EIAR**) provides an assessment of the likely significant landscape and visual effects of the Proposed Development located east of the R119 Dublin Road at Woodbrook, Shanganagh, County Dublin.

The Proposed Development relates to a Phase 1 area of the 'Woodbrook Development Parcel' identified in the Woodbrook Shanganagh Local Area Plan 2017-2023 (**WSLAP**).

Phase 1 the **Proposed Development** comprises a residential development of 685 residential units and a crèche facility in buildings ranging from 2 to 8 storeys on lands at Woodbrook, County Dublin.

The Proposed Development includes for a new entrance from the R119 Dublin Road; site infrastructure; a temporary carpark adjacent to Woodbrook Dart Station; a series of linear parks and open spaces supplemented by smaller pocket parks; and for all associated drainage, servicing and site development works.

In addition the Proposed Development includes for 2no. replacement golf holes for Woodbrook Golf Course.

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### 13.2 Assessment Methodology

#### 13.2.1 Introduction

Landscape impacts are associated with changes to the character of the landscape that arise from the insertion of the Proposed Development into the existing context, and have two distinct but closely related influences. The first influence, 'visual impact', relates to the degree to which a development impinges on a view with or without blocking it.

The second influence, is 'impact on 'character' relates to the change in the structure of the landscape from the insertion of a Proposed Development into the environment.

The assessment has been undertaken with regard to the relevant guidelines for landscape and visual assessment, including: -

- Draft Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (Environmental Protection Agency (**EPA**), 2017).
- Draft Advice Notes for Preparing Environmental Impact Statements (EPA, 2015).
- The Landscape Institute / Institute of Environmental Management and Assessment (2013). Guidelines for Landscape and Visual Impact Assessment (3rd Edition).

The landscape and visual assessment has also had regard to: -

- Directive 2011/92/EU of the European Parliament and of the Council of 13 December 2011 on the assessment of the effects of certain public and private projects on the environment, as amended by Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014, hereafter referred to as the '**EIA Directive**'.
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (Department of Housing, Planning and Local Government, 2018).
- Planning and Development Act 2000 – 2019.
- Planning and Development Regulations 2001 – 2019.
- Dun Laoghaire Rathdown County Development Plan 2016-2022 (**DLRCDP**) (Dun Laoghaire Rathdown County Council, 2016).

- Woodbrook Shanganagh Local Area Plan 2017-2023 (**WSLAP**) (Dun Laoghaire Rathdown County Council, 2017).

The landscape and visual impact assessment involved: -

- A review and analysis of survey mapping and aerial photography.
- Visits to the Site and surrounding areas to appraise the surrounding context and to determine visibility to and from the Site.
- A review of landscape planning policies and objectives and other relevant documentation in order to ascertain the landscape and visual significance and sensitivity of the Site and its surrounds.
- A Review of the Arboricultural Report and associated Drawings (The Tree File, 2019);
- A review of the architectural plans, sections, elevations of the Proposed Development (OMP Architects, 2019).
- A Review of the engineering and servicing drawings for the Proposed Development (Aikens, 2019).
- A Review of the landscape masterplan and detail drawings for the Proposed Development (BSM, 2019).
- A review of other chapters of this EIAR (SLA & Others, 2019).
- A review of Photomontages prepared for the Proposed Development (BSM, 2019).

This landscape and visual assessment is accompanied by a range of Photomontages (*i.e.* Accurate Visual Representations) which have been prepared in order to represent the physical and visual nature of the Proposed Development and to assist in describing the likely visual impact. Sixteen (16) locations in the surrounding area were selected as being representative of views toward the Site / the Proposed Development from the nearer and wider surroundings (refer to Appendix 13.1 for location plan and views). The locations selected are from: -

- **View 1:** Mullen's Carpark (south of Site).
- **View 2:** Woodbrook Clubhouse (southeast of Site).
- **View 3:** Coast at Woodbrook Golf Course (east of Site).
- **View 4:** Shanganagh Cemetery (north of Site).
- **View 5:** R119 Dublin Road Crinken (St James') Church (northwest of Site).
- **View 6:** Crinken (St James') Church (north of Site).
- **View 7:** R119 Dublin Road (northwest corner of Site).
- **View 8:** Woodbrook Downs (west of Site).
- **View 9:** R119 Dublin Road (southwest corner of Site).
- **View 10:** Windsor Roundabout (southwest of Site).
- **View 11:** The Lawn, Woodbrook Glen (south/southeast of Site).
- **View 12:** Coast at Shanganagh Park (northeast of Site).
- **View 13:** Killiney Hill (north of Site).
- **View 14:** Ferndale Road (west of Site).
- **View 15:** Carrickgollogan (west of Site).
- **View 16:** Bray Head (south/southeast of Site).

In each instance the 'As Existing' and 'As Proposed' version of the view is presented. Where the Proposed Development is not visible in a view, an outline of the Proposed Development is shown in a red for reference purposes.

The Accurate Visual Representations were generated by Brady Shipman Martin using a range of photography, topographical surveying, mapping and three-dimensional (3D) modelling and rendering procedures, including calibrated cameras and surveying equipment for on-site data collection, AutoCAD / Microstation CAD software for mapping, 3D modelling, and rendering images to match baseline photographs. Interim and final images are assembled in Adobe Photoshop using survey reference data. The process is ISO accredited, is highly accurate, and incorporates self-checking routines which highlight any discrepancies, which are reviewed and resolved.

### 13.2.2 Description of the Baseline

The baseline refers to the current state of landscape and visual characteristics. It involves the collection and analysis of information on the context, condition, significance and sensitivity of relevant landscape and visual characteristics which may be significantly affected by the project (refer to Table 13.1).

Characteristic	Description
Context	A description of the location, magnitude, spatial extent and trends in the landscape and visual environment.
Character	A description of the distinguishing aspects of the landscape under consideration.
Significance	A description of the quality, value or designation assigned to the landscape and visual environment.
Sensitivity	A description of how sensitive the landscape and visual environment is to change.

**Table 13.1:** Baseline Characteristics

### 13.2.3 Description of Effects

The landscape and visual impact assessment is based on the *Draft Guidelines on the Information to be Contained in Environmental Impact Assessment Reports* (EPA, 2017) as outlined in Figure 13.1 and Tables 13.2 to 13.4 below. Figure 13.1 demonstrates how comparison of the character of predicted impact to sensitivity of the receiving environment determines the significance of impact.

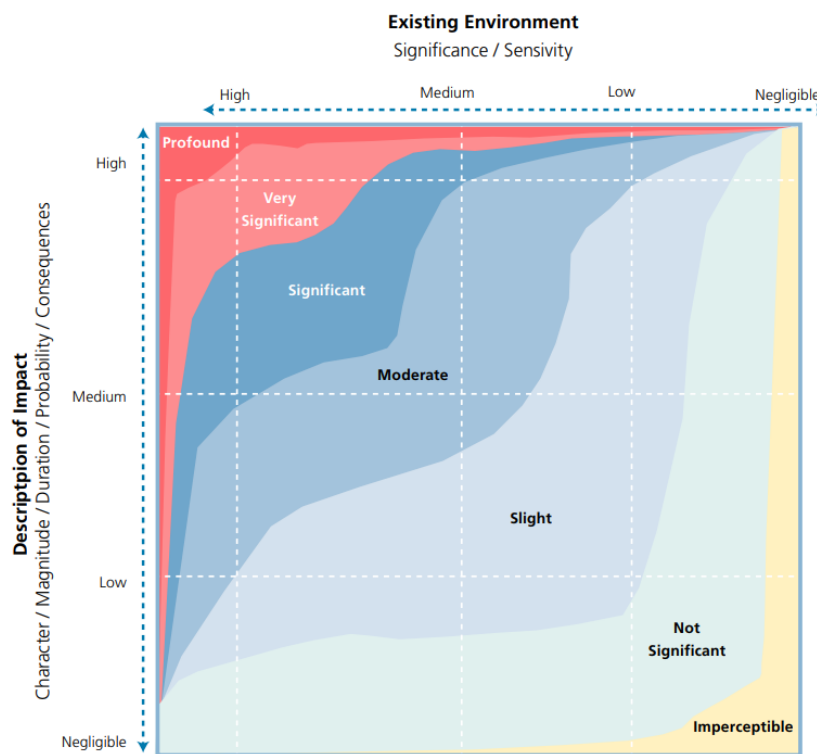


Figure 13.1: Classification of Significance of Effects.

Table 13.2 below outlines the definitions of significance of effect of the Proposed Development on the environment ranging from imperceptible to profound.

Characteristic	Description
Imperceptible	An effect capable of measurement but without noticeable consequences.
Not Significant	An effect which causes noticeable changes in the character of the landscape or visual environment but without significant consequences.
Slight	An effect which causes noticeable changes in the character of the landscape or visual environment without affecting its sensitivities.
Moderate	An effect that alters the character of the landscape or visual environment in a manner that is consistent with existing and emerging baseline trends.
Significant	An effect which, by its character, magnitude, duration or intensity alters a sensitive aspect of the landscape or visual environment.
Very Significant	An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the landscape or visual environment.
Profound	An effect which obliterates sensitive landscape or visual characteristics.

Table 13.2: Description of Significance of Landscape and Visual Effects.

Table 13.3 below defines the quality of effect of the Proposed Development on the environment ranging from positive to negative.

Quality	Description
Neutral Effect	No effects or effects that are imperceptible, within normal bounds of variation or within the margin of forecasting error.
Positive Effect	Improves or enhances the landscape of the receiving environment or a particular view.
Negative Effect	Detracts from the quality of the landscape or view

**Table 13.3:** Quality of Effects.

Table 13.4 below discusses the duration of effects. Temporary effects lasting from one year or less will often be less concerning than a long-term and permanent effects, depending on their severity.

Duration	Description
Momentary	Effects lasting from seconds to minutes.
Brief	Effects lasting less than a day
Temporary	Effects lasting less than one year
Short-term	Effects lasting one to seven years
Medium-term	Effects lasting seven to fifteen years
Long-term	Effects lasting fifteen to sixty years
Permanent	Effects lasting over sixty years
Reversible	Effects that can be undone, for example through remediation or restoration
Frequency	How often the effect will occur

**Table 13.4:** Duration of Effects.

### 13.3 Receiving Environment

#### 13.3.1 Introduction

The Site is made up of 2 principal areas. The main area is the '**Woodbrook Residential Development Area**' located to west of the Dublin – Wexford (DART) Railway, which also includes some additional areas required for road works, open space connections, and for service connections, *etc.* (Refer to Figure 13.2).

This Site area also includes for: -

- An area along the tree-lined R119 Dublin Road for provision of a new entrance and associated road works;
- Corridors for provision of greenway, linear open space, and emergency access connections to Shanganagh Park to the north, and
- A service connection north from the Site via Shanganagh Park to a tie-in with existing services in St Anne's Park residential estate, Shankill.

The second area is the '**Woodbrook Golf Development Area**' located to the east of the Dublin – Wexford (DART) Railway (Refer to Figure 13.2).

### 13.3.1.1 Woodbrook Residential Development Area

The Woodbrook Residential Development Site area is located between the R119 Dublin Road to the west, and the Dublin – Wexford (DART) Railway to the east. The area comprises two large mainly arable fields and part of a further two mainly arable fields, as well as an area of land currently forming part of Woodbrook Golf Course (*i.e.* all/part of existing second and third golf holes).

This part of the Site is bounded by: -

- The tree-lined R119 Dublin Road to the west.
- Crinken (St James') Church and grounds to the northwest.
- Other lands at Woodbrook and Shanganagh Cemetery & Shanganagh Park to the north.
- The Dublin – Wexford (DART) Railway and Woodbrook Golf Course to the east.
- To the south by woodlands, properties and fields north of a local road leading to Woodbrook Golf Club.

### 13.3.1.2 Woodbrook Golf Development Area

The Woodbrook Golf Development Site area is located immediately east of the railway and comprises a small triangular area of scrub to the west of the existing seventh golf hole, and 2 grassland fields to the west of the existing eight golf hole at Woodbrook Golf Club . This part of the Site is to be used for the provision of 2no. new golf holes in replacement of those lost on the existing course west of the railway, (Refer to Figure 13.2).

This second part of the Site is bounded by:

- Woodbrook Golf Course to the south and east (*i.e.* the seventh and eight golf holes),
- the corridor of Dublin – Wexford (DART) Railway to the west, and
- to the north by lands within Shanganagh Park.

## 13.3.2 Site Context

The Site is located on the relatively flat coastal plain, which runs south from Ballybrack in south Dublin, through Shankill, to Bray in North Wicklow. The Site is located south of Shankill Village and the surrounding environment (refer to Figure 13.2) is dominated by: -

- The coastal setting of Woodbrook Golf Course to the east.
- The gateway resource of Shanganagh Park and Cemetery to the north.
- The sylvan setting of period properties, small residential estates, other properties and the R119 Dublin Road to the south and west.

The Dublin – Wexford (DART) railway runs north to south across the plain, circa (c.) 300m from the coast, and effectively dividing the Site into its two constituent parts: the Woodbrook Residential Development Area to the west and the Woodbrook Golf Development Area to the east.

The R119 Dublin Road defines the western boundary of the Site, and the M11 Motorway is located c.500m further west. (refer to Figure 13.2). Crinken (St James') Church is a prominent local landmark on the Dublin Road at the northwest corner of the Site.



Figure 13.2: Site Context – Application Site outlined and shaded in red line (source google maps)

### 13.3.3 Site Description and Character

The Site is laid out in a number of broadly flat to gently rolling agricultural fields that are primarily in arable use west of the railway and in grassland with a small area of scrub east of the railway (refer to Figure 13.3). West of the railway levels fall southwest from c. 25.5m above ordnance datum (AOD) within Woodbrook Golf Course at the northeast boundary of the Site, to a low of c. 15.0m AOD along the southern boundary of the Site. The rolling topography contains a local high point at 19.5m close to the centre of the Woodbrook Residential Development Area. East of the railway levels fall gradually east/southeast from c. 24.5m AOD along the railway to c. 19.5m AOD at the southeast boundary with the existing golf course lands.

For the most part, the Site and fields are bounded by mature trees and hedgerows and views to and from the site from adjoining areas are generally restricted. However, the view of Crinken Church from areas within the Site is a prominent aspect of the landscape and visual environment.

The extent of tree and hedgerow cover both on the Site and in the surrounding area also bestows an attractive sylvan character, which is enhanced by attractive long-range views from the Site to surrounding hills and landmarks including Killiney Hill to the north; to Rathmichael, Ballycorus and Carrickgollogan to the west and to the Great and Little Sugar Loaf and Bray Head to the south. While the Site lies within the context of views back from these elevated landmarks, it is a very small and indistinct feature within the expansive and panoramic nature of such views.

Despite the location, there are no views of the coast from the Woodbrook Residential Development Area of the Site and likewise views of the adjoining coast are also screened from the Woodbrook Golf Development Area of the Site by mature boundary hedgerows.

There are no residential properties located east or north of the Site, where the lands are dominated by Woodbrook Golf Course and Shanganagh Park/Cemetery respectively. To the immediate northwest of the Site, two properties lie north and south of Crinken (St James') Church, east of the R119 Dublin Road. Only one property, a lodge at the former entrance to Beauchamp House, lies immediately west of the R119 Dublin Road. Otherwise residential development west of the Site is set back from the Dublin Road in tree-lined parkland grounds around period properties such as 'Beauchamp House' and 'The Aske', or within the small residential estate of Woodbrook Downs. Likewise to the south residential properties are setback from the Site within the planted grounds either side of the local road accessing Woodbrook Golf Course (i.e. former Woodbrook Estate Office, Woodbrook Estate House, etc.). The commercial properties of Mullen's Laurel Park, Castle Estate Agents and the clubhouse of Woodbrook Golf Club lie less than 100m south and southeast of the Site. The grounds of Woodbrook College lie to the west of the R119 Dublin Road, less than 100m southwest of the Site.

As noted, trees and hedgerows are a significant feature of the Site, its boundaries and its immediate surrounds. However, many of hedgerows and in poor condition, being dominated typically by Bramble and regenerating Elm. Tree species are dominated by Sycamore, Ash and Elm with some Horse Chestnut and Lime, however again, in many instances the trees tend to be of poor quality. This is particularly noticeable in Boundaries 10, 11 and 12 (refer to B.10 B.11, B.12 on Figure 13.3).

Somewhat remarkably, Elm remains common in the hedgerows (refer to R.W.S. on Figure 13.3). However, Dutch Elm Disease is also present on the Site and as such the Elm tree population is not considered to be sustainable.

Woodland planting is prominent on immediately off-site areas at Woodbrook Estate south of the Site (refer to W.1 on Figure 13.3), and at Shanganagh Park north of the Site, ((refer to W.2 on Figure 13.3).

Boundaries around and within the Woodbrook Residential Development Area and the Woodbrook Golf Development Area (east of the railway – refer to Figure 13.3) are discussed separately in the following sections.

#### 13.3.3.1 Woodbrook Residential Development Area

The boundaries of the Woodbrook Residential Development Site follow c. 1,725m of hedgerows and tree-lined hedgerows and c. 1,630m cross open fields (refer to Figure 13.3). The following provides a description of the external boundaries trees and hedgerows, as well as the internal trees and hedgerows with reference to the: -

- Arboricultural Report (The Tree File, 2019).
- Tree Constraints Plans (Dwg. Nos. Tree Constraints 1 to Tree Constraints 4 (The Tree File, 2019)
- Tree Impacts Plans (Dwg. Nos. Tree Impacts 1 to Tree Impacts 4 (The Tree File, 2019)
- Tree Protection Plans (Dwg. Nos. Tree Protection 1 to Tree Protection 4 (The Tree File, 2019)



- Tree and Hedgerow Removal and Protection Plans (Dwg. Nos. 6384-311 & 6384-312) (BSM, 2019).

The western boundary of the Site is defined by the R119 Dublin Road. Both sides of the road are defined by a narrow footpath and a high granite stone wall backed by mature tree planting – presenting an attractive sylvan character to the road corridor. The Site is accessed via a palisade gated entrance off the R119 Dublin Road. The Site boundary with Crinken Church and the adjoining residential property is part hedgerow and fence, part timber fence and part concrete block wall. The Site boundary with the railway corridor is defined by security fencing and a metal railing is located on the Park side of the hedgerow on the northern boundary with Shanganagh Park and Cemetery. Remaining boundaries are defined by hedgerows and tree-lines often with post and wire or other fencing.

Fifty four (54) trees are located on the Site along the Dublin Road (Boundary 4 in the Arboricultural Report). The trees are predominantly Chestnut, with some Lime, Sycamore, Ash, and an occasional Copper Beech, Elm and Silver Fir (nos. 139-192, Arboricultural Report). While the mature trees are generally in a fair to poor condition, they form a significant tree-line on the road corridor. Five (5) trees (nos. 145 - Lime, 147 - Lime, 150 - Lime, 154 – Horse Chestnut & 159 – Horse Chestnut) are recommended for removal due to their very poor condition.

The southern boundary of the main part of the Site (Boundary 3 in the Arboricultural Report) is defined in part by a post and wire fence to the west and by an old tree-lined hedgerow field boundary to the east. The western half of the boundary is backed by a dense planting of mixed early-mature woodland. A grass field and unsurfaced carpark area lies south of the southern hedgerow at the eastern end. Apart from the woodland, some forty (40) trees are located on the southern boundary. These mature trees (nos. 101-133a, Arboricultural Report) are predominantly Lime and Ash, with some Sycamore, Horse Chestnut, Elm and one Beech. The mature trees are generally in a fair to poor condition and two (2) trees (nos. 103 – Ash & 117 - stump) are recommended for removal due to their very poor condition.

The eastern boundary of the main part of the Site is an old tree-lined hedgerow (Boundary 10 in the Arboricultural Report) that runs contiguous with the boundary of Woodbrook Golf Course. Thirty (30) trees are located on the boundary (nos. 262-271a (12); 272-273 (2); 374-391 (16), Arboricultural Report) are predominantly Ash and Lime with some Elm and a Monterey Cypress. The mature trees are generally in a fair to poor condition and, three (3) trees (nos. 266 - Lime, 269 - Ash, 272 - Lime) are recommended for removal due to their very poor condition.

As noted a portion of the Site comprises part of the existing golf course at Woodbrook. This portion of the Site cuts across the par 3 second hole and takes up the teeboxes and part of the par 4 third hole and adjoining golf course lands. A group of Wych Elm (Elm Group 1, Arboricultural Report) together with a stand of 36 trees (nos. 313-341 & A-E & J-N, Arboricultural Report) lie west of the second green close to the course boundary. Three (3) of these trees (nos. 341 – Poplar, J – Leyland Cypress & K – Ornamental Cherry) are recommended for removal due to their poor condition. An additional fifteen (15) trees (nos. 344-358, Arboricultural Report) lie within the Site to the northeast corner of these golf course lands and along the railway corridor.

A line of thirty-three (33) Leyland Cypress (Tree Line 1, Arboricultural Report) lie along the northern golf course boundary with Shanganagh Park. While visually significant, the Arboricultural Report notes the substantial mechanical failure and tree loss has occurred and all of the trees are recommended for removal due to their non-sustainable condition. However, this tree-line is outside of the Phase 1 application Site boundary.

The main Site area also includes small areas of common boundary with Shanganagh Cemetery/Park, which are defined by tree-lined hedgerows (Boundaries 8 & 9, Arboricultural Report), which includes eight (8) Sycamore, Ash, Leyland Cypress and Cider Gum trees (nos. 307a, 307b, 308, 308b, 311c, 311d, 311e & 312), which are in fair or poor condition and one (1) tree, which is recommended for removal (no. 309 – Ash).

Part of the boundary of the main Site area includes the northern portion of a north south hedgerow (Regenerative Woodland Strip, Arboricultural Report) as well as part of an east west hedgerow (Boundary 11, Arboricultural Report). The Regenerative Woodland Strip is almost entirely comprised of regenerated Wych Elm (95%), some of which show signs of Dutch Elm Disease, a disease which undermines the sustainability of the planting. The western half of Boundary 11 is also part of the Site boundary, and includes ten (10) mainly Ash trees (nos. 279-288, Arboricultural Report). Seven (7) of these trees – all Ash – are recommended for removal (279-281; 283, 284, 286 & 288) due to their very poor condition.

The main part of the Site also includes the remainder of the east – west hedgerow (Boundary 11, Arboricultural Report), all of a second east – west hedgerow (Boundary 12, Tree Survey) and Thicket 1 and Thicket 2 within the application boundary. The remainder of Boundary 11 hedgerow includes ten (10) fair to poor trees, of which one (1) tree (no. 278 – Ash) is recommended for removal due to very poor condition

Hedgerow Boundary 12 includes thirty-two (32) trees (nos. 227-237a & 243-261, Arboricultural Report) and a further four (4) trees located alongside (nos. 239-242). The trees are mainly Sycamore, Ash and Elm and most are in poor condition and eighteen (18) are recommended for removal due to very poor condition (nos. 227, 230-231, 233-235, 239, 241, 243, 250-252, 254, 256 and 258-261).

Thicket Areas 1 and 2 (TA1 & TA2, Arboricultural Report) are strips of regenerative Sycamore, Willow, Elm, Birch and Bramble) that have established on linear banks of soil.

The Site also includes for a long narrow corridor via Shanganagh Park for services tie-in at St Anne's Park in Shankill. In general this narrow corridor follows existing footpaths in Shanganagh Park and existing roads/footpaths in St Anne Park (refer to Figure 13.3).

#### 13.3.3.2 Woodbrook Golf Development Area

The boundaries of the Woodbrook Golf Development Site follow c.1,100m of hedgerows and tree-lined hedgerows (refer to Figure 13.3). The majority of these hedgerows consist of wide overgrown Blackthorn and Bramble field boundaries with some Hawthorn, Snowberry and Willow. A broad dense scrub thicket runs along the railway corridor.

A number of tree groups (T.G.2 to T.G.5, Figure 13.3) are located on the boundary between the Site and existing golf course lands. These comprise dense thickets of naturally regenerating Elm, which may be susceptible to Dutch Elm Disease.

Twenty-six (26) other trees occur in the hedgerows (Boundaries 13 & 14, Figure 13.3). These trees (nos. 1 to 26, Arboricultural Report) comprise Ash and Sycamore with two (2) Rowan and one (1) each of Elm, Lime, Scots Pine and Hawthorn are fair to poor condition. Three (3) of the trees (nos. 16 – Ash, 20 – Ash and 22 – Elm) are recommended for removal due to very poor condition.



Figure 13.3: Site Description and Boundaries – Application Site outlined and shaded in red line (source google maps).

### 13.3.4 Landscape Planning Context

The Site is located within the boundary of Dun Laoghaire Rathdown County Council and the Dun-Laoghaire Rathdown County Development Plan 2016-2022 (**DLRCDP**) applies.

The Site is zoned A1 “*To provide for new residential communities in accordance with approved local area plans*” (Map 14 of DLRCDP). This includes the portion of the existing golf course lands forming part of the application Site.

Surrounding landuses and landscape and visual designations of relevance include: -

- **Objective GB:** “To protect and enhance the open nature of lands between urban areas.” This applies to all lands located east of the Site (including golf course lands not zoned Objective A); all lands south of the Site and to the all lands west of the R119 Dublin Road.
- **Objective F:** “To preserve and provide for open space with ancillary active recreational amenities.” This applies to all lands north of the Site at Shanganagh Park, including those identified “To protect and/or provide for a Burial Ground” at Shanganagh Cemetery.

Crinken (St James’) Church to the northwest of the Site; Beauchamp House and Lodge to the west of the Site; Woodbrook Estate Office and Woodbrook Estate House (and entrance) to the south of the Site are all identified as Protected Structures.

An objective “*To protect and preserve Trees and Woodlands*”, is indicated (on Map 14 of the DLRCDP): -

- Along the northern boundary of the Site.
- At the northern end of a north south hedgerow on the Site.
- In the Woodlands and around Woodbrook Estate generally, south of the Site.
- On Woodbrook Golf Course lands east of the railway.

The following Specific Local Objectives (**SLO**) also apply to the lands: -

- **SLO 54:** “To implement and develop the lands at Woodbrook and Shanganagh in accordance with the Woodbrook/Shanganagh Local Area Plan.” In this regard the Council prepared and had adopted the Woodbrook Shanganagh Local Area Plan 2017-2023 (**WSLAP**).
- **SLO 105:** “To investigate, in consultation with the Department of Education and Science, the reservation of a single site for a Post-Primary School to serve the growth nodes of Woodbrook/Old Connaught areas.” The site for a potential school was identified and reserved on the ‘Woodbrook Lands’ in the WSLAP.
- **SLO 127:** To provide a DART Station at Woodbrook. The site for a potential DART Station was identified and reserved on the ‘Woodbrook Lands’ in the WSLAP.

#### 13.3.4.1 Dun Laoghaire-Rathdown County Development Plan 2016-2022 (DLRCDP)

It is the Council’s policy to preserve and enhance the character of the landscapes of the county in accordance with “*Policy LHB2: Preservation of Landscape Character Areas*” (section 4.1.2.1 of DLRCDP).

The landscape character assessment (**LCA**), presented in Appendix 7 of DLRCDP, divides the County into 14 Landscape Character Areas (refer to). The Site is located with LCA No. 12: Shanganagh, which takes in the area between Shankill and Bray and between the M11 and the Coast, including Shanganagh Park and Cemetery, and Woodbrook Golf Course. When viewed from Killiney Hill and Carrickgollogan the area “*is indistinguishable from the overall plain*” and the “*entire expanse appears to be dominated by low-density housing.*” (page 7/8, Appendix 7, DLRCDP).

In respect of the Sensitivity / Strategy the LCA notes: -

- *“The functioning of this area, as a greenbelt is reassessed in light of its proximity to the DART line and also given that the vista nature of Crinken can be retained while allowing further development.*
- *The sylvan character of the Old Dublin Road shall be maintained.*
- *To have regard to the policies and objectives of the Woodbrook/ Shanganagh Local Area Plan 2006-2016 adopted in November 2006.”* (see section 5.1.3.4.2 below in relation to new WSLAP).

It is the Council’s policy to protect and encourage the enjoyment of views and prospects of special amenity value or special interests in accordance with *“Policy LHB6: Views and Prospects”* (section 4.1.2.5 of DLRCDP). As well as the specific Prospects set out in Table 4.1.1 of the DLRCDP, it is also recognised that visual linkages between landmarks, landscape features and views exist. Table 4.1.1 includes the following Prospect: -

- *“Carrickgollogan from Bray Road (Shankill to Bray area)”* (i.e. a view west from R119 Dublin Road).

However, there are no views of Carrickgollogan from the section of the R119 Dublin Road, which runs in part along the western boundary of the Site.

Map 14 of the DLRCDP indicates that there is an objective *“To Preserve Views”* over the Site and its surrounds from two (2) locations on the lower slopes of Carrickgollogan: -

- From a section of Ferndale Road c.1km west of the Site (and west of M11 Motorway); and
- From a section of Quarry Road c.16km west/northwest of the Site (and west of M11 Motorway).

In both instances the Site is an indistinguishable element of the view to the coast over the tree-lined residential coastal plain.

#### 13.3.4.2 Woodbrook-Shanganagh Local Area Plan 2017-2023 (WSLAP)

The Site is located on lands within the recently adopted Woodbrook Shanganagh Local area Plan 2017-2023. The WSLAP identifies two (2) residential zoned *“development parcels”*: namely the *“Shanganagh Castle Development Parcel”* south of Crinken Farm, Shankill and the *“Woodbrook Development Parcel”*, south of Shanganagh Park and Cemetery.

The Woodbrook Residential Development Area of the Site, comprises the majority of the ‘Woodbrook Parcel’ as part of the subject Phase 1 application for the envisaged future overall development of these lands (refer to Figure 13.4). The ‘Woodbrook Parcel’, also includes that part of the existing Woodbrook Golf Course, which forms part of the Woodbrook Residential Development Area of the Site, within the A1 residential zoned lands.

Section 3.6.1 of the WSLAP discusses *“Views and Prospects”* and in addition to noting those protected in the DLRCDP (see section 13.3.4.1 above), the WSLAP includes additional local views and prospects in Table 9, which are relevant to the Site: -

- View 7: Views south towards the Wicklow Mountains – Sugar Loaf, Little Sugar Loaf and Bray Head.
- View 9: View of St James Church from within the Woodbrook Lands.
- View 11: View of the clock tower from within the Woodbrook lands.

Section 3.6.4 of the WSLAP discussed the Masterplan for the future enhancement of open space facilitates and services provided at Shanganagh Park. These include new children’s play facilities; upgraded paths and new cycleways; additional landscape features such as gardens, ornamental features, and extension of natural habitats; and improved pitches, all-weather lighting, outdoor gym equipment, and a base-ball and cricket area.

The WSLAP also states that in addition to Shanganagh Park, there is potential to provide additional open space in the development parcels. This open space *“will be strategically located in order to provide good connectivity between the Park and each of the development parcels with consideration also to the re-instatement of historical routes where feasible, and potential future connections to adjoining lands.”*

*“A ‘Green Axis’ and ‘Linear Park’ is to be created within Woodbrook as the main pedestrian and cycle corridor within the development parcel forming a link to the Park and Shanganagh Castle.”*

The WLAP notes that the Development Plan does permit a number of relaxations to open space provision under certain circumstances, including proximity of new development to high quality established public parks and states that given *“the proximity of the two development parcels within the Plan Area to Shanganagh Park, it is considered the Park can, in part, be included in the pool of public open space provision within the Plan Area and, in this regard, it may be appropriate to relax new public open space quantum requirements.”*

Notwithstanding this relaxation, each development parcel will be required to provide a minimum of 10% of the total site area to consist of high quality public/communal open space.”

Table 11 of the WSLAP sets the key Green Infrastructure Principles for the area. While these apply to the overall plan area, the following are noted: -

- *“Ensure that Shanganagh Park is welcoming for all users by providing excellent facilities throughout - in accordance with a new Master Plan.*
- *Provide and/or improve connections to green areas within and adjoining the Plan Area*
- *Provide and/or improve pedestrian and cycle routes within and adjoining the Plan Area*
- *Provide and/or improve pedestrian and cycle routes across the railway/DART line.*
- *Ensure that development within the Plan Area has regard to the objectives of Landscape Character Area No.12 – Shanganagh and the recommendations of any future Historic Landscape Character Assessment.*
- *Ensure that development within the Plan Area conserves and/or enhances natural habitats and ecological corridors.*
- *Ensure that development within the Plan Area creates and/or improves biodiversity through ecological and water management corridors.*
- *New development within the Plan Area should conserve and enhance biodiversity and water management;*
- *New development within the Plan Area should incorporate SuDS measures and improve stream/river corridors as appropriate.*
- *New development within the Plan Area should incorporate suitable SuDS measures and comply with the requirements of the County’s Green Roof Guidance Document.”*

Map 16 of the WSLAP (refer to Figure 13.4) outlines the Landscape Strategy for the LAP lands. In respect of the Woodbrook Residential Development Area of the Site, the Plan indicates a requirement for three (3) ‘Parks/Open Spaces’ running north south: -

- Along the R119 Dublin Road corridor.
- Through the centre of the development parcel.
- Along the eastern boundary with Woodbrook Golf Course.

The central and eastern open spaces are also highlighted as ‘Key Green Corridors’ running north south through the Woodbrook Development Parcel and connecting through to Shanganagh Park.

Mature tree / woodlands are indicated for protection and preservation as in the DLRCDP (see section 13.3.4.1 above).

With the exception of indicating a corridor for a potential future 'East Coast Cycle Route' along the east side of the railway, there are no objectives pertaining to the part of the Site comprising the Woodbrook Golf Development Area.

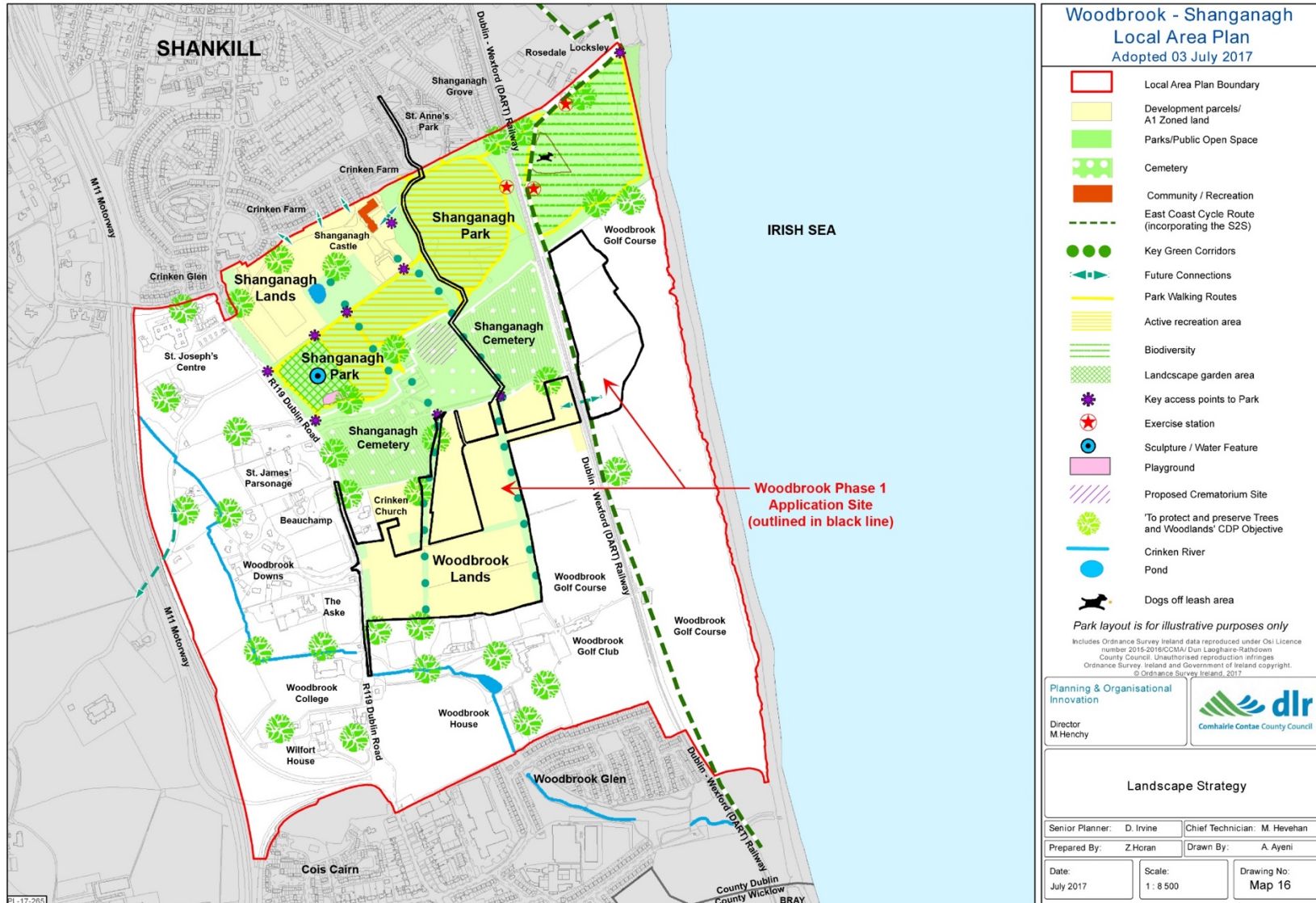


Figure 13.4: Annotated Extract from Map 16: Landscape Strategy (WSLAP 2017-2023): Application Site outlined in black line (Source WSLAP)



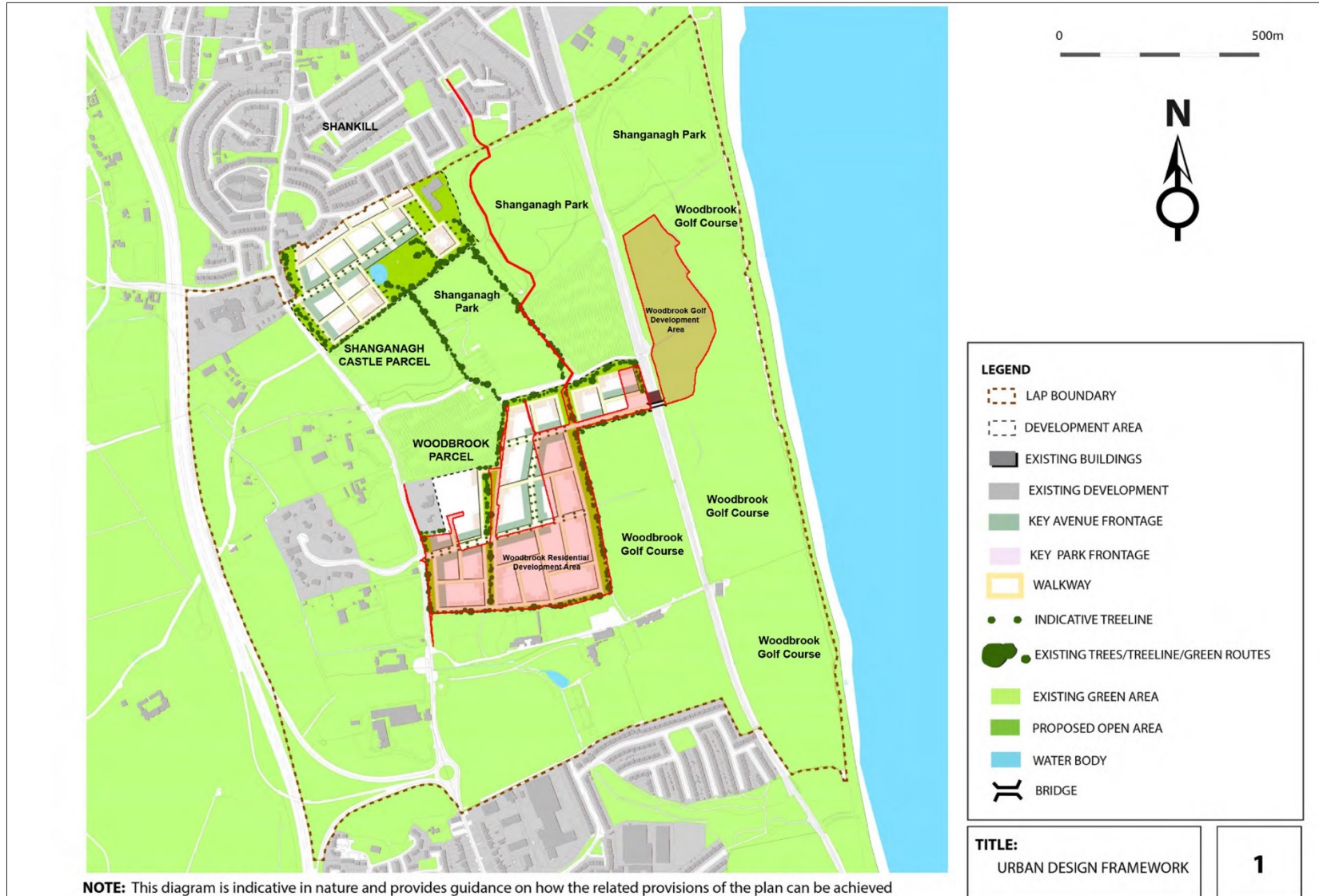


Figure 13.5: Annotated Extract from Drawing 1: Urban Design Framework (WSLAP 2017-2023): Application Site outlined and shaded in red (Source WSLAP)

### 13.3.5 Summary of Landscape and Visual Significance and Sensitivity

Notwithstanding the landuse zoning and the identification of the area as a 'development parcel' within the Woodbrook Shanganagh Local Area Plan 2017-2023, the Site is currently an undeveloped agricultural landscape. Landscape significance and sensitivity derives from the: -

- Setting of the Site in a currently undeveloped area on the coastal plain.
- Agricultural landuse of the Site.
- Sylvan character of the Site and its immediate surrounds.
- Mature tree-lined character of the R119 Dublin Road.
- Location of Crinken (St James') Church, a protected structure overlooking the Site.
- Adjacent significant amenity of Shanganagh Park and Cemetery.
- Proximity to Woodbrook Golf Course.

Views to and from the Site are restricted by mature boundary planting and the nature of surrounding landuses. Therefore views to and from the Site are limited and the following are considered as sensitive visual receptors: -

- Views along R119 Dublin Road and from areas west of the road.
- Views of users from within Shanganagh Park and Cemetery.
- Views from Woodbrook Golf Course and Clubhouse.
- Views to and from Crinken Church, a protected structure.
- Views from with the small residential estate of St Anne's Park, Shankill.
- Views from properties south of the Site.
- Views from more distant elevated vantages, including those protected in the County Development Plan and Local Area Plan.
- Views of the generally dark nature of the Site at night-time.

## 13.4 Characteristics of the Proposed Development

### 13.4.1 Introduction

The Proposed Development comprises a residential development of 685no. residential units and a crèche facility in buildings ranging from 2 to 8 storeys on lands at Woodbrook, County Dublin. The Proposed Development includes for a new entrance from the R119 Dublin Road; site infrastructure; a temporary carpark adjacent to Woodbrook Dart Station; a series of linear parks and open spaces supplemented by smaller pocket parks; and for all associated drainage, servicing and site development works. In addition the Proposed Development includes for provision of 2no. new replacement golf holes for Woodbrook Golf Course.

The Proposed Development represents a Phase 1 development of lands identified for residential development under the 'Woodbrook Development Parcel' in the Woodbrook Shanganagh Local Area Plan 2017-2023.

A detailed description of the Proposed Development is provided in Chapter 3: Description of Development of the EIAR.

The residential units will be provided in a range of detached, semi-detached, and terraced houses, duplex units and apartment blocks, ranging in height from two to eight (2 to 8) storeys. Associated infrastructure works include the provision of a new entrance off the R119 Dublin Road, internal roads and footpaths, water supply, foul water drainage, surface water drainage and attenuation, bio-retention ponds and swales, car parking, cycle parking as well as new site and property boundaries.

Landscape works include for the provision of two (2) key linear parks (coastal park and a corridor park) and an open space along the R119 Dublin Road, as well as a pocket park, informal play provision, and amenity spaces. The Proposed Development will necessitate the removal of some of the existing trees and hedgerows to facilitate the development and regrading and earthworks on site.

The two (2) par 4 and par 5 replacement golf holes for Woodbrook Golf Course are being provided on the east side of the Dublin – Wexford (DART) Railway to offsite the loss of two (2) existing holes on the west side of the railway, which will be lost in the provision of the proposed residential development. In losing the two (2) existing golf holes and in providing the new golf holes, the existing par 4 third and seventh holes will also be reduced in playing length, with the seventh being reduce to a par 3. The impact of this shortening on the playing of the course is being offset by the provision of one (1) of the new holes as a par 5 golf hole.

Modest re-alignment will also be required along the first golf hole. These modest re-alignment works are within the layout of the existing course and are exempted development under Class 34 of the Planning and Development Act 2000-2019. As planning consent is not being sought for these works and they are not included within the application red line.

#### 13.4.2 Construction Stage

The construction of the Proposed Development will involve: -

- Provision of two (2) replacement golf holes on lands east of the railway, (this will be completed prior to removal of existing golf holes at Woodbrook Golf Course).
- Removal of two (2) existing golf holes at Woodbrook Golf Course, and provision of new boundary fencing and planting.
- Construction of site entrance off R119 Dublin Road, including removal of section of wall and trees at proposed entrance.
- Site establishment, including access roads, hoarding and provision of compounds.
- Removal of trees recommended for removal due to poor condition.
- Removal of trees and hedgerows for Proposed Development, and erection of protection fencing for trees and hedgerows to be retained.
- Progressive development of the Site.
- Site works, stripping of soils and alterations of levels.
- Stockpiling of soil for reinstatement / proposed landscape works.
- Construction of the new entrance, proposed distributor road and internal road network through the Site.
- Progressive construction of the new development of residential units and crèche.
- Provision of infrastructure, services, etc. including connection via Shanganagh Park to existing services at St Anne's Park, Shankill.
- Provision of pedestrian / cycleway, an emergency, access tie-in to Shanganagh Park.
- Finishing, including new boundaries, landscape works, footpaths cycleways, play, planting, etc.

#### 13.4.3 Operational Stage

The operation of the Proposed Development will involve: -

- Changes to the playing layout of Woodbrook Golf Course, including changes to the existing routing of retained golf holes and the incorporation of 2 new golf holes.

- Overall change from agricultural farmland to developed residential neighbourhood both in a local and wider context.
- Provision of 685no. residential units in a range of detached, semi-detached, and terraced houses, duplex units and apartment blocks ranging in height from two to eight (2 to 8) storeys.
- Provision of roads, car parking, footpaths, lighting etc.
- Provision of a permeable high-quality landscape environment, which includes linear open spaces and key corridors, amenity and play opportunities and connections through to the Shanganagh Park.
- A change in the setting of Crinken Church, a protected structure.
- Operation of a new entrance onto R119 Dublin Road.

In terms of landscape and visual considerations it is noted that the planning application is accompanied by the following: -

- Arboricultural Report (The Tree File, 2019).
- Tree Constraints Plans (Dwg. Nos. Tree Constraints 1 to Tree Constraints 4 (The Tree File, 2019)
- Tree Impacts Plans (Dwg. Nos. Tree Impacts 1 to Tree Impacts 4 (The Tree File, 2019)
- Tree Protection Plans (Dwg. Nos. Tree Protection 1 to Tree Protection 4 (The Tree File, 2019)
- Tree and Hedgerow Removal and Protection Plans (Dwg. Nos. 6384-311 & 6384-312) (BSM, 2019).
- Landscape Masterplans, Sections and Details (Dwg. Nos. 6384-300 to 310 & 6384-313, BSM, 2019).
- A Landscape Design Statement (with outline specification) (BSM, 2019).
- Photomontages of the Proposed Development (refer to Appendix 13.1 of this EIAR) (BSM, 2019).

## **13.5 Potential Impact of the Proposed Development**

### **13.5.1 Introduction**

All developments give rise to some degree of landscape and visual impact and this impact is influenced by emerging and likely trends for development in any given location. In this context the residential zoning of the lands in the DRLCDP and the detailed provisions of the WSLAP 2017-2023 are also relevant.

### **13.5.2 Construction Phase**

Landscape and visual impacts will be most pronounced during the construction stage when the initial unfamiliarity, disturbance and visual intrusion associated with the general construction activity and development of new structures will be aspects of particular attention.

Construction stage effects in Woodbrook Residential Development Area will include significant impact on existing trees and hedgerows (refer to Figure 13.6), with the removal of: -

- Forty-eight (48) trees recommended for removal due to very poor condition.
- Fifteen (15) trees for provision of entrances off R119 Dublin Road.
- 540 linear metres of internal field hedgerows, including boundaries 11 & 12 (B.11 & B.12) which includes an additional twenty-eight (28) trees to be removed.
- 175 linear metres of the southern portion of the Regenerative Woodland Strip (R.W.S.).

- Short sections of other boundaries and c. thirty-two (32) trees to provide for connections to Shanganagh Park and to the proposed temporary carpark at the DART line.

A further 125m of hedgerow (Tree Group 5 & Boundary 13) and c. four (4) trees and some areas of scrub and regenerated Elm, will be removed to facilitate the development of the 2 new golf holes on the Woodbrook Golf Development Area, east of the railway.

The potential construction stage effects of tree and hedgerow removal is for *significant, negative and temporary to short-term impacts*.

Landscape and visual effects from general construction activity and traffic, earthworks, provisions of roads and services, progressive emergence of buildings and associated works, use of cranes, site lighting, etc. will have potential for *significant, negative and temporary to short-term impacts* in localised views along the R119 Dublin Road, from Beauchamp Lodge, from the grounds of Crinken Church and from the grounds of the residential property south of Crinken Church.

Landscape and visual effects from construction works will have potential for *moderate, negative and temporary short-term impacts* on views from Shanganagh Park and Cemetery; from Woodbrook Golf Course and from properties to the south of the Site, including the residential property in the former Woodbrook Estates Office.

The Woodbrook Golf Development Area is generally isolated and well screened and as such landscape and visual effects associated with the construction of the 2no. new replacement golf holes, and the modest modifications required to other golf holes, has potential for *localised moderate, negative and temporary impacts* from adjoining golf course areas.

Otherwise, construction works will generally be well-screened and any potential landscape or visual effects will be *slight, negative temporary or short-term impacts*.

### 13.5.3 Operational Stage

On completion, the disturbance and change associated with the construction stage will be gradually altered by the influence that the new development establishes on the character and visual context of its environs.

In this regard it is considered that the Proposed Development on the Woodbrook Residential Development Area of the Site has potential for a *significant local impact* on the landscape character of its environs. This impact will be viewed as being *negative in the short-term*, but the effect of the establishment of the new residential neighbourhood also has the potential to be viewed as a *neutral or positive intervention in the longer-term*.

Landscape and visual effects from the operation stage will have potential for *significant, negative and medium-term impacts* in localised views from the grounds of Crinken Church and from the grounds of the adjoining residential property south of Crinken Church.

Landscape and visual effects from construction works will have potential for *moderate, negative and medium-term impacts* on views from along the R119 Dublin Road, from Beauchamp Lodge, from Shanganagh Park and Cemetery; from Woodbrook Golf Course and from properties to the south of the Site, including the residential property in the former Woodbrook Estates Office.

During operation, the Proposed Development of 2 new golf holes on the Woodbrook Golf Development Area of the Site has the potential for landscape and visual effects that are considered to be a *slight local negative short-term impact* on the landscape character of its environs.

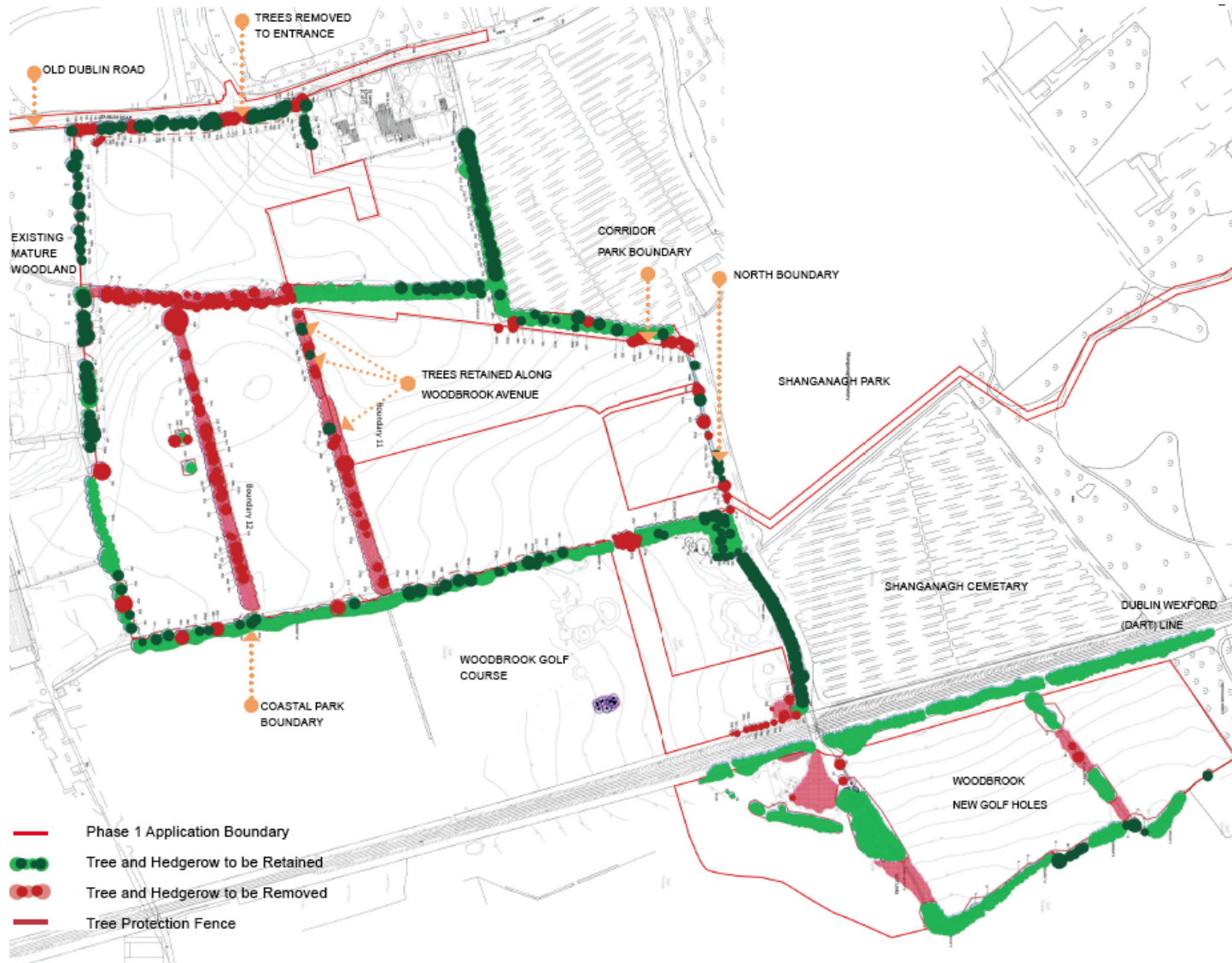


Figure 13.6: Tree and Hedgerow Retention and Removal: Application Site outlined in red.

### 13.5.4 Do-Nothing Impact

Given the zoning that applies to the Site, and the detail provided in the WSLAP, should this Proposed Development not proceed, it is considered most likely that some development broadly similar in nature, scale and impact to the Proposed Development would be brought forward at some stage in the future.

### 13.5.5 Potential Cumulative Impacts

The Proposed Development represents a Phase 1 residential development of the 'Woodbrook Development Parcel' as set out in the WSLAP. The remainder of the development parcel would be subject to a separate Phase 2 application. In addition the WSLAP provides details for a second residential development area: the 'Shanganagh Castle Parcel', which lies to the north of Shanganagh Park.

The WSLAP also envisages the provision of a new DART Station on the lands of the 'Woodbrook Development Parcel'.

It is expected that Phase 2 of the 'Woodbrook Development Parcel' and the development of the 'Shanganagh Castle Parcel', would be broadly consistent with the organising structures and urban framework established in the WSLAP.

In this regard the application includes an indicative Masterplan for how development on the overall 'Woodbrook Development Parcel' may be brought forward. This includes for further residential development, supported by local services centre and the provision of the DART Station.

The local authority has also brought forward a masterplan for enhancements in Shanganagh Park and for development of a Crematorium and extended graveyard at Shanganagh Cemetery.

The potential cumulative landscape and visual effects of overall development in the area are considered to result in *significant, negative short-term to medium term impacts*.

## 13.6 Ameliorative, Remedial or Reductive Measures

### 13.6.1 Introduction

Significant consideration has been given to avoiding landscape and visual impacts in the design and layout of the scheme as a whole, including in the approach to the architectural, engineering and landscape layout of the Proposed Development. In this way the scheme includes for aspects of inherent landscape and visual mitigation in the design of the Proposed Development.

The landscape approach for the Proposed Development had the following objectives: -

- To create a high quality residential environment with different character zones.
- To provide landscape character areas that respond to the setting and context of the Site.
- To provide local and strategic pedestrian and cycle links that connect the Site to the wider lands of Shanganagh Park and Castle and a potential future coastal cycle route.
- To enhance the biodiversity of the site through tree and hedgerow retention and by new planting that is in accordance with the All Ireland Pollinator Plan.
- To provide attractive multi-functional spaces for amenity.
- To provide play opportunities both formal and informal play activity that are integrated into the landscape design.
- To provide viewing opportunities towards important external vistas.
- To incorporate SuDS provision.

A detailed landscape masterplan has been prepared for the Proposed Development (refer to Figure 13.7) which includes the following: -

- Laying out of the development in accordance with the urban design structure and principles established in the WSLAP 2017-2023.
- Location of the taller apartment blocks along the main cess road and towards the centre of the Site, with step down to the west and south.
- The incorporation of a structural and visual axis within the Proposed Development based on the view to Crinken Church.
- Provision of three (3) linear north south open spaces: -
  - Along the Dublin Road, where mature trees are retained.
  - Through the centre of the Site providing for connectivity within the Proposed Development and connection through to Shanganagh Park.
  - Along the eastern boundary of the Site with Woodbrook Golf Course.
- The central and eastern open space also serves as a Key Green Corridor within the Proposed Development, with footpath and cycleway links to Shanganagh Park and beyond.
- The retention of trees identified with an objective for protection and preservation.
- Provision of smaller pocket parks for local amenity.
- Provision of semi-private / private opens space and courtyards for apartments.

Works associated with the service connection via Shanganagh Park to St Anne's Park will also provide for reinstatement of any disturbed areas to match existing Park conditions.

The proposed new replacement golf holes in the Woodbrook Golf Development Area are to be of a high quality of construction and finish that will tie-in with the standard of the existing course and will offset any potential diminution to the playing quality or amenity of Woodbrook Golf Course.





Figure 13.7: Landscape Masterplan.

### 13.6.1.1 Construction Stage

The avoidance, remedial and mitigation measures during the construction phase include: -

- Trees to be retained along R119 Dublin Road, on the boundaries and internally will 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 works required within the root protection area of any tree to be retained. All such measures shall be prepared in consultation with the Project Arborist, who shall also supervise works for which an Arboricultural Method Statement is required.
- Provision of solid site hoarding, minimum 2.4m high along the construction site boundaries and around any on site construction compound.
- Existing boundaries will be retained and protected – other than where new entrances or accesses are to be provided.
- Construction works associated with the provision of new pedestrian accesses to Shanganagh Park, will be fenced-off and protected from public access. These works shall be co-ordinated with the Parks Department of DLRCC.
- Construction works in Shanganagh Park, associated with the installation of the service connection to St. Anne's Park shall be fenced off with solid hoarding and protected from public access. These works shall be co-ordinated with the Parks Department of DLRCC.
- Construction areas within or adjoining Woodbrook Golf Course will be fenced off for the duration of the construction works.

A Project Arborist and Project Landscape Architect will be retained for the duration of the construction phase to ensure that mitigation measures associated with existing trees and landscape proposals outlined above are put into effect and maintained.

### 13.6.1.2 Operational Stage

The landscape design and planting proposals include for specific mitigation measures to avoid and minimise landscape and visual impacts. Operational stage landscape and visual mitigation measures include: -

- Provision of a high quality landscape setting for the residential development.
- Provision three (3) main area of linear open space, providing amenity, connectivity and play opportunities.
- Provision of open space along the southern boundary of the Site for offset from planted boundaries and for connectivity.
- Provision of a high quality entrance off the R119 Dublin Road, with 'railing windows' inserted into the existing stone boundary wall for improvement visual connectivity to and from the Site.
- Provision of semi-private / communal open space courtyards for apartments.

A Project Arborist and Project Landscape Architect will be retained for a period of 12 months post-construction to ensure that landscape and visual mitigation measures outlined above are successfully established.

## 13.7 Residual Impact of the Proposed Development

### 13.7.1 Construction Stage

Notwithstanding the proposed ameliorative and mitigation measures, it is considered that the initial development of the Site, including removal of trees and hedgerows and general construction activity will result in overall residual effects that are *significant, negative temporary impacts* and on-going residual effects that will be *moderate negative short-term impacts*.

Landscape and visual effects from general construction activity and traffic, earthworks, provisions of roads and services, progressive emergence of buildings and associated works, use of cranes, site lighting, etc. will have residual effects that are *significant, negative and temporary to short-term impacts* from the grounds of Crinken Church and from the adjoining residential property south of Crinken Church.

Landscape and visual effects from construction works will have residual effects that are *moderate, negative and temporary short-term impacts* on views along the R119 Dublin Road, from Beauchamp Lodge, from Shanganagh Park and Cemetery; from Woodbrook Golf Course and from properties to the south of the Site, including the residential property in the former Woodbrook Estates Office.

The Woodbrook Golf Development Area is generally isolated and well screened and as such landscape and visual effects associated with the construction of the 2 new replacement golf holes, and the modest modifications required to other golf holes, will have residual construction effects that are *localised slight, negative and temporary impacts* from adjoining golf course areas.

Otherwise, construction works will generally be well-screened and any potential landscape or visual effects will be *slight, negative temporary or short-terms impacts*.

### 13.7.2 Operational Stage

On completion, the disturbance and change associated with the construction stage will be gradually altered by the influence that the new development establishes on the character and visual context of its environs.

In this regard it is considered that the Proposed Development on the Woodbrook Residential Development Area of the Site will have a residual *moderate local impacts* on the landscape character of its environs. These impacts will be viewed as being *negative in the short-term*, but the effect of the establishment of the new residential neighbourhood also has the potential to be viewed as a *neutral or positive intervention in the longer-term*.

This assessment on the significance and character of the change and effect must be viewed against the context of the appropriateness of the Proposed Development in relation to the residential zoning of the lands in the DLRCDP and in relation to the detailed urban structure envisaged for the lands in the WSLAP. Both envisage the provision of a significant residential development, in-keeping with the physical and visual character and scale of that set out in the Proposed Development.

Landscape and visual effects from the operation stage will have residual effects that are *moderate, neutral and permanent* from the grounds of Crinken Church and from the grounds of the adjoining residential property south of Crinken Church.

Landscape and visual effects from construction works will have residual effects that are *slight, neutral permanent impacts* on views from along the R119 Dublin Road, from Beauchamp Lodge, from Shanganagh Park and Cemetery; from Woodbrook Golf Course and from properties to the south of the Site, including the residential property in the former Woodbrook Estates Office.

During operation, the residual landscape and visual impact of the development of 2 new golf holes and the modest realignment of others, will be *slight imperceptible and permanent*.

### 13.7.3 Operational Stage – Photomontages

The Photomontages are included in Appendix 13.1. Each view is discussed in the Table 13.6.

View	Baseline Description	View Sensitivity	Magnitude of Change	Level and quality of effect
<b>View 1:</b> Mullen's Carpark, Woodbrook. Across carpark to southern boundary hedgerow of the Site	View of hedgerows and trees – no development visible beyond carpark	Low	Upper aspects of development visible over boundary hedgerow. Magnitude of change is Moderate	Minor Neutral change in level of and quality of effect
<b>View 2:</b> Woodbrook Golf Course (Clubhouse). View is north along first hole with Site boundary on left (west)	View of parkland golf course with boundary trees and hedgerow and on course tree planting. Young tree planting continuing to mature along boundary hedgerow	Moderate – High	Upper aspects of apartment block development visible over boundary hedgerow. Magnitude of change is Moderate	Medium Negative – Neutral change in level and quality of effect
<b>View 3:</b> Woodbrook Golf Course (Clubhouse). View east from coast in vicinity of eleventh teeboxes	View across golf course with groups of trees to background uplands of Dublin Mountains	High	Upper aspects of apartment block development visible over boundary hedgerow and between tree groups. Magnitude of change is Moderate	Medium Negative – Neutral change in level and quality of effect
<b>View 4:</b> Shanganagh Cemetery. View south from cemetery to northern boundary hedgerow of Site	View across cemetery lands to boundary hedgerows with tree planting within cemetery	Moderate	Proposed Development is not visible. Magnitude of change is Negligible	None
<b>View 5:</b> Crinken (St. James') Church R119 Dublin Road. View south towards Site.	View of protected structure and grounds with mature tree planting. Sylvan character of Dublin Road	Very High	Upper aspects of Proposed Development visible through intervening trees. Magnitude of change is Moderate	Medium Negative – Neutral change in level and quality of effect
<b>View 6:</b> Grounds fronting Crinken (St. James') Church. View southeast towards Site.	View of protected structure and forecourt with mature grounds of residential property in background	Very High	Some aspects of Proposed Development glimpsed through intervening trees / boundary. Magnitude of change is Low	Medium Negative – Neutral change in level and quality of effect
<b>View 7:</b> R119 Dublin Road south. At northwest corner of Site.	View of stone wall boundaries and sylvan setting of road corridor.	High	Changes to road boundary for site access and entrance. Proposed Development prominent behind retained roadside trees. Magnitude of change is Moderate - High	Medium Negative – Neutral change in level and quality of effect

View	Baseline Description	View Sensitivity	Magnitude of Change	Level and quality of effect
<b>View 8:</b> R119 Dublin Road south. At across R119 Dublin Road from access road to Woodbrook Downs.	View over junction on Dublin Road to stone wall and sylvan setting of Site boundary.	High	Removal of boundary section for new entrance providing open view of new road and Proposed Development. Magnitude of change is Very High	Initial Major Negative decreasing to Major Neutral change in level and quality of effect.
<b>View 9:</b> R119 Dublin Road north. At southwest corner of Site.	View of stone wall boundaries and sylvan setting of road corridor.	High	Changes to road boundary for site access and entrance. Proposed Development visible behind retained roadside trees. Magnitude of change is Moderate	Medium Negative – Neutral change in level and quality of effect
<b>View 10:</b> R119/N11 Windsor Roundabout. View north towards of Site.	View of roundabout with background sylvan setting of Dublin Road.	Low – Moderate	Proposed Development is not visible. Magnitude of change is None	None
<b>View 11:</b> Woodbrook Glen residential estate. View north towards Site.	View of traditional residential estate and associated tree-lined open space.	Moderate	Proposed Development is not visible. Magnitude of change is None	None
<b>View 12:</b> Shanganagh Park – east near coast. View southwest towards Site.	View of open parkland bounded by tree planting.	Moderate – High	Proposed Development is not visible. Magnitude of change is None	None
<b>View 13:</b> Killiney Hill. Elevated view south towards Site.	Expansive panoramic view south over coastal plan with Great / Little Sugar Loaf and Bray Head in background.	Very High	Proposed Development barely discernible as insert into wooded middle/background of view. Magnitude of change is Negligible	None
<b>View 14:</b> Ferndale Road. View east towards Site.	Expansive view east over wooded middle ground towards coast.	Very High	Proposed Development discernible as insert into wooded middle/background of view. Magnitude of change is Low	Minor Neutral change in level of and quality of effect
<b>View 15:</b> Carrickgollogan Hill. Elevated view east towards Site.	Expansive and panoramic view east over south city / Bray suburbs, separated by undeveloped / wooded lands.	Very High	Proposed Development visible as insert into wooded middle-ground of view. Magnitude of change is Low	Minor Neutral change in level of and quality of effect

View	Baseline Description	View Sensitivity	Magnitude of Change	Level and quality of effect
<b>View 16:</b> Bray Head. Elevated view north towards Site.	Expansive and panoramic view north along coast and over Bray with south city suburbs, and Dublin Uplands in background	Very High	Proposed Development is barely discernible as insert into wooded middle-ground of view. Magnitude of change is Negligible	None

**Table 13.6:** Review of Photomontages.

### 13.7.3.1 Worst Case Impact

Given the depth and maturity of the existing planting on and beyond the boundaries of the Site, the opportunity for viewing the Site is restricted even in its more immediate context. Therefore, in the scenario that proposed mitigation measures fail, it is considered that likely *significant landscape and visual impacts* are limited to short-term negative effects on the setting of Crinken Church and the adjoining residential property.

## 13.8 Monitoring

### 13.8.1 Woodbrook Residential Development Area

#### 13.8.1.1 Construction Stage

An Arborist and Landscape Architect will be retained for the duration of the construction works.

Monitoring of landscape and tree-related works is an integral aspect of the proposed scheme, and includes monitoring of: -

- Tree removal, retention and protection.
- Topsoil stripping and storage.
- Disturbance by site works, services etc.
- Excavation / alteration of ground levels.
- Landscape build-up; profiling and cultivation.
- Landscape finishing and implementation.
- Proposed planting and seeding.
- Minimum 12 months aftercare of landscape measures to ensure establishment.

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

All works associated with removal, retention and protection of existing trees and woodlands and with tree surgery works shall be approved and monitored by a qualified Arborist.

#### 13.8.1.2 Operational Stage

Planting and seeding will be monitored during the operational stage to ensure successful establishment and appropriate development and management.

Retained trees will be reviewed to ensure successful incorporation into the new landscape.

The landscape scheme will be monitored for a minimum period of 18 months from completion.

## **13.8.2 Woodbrook Golf Development Area**

### **13.8.2.1 Construction Stage**

An Agronomist, Arborist, Golf Course Architect and Landscape Architect will be retained for the duration of the construction works associated with the 2 new golf holes and related works.

Monitoring of landscape and tree-related works is an integral aspect of the proposed scheme, and includes monitoring of: -

- Tree removal, retention and protection.
- Topsoil and subsoil stripping and storage.
- Disturbance by site works, services etc.
- Earthworks and shaping of ground levels.
- Golf course and landscape build-up; profiling and cultivation.
- Landscape finishing and implementation.
- Proposed planting and seeding, including creation of wetlands.
- 12 months aftercare of to ensure establishment.

All works associated with soil stripping and movement; landscape build-up and finishing and landscape implementation shall be reviewed and monitored by a qualified Landscape Architect and Golf Course Architect.

All works associated with removal, retention and protection of existing trees and woodlands and with tree surgery works shall be approved and monitored by a qualified Arborist.

### **13.8.2.2 Operational Stage**

Planting and seeding will be monitored during the operational stage to ensure successful establishment and appropriate development and management.

Retained trees will be reviewed to ensure successful incorporation into the landscape of the golf layout.

The landscape scheme will be monitored for a minimum period of 12 months from completion.

## **13.9 Reinstatement**

### **13.9.1 Woodbrook Residential Development**

#### **13.9.1.1 Construction Stage**

Landscape areas disturbed in the construction of the Proposed Development will be reinstated at the end of each sub-phase of construction works. Such reinstatement will see the reuse of stripped soils and topsoil, cultivation, grass seeding and planting works.

#### **13.9.1.2 Operational Stage**

A 12 month aftercare programme will include for the reinstatement of any failed planting or seeding areas. Thereafter the landscape shall be maintained by the Management Company.

### **13.9.2 Woodbrook Golf Development Area**

#### **13.9.2.1 Construction Stage**

Any landscape areas disturbed in the construction of the new golf holes will be reinstated at the end of the construction works. This reinstatement will entail cultivation, grass seeding and planting works.

#### **13.9.2.2 Operational Stage**

None envisaged. The new golf holes will be managed and maintained as part of Woodbrook Golf Course.

### **13.9.3 Difficulties Encountered**

No difficulties were encountered in compiling the Landscape and Visual chapter of the EIA.