

## 10. LANDSCAPE AND VISUAL

### 10.1 Introduction

This chapter of the EIAR addresses the potential landscape and visual impacts of a proposed residential development in Knocknacarra, Galway City. The emphasis in this chapter is on the *likely significant effects* of the proposal. It covers the assessment methodology, a description of the proposed development and the existing landscape as well as landscape policy and relevant guidance. It includes a description of Galway County Council's landscape policy and the area in which the proposed development site is located.

The landscape of the area is described in terms of its existing character, which includes a description of the landscape value and the landscape's sensitivity to change. The landscape and visual impact assessment of the proposed residential development includes the use of representative viewpoints as well as an assessment of landscape value and landscape sensitivity. The potential impacts in both landscape and visual terms are then assessed, including cumulative impact.

#### 10.1.1 Statement of Authority

MKO has developed extensive expertise and experience over the last 15 years in the Landscape and Visual Impact Assessment of a range of projects, including quarries, road schemes, wind energy developments and a range of other projects.

This section of the EIAR has been prepared by Joanna Mole of MKO. Joanna is a Chartered Landscape Architect with over 15 years' experience, predominately in private practice, in the UK, Germany, Ireland and most recently in Israel. Joanna holds a BSc (Hons) in Landscape Design & Plant Science from Sheffield University, a Postgraduate Diploma in Landscape Architecture from Leeds Metropolitan University and a MSc in Renewable Energy Systems Technology from Loughborough University.

#### 10.1.2 'Do-Nothing' Scenario Impact Assessment

In the 'Do Nothing' scenario, the proposed development would not take place. The site would continue to exist as a green field site and temporary construction compound.

#### 10.1.3 Proposed Development Description

The proposed development site comprises approximately 2.8 hectares of land located within the townland of Ragoon, to the west of Galway City. The site is bounded by Gort na mBro to the east and the retail park link road to the west. The Western Distributor Road, an arterial route serving the city, is located to the south. The surrounding area is characterised by the established residential suburb of Knocknacarra. The lands adjoining the site to the west are the location of the Gateway Retail Park. The proposed development will consist of the following:

1. Construction of 332 no. residential units:
  - 93 no. 1 bed apartments
  - 219 no. 2 bed apartments
  - 20 no. 3 bed apartments
2. Provision of 2,667 sq.m of commercial floorspace.
3. Provision of 93 sq.m of community use facilities
4. Provision of 470 sq.m of tenant amenity accommodation including shared workspaces, shared dining and lounge facilities

5. Provision of 174sq.m creche facility including an external secure play area.
6. Provision of 85 no. car parking spaces and provision of realigned road between Gort na Bró and Gateway Retail Park Road.
7. Change of use of underground void to 181 bay underground car park
8. Provision of shared communal and private open space, car parking, bicycle parking, bin storage, public lighting, site landscaping, services, signage, substation and all associated site development works.

The proposed development will contribute significantly to alleviating the shortage of housing supply in Galway and brings into use lands zoned specifically for that purpose.

#### 10.1.4 Scoping Replies/Pre-Planning Meetings

A scoping and consultation exercise has been carried out by MKO., as detailed in Chapter 2 of this EIR. Copies of all scoping responses are presented in Appendix 2.1 of this EIR.

### 10.2 Methodology and Assessment Criteria

This section broadly outlines the methodology used to undertake the landscape and visual assessment of the proposed development, and the guidance used in the preparation of each section. There are four main sections to the assessment:

- Outline of guidance followed
- Baseline landscape and visual assessment
- Nature and visibility of the proposed development
- Assessment of potential impacts

#### 10.2.1 Guidance/Reference Documents

In 2000, the Department of the Environment and Local Government (DoEHLG) published 'Landscape and Landscape Assessment: Consultation Draft of Guidelines for Planning Authorities', which recommended that all local authorities adopt a standardised approach to landscape assessment for incorporation into development plans and consideration as part of the planning process. This document remains in Draft.

In 2002, Ireland signed and ratified the European Landscape Convention (ELC). This introduced a pan-European concept that centres on the quality of landscape protection, management and planning. The Department of Arts, Heritage and the Gaeltacht published a National Landscape Strategy for Ireland in 2015. The strategy aims to ensure compliance with the ELC and contains six main objectives, including undertaking a National Landscape Character Assessment and developing landscape policies.

Although the DoEHLG 2000 guidance remains in draft form, this section of the LVIA has been informed by the landscape assessment guidelines presented in the DoEHLG document as well as a range of other guidelines, which include:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA) (The Landscape Institute/Institute of Environmental Management and Assessment, UK, 2013)
- 'Photography and Photomontage in Landscape and Visual Assessment'; Landscape Institute Advice Note 01/2011 (2011)
- EPA Guidelines on the information to be contained on Environmental Impact Statements (EPA 2002)
- EPA Advice Notes on Current Practice in the preparation of Environmental Impact Statements (EPA, 2003).
- Galway City Development Plan 2017-2023 Study (Galway City Council ,2016)

- Galway City Recreation and Amenity Needs Study (Galway City Council ,2008)

Consideration is also given to the Draft EPA guidance documents.

## 10.2.2 Baseline Landscape Assessment

In order to establish the baseline landscape and visual conditions at the proposed development site, an initial desk study was undertaken which identified relevant policies and guidelines, both at national and local level. This includes any relevant Galway City Council policies on landscape and landscape character, designated landscapes and scenic routes. Aerial images of the study area were also studied. A field visit was undertaken in February 2019 to assess the landscape character, landscape elements and visual receptors.

The study area and surrounds are described in terms of landscape policy and landscape character. This follows the GLVIA Guidance (2013) which proposes that the level of detail in the landscape baseline studies should be “*appropriate and proportionate to the scale and development*”.

## 10.2.3 Scope and Definition of Landscape and Visual Impact (LVIA) Study Area

For the purposes of this EIAR, where the ‘proposed development site’ or ‘the site’ is referred to in the LVIA, this relates to the primary study area for the proposed development, as delineated in red on the EIAR figures (maps). This total area measures approximately circa 2.8 hectares. The proposed housing development site is discussed in some detail in terms of its landscape character.

However, the landscape and visual baseline mapping and viewpoint selection are based on a wider study area, consisting of all the area within 1 km from the development site boundary. This area for which the baseline maps and viewpoint locations are produced and is referred to as the Landscape and Visual Impacts (LVIA) Study Area or ‘study area’.

## 10.2.4 Assessing Landscape Effects

**Landscape Effects:** This can be described as changes which affect the landscape as a resource. This includes how the proposal will affect the elements that make up the landscape, the aesthetic and perceptual aspects and its landscape character. Landscape effects also relate to changes in the structure of the landscape. Under the GLVIA (2013), the assessment of likely significant effects on landscape receptors includes a judgement on both the sensitivity of the receptor as well as the magnitude of change.

**Landscape Sensitivity** Landscape sensitivity, which is described in the GLVIA (2013) as a combination of the landscape’s susceptibility to change as well as the value attached to the landscape, as shown in Table 10-1 below. Susceptibility to change can be described as the ability of the landscape receptor (either the overall character or quality of the landscape, or a particular landscape feature), to accommodate the proposed development without undue consequences for the maintenance of the baseline (existing) landscape situation, and/or the achievements of landscape planning policies and strategies. Landscape value is a combination of the values listed in Table 10-1 below as well as any other characteristics which indicate landscape value and summarised in Section 10.5.1.

**Magnitude of the change** The magnitude of change within a landscape, as outlined in Table 10-2 below, is a combination of the size and scale of the change, the extent of the area affected (e.g. how much of a feature is lost or the extent of the feature to be added) and the degree to which aesthetic or perceptual aspects are altered. The duration and reversibility of the effect. Significance is then arrived at by combining the magnitude and sensitivity judgements.

Table 10-1 Assessing Landscape Sensitivity

Susceptibility of landscape to change	Description and example criteria
High	Landscapes where the overall landscape character or condition is highly susceptible to change and where the landscape receptor has a low ability to accommodate the proposed development without undue consequences for the maintenance of the landscape character and in compliance with planning policies/strategies.
Medium	Landscapes where the overall landscape character has a moderate ability to accommodate the proposed development without undue consequences for the maintenance of the landscape character and in compliance with planning policies/strategies.
Low	Landscapes where the overall landscape character has a strong ability to accommodate the proposed development without undue consequences to the maintenance of the landscape character and in compliance with planning policies/strategies.
Value attached to Landscape elements	Description and example criteria
High	Landscapes deemed as high value or forming part of designations (e.g. areas of amenity, scenic routes/views) in the development plan, at a national or international level.
Medium	Landscapes where value is not formally designated but are of value as good examples of high quality, intact landscapes and are areas deemed to be of relatively high scenic quality. Landscapes that contain some rare elements, include areas which are wild or have a sense of naturalness, strong cultural associations or which have recreational value.
Low	Landscapes that are not formally designated and considered as modified. Areas which do not have particularly scenic qualities, do not include rare elements or landscape features and do not have strongly evident cultural or heritage associations.

Table 10-2 Assessing Magnitude of Landscape Effects

Magnitude of Change	Description
High	Major loss or alteration of key landscape elements with an effect on the overall landscape character, resulting in a high degree of change to the aesthetics of the landscape. Changes will be evident over a wide geographical area.
Medium	Some loss or alteration of landscape elements resulting in some change to landscape character and aesthetics. This includes landscapes where there is a moderate effect on the overall landscape character but does not affect key characteristics.

Magnitude of Change	Description
Low	Minor loss of or change to landscape elements. These changes do not affect the overall landscape character or key elements. Changes to the overall aesthetics of the landscapes are low and limited in their geographical extent.

## 10.2.5 Assessing Visual Effects

### 10.2.5.1 Viewpoint Selection

A step by step process was followed in selecting appropriate photomontage locations. The first step was to select a number of representative locations following a detailed desk top study of mapping. These locations were based on the following criteria:

- Potential visibility of the development site
- Critical landscape designations e.g. views and prospects, scenic routes, areas classed as sensitive
- Close to settlements or groups of residential dwellings
- Within public areas or on public roads, particularly more trafficked routes
- Views that cover a wide area in terms of geographical location, elevation and varying distance from site.

Finally, following a site visit, to assess visibility on the ground, a total of 10 no. photomontage locations were agreed upon. The locations provide a representative range of local views.

## 10.2.6 Photomontage Production

The photographs were taken using a Canon EOS 6D full sensor camera, using 24 mm and 40 mm dedicated prime lenses. A bubble level was fixed to the camera head to ensure the images captured were perfectly horizontal. The camera was mounted on a heavy-duty tripod and set at a height of 1.54 metres above ground level, in order to reflect as closely as possible, the views as seen through the human eye.

A detailed site survey was provided by the Architects, allowing block models of existing buildings and landscape to be modelled. Proposed viewpoint locations were marked on the site survey and identified by Ordinance Survey coordinates. Every camera viewpoint was surveyed.

The detailed site survey, block models, site layout, reference points and camera view point positions were overlaid and aligned within 3DS Max software to create a base model of the development. A virtual camera was setup within the base model at each viewpoint, using the 3D coordinates of the photographer's viewpoints. The virtual viewpoints were matched with the photographs to confirm the correct field of view of the virtual camera.

The Architects provided Revit model, which were imported into 3DSMaxsoftware. Individual three-dimensional models of the proposed development were then created and optimised in 3DS Max model.

The individual models of the development were then accurately placed into the base model, at the relevant orientation and levels.

The rendered models from 3DSMaxwerethensuperimposed on the existing photographs in Photoshop. The foreground of the photographs (for example, cars, trees, footpaths) were copied and placed over

the rendered models, ensuring accurate depth between the foreground, background and rendered models.

## 10.2.7 Visual Receptors – Assessing Magnitude and Sensitivity

Visual Receptor Sensitivity, listed in Table 10-3 below, depends on the occupation or activity of the people as well the extent to which the attention is focused on views and visual amenity, according to the GLVIA Guidelines (2013). It is also based on the value attached to the view. Table 10-4 below outlines the magnitude of visual effects, consisting of size and scale of the change, the extent of the area affected and the duration or reversibility of the effect.

Table 10-3 Assessing Visual Receptor Sensitivity

Susceptibility of visual receptor	Description and example criteria
High	These include viewers at designated views or landscapes; viewers such as residents which are focussed to a large extent on the development due to location in close proximity; viewers at well-known heritage or popular tourist or recreational areas, viewers along scenic or tourist routes.
Medium	Visual receptors who may have some susceptibility to changes in view, such as those from views which are not designated, but may have local significance or those travelling along routes or at views which are considered moderately scenic.
Low	Viewers engaged in activities where the focus is not on the landscape or view, such as those travelling along busy routes, viewers at work or engaged in sport not related to views or experience of the landscape.
Value attached to the view	Description and example criteria
High	Protected views or views from designated landscapes of national or international importance, views indicated on tourist/cultural publications or considered of high scenic quality, naturalness, tranquillity or views with rare elements.
Medium	Non-designated views, but including panoramic views or views judged to be of some scenic quality, demonstrating some sense of naturalness, tranquillity or have some rare element in the view.
Low	Views which are not designated and are not judged to be panoramic views or of particular scenic quality as described above. These are views which have no distinctive features.

Table 10-4 Assessing Magnitude of Visual Effects

Magnitude of Change	Description
High	Viewpoints where the proposed development results in a significant change of the view and its composition and creates a high degree of contrast to the existing. This includes viewpoints where the proposed development is fully or almost fully visible over a wide area at close proximity to the viewer. The effects are long term or permanent and have a low level of reversibility.
Medium	Viewpoints where the proposed development results in moderate changes to the view and a moderate degree of contrast with the existing view. This includes viewpoints where the development is visible over a significant proportion of the view and viewpoints, which are not in close proximity to the development.
Low	Viewpoints where the proposed development results in a low level of change in the view and its composition with a low degree of contrast. Viewpoints where the development is partially or barely visible in a small proportion of the view and includes viewpoints at a distance from the proposed development.

## 10.2.8 Viewpoint Assessment

Table 1.1 in Chapter 1, showing the standard definitions as outlined in EPA guidelines, has been adapted for the determination of effects, as shown in Table 10-5 below, in this Landscape and Visual Impact Assessment Chapter. Values will be ascribed visual effects in viewpoints arising from the proposed development in terms of significance in line with the EPA guidance, while extent, probability and type will form part of the viewpoint descriptions.

Table 10-5 Impact Classification Terminology (EPA, 2017)

Impact Characteristic	Term	Description
<b>Significance</b>	Imperceptible	An effect capable of measurement but without significant consequences.
	Not Significant	An effect which causes noticeable changes in the character of the environment but without significant 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 consistent with existing and emerging trends.
	Significant	An effect, which by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.
	Very Significant	An effect which, by its character, magnitude, duration or intensity significantly alters most of a sensitive aspect of the environment.
	Profound	An effect which obliterates sensitive characteristics.



## 10.3 Landscape Baseline: Policy Context

### 10.3.1 Galway City Council Development Plan 2017-2023

The Galway City Development Plan 2017-2023 (CDP) sets out policies and objectives for the city. Chapter 4 contains specific landscape related zoning, policies and objectives. These include recreation and amenity land use zoning and associated objectives as well as proposed greenways in the city and protected views.

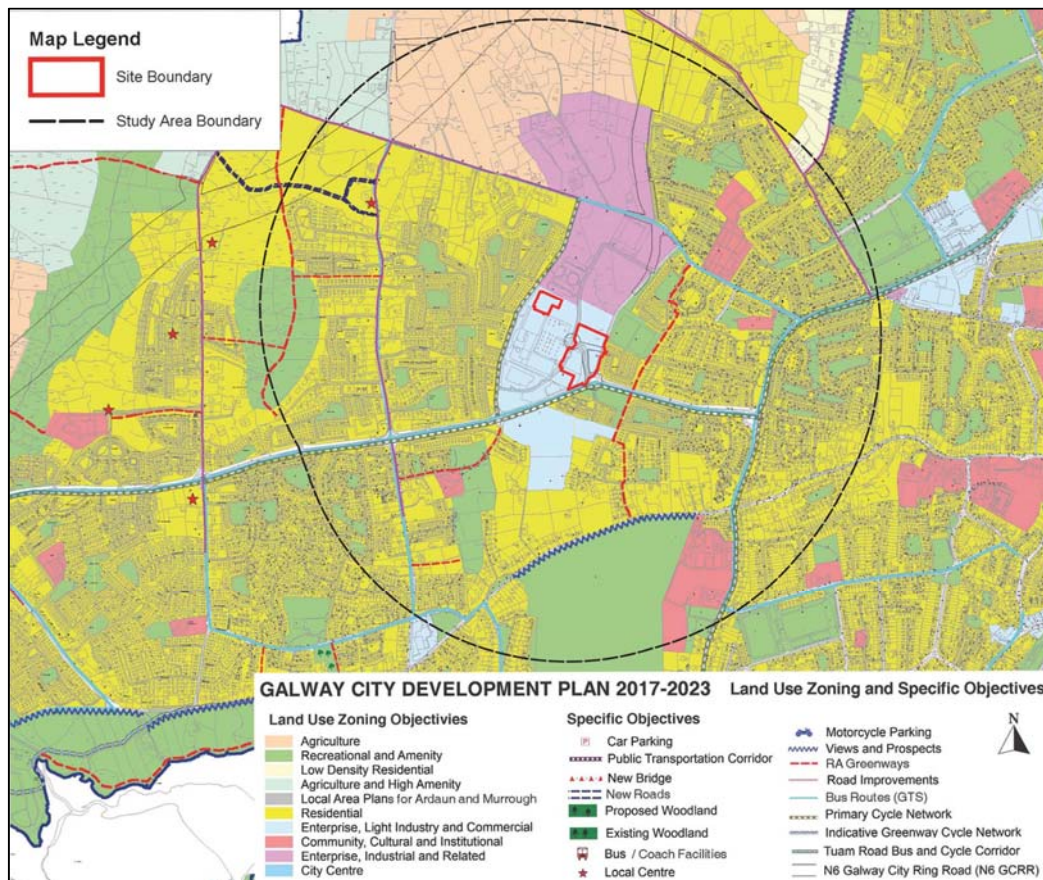


Figure 10-1 Land Use and Zoning and Specific Objectives (Source: Galway City Development Plan)

The Galway City Development Plan 2017-2023 (CDP) sets out an overall strategy for the proper planning and sustainable development of the administrative area of Galway City Council.

**Policy 2.6** Ensure a balance between the reasonable protection of the residential amenities and the character of the established suburbs and the need to provide for sustainable residential development

#### 10.3.1.1 Landscape Zoning and Designations

The proposed development site is zoned as 'Enterprise, Light Industry and Commercial' within the CDP and land bordering the site on the north, west and south-west has the same zoning. To the east and south land is mainly zoned as 'Residential' and interspersed with 'Recreational and Amenity'.

There are also areas zoned as 'Community, Cultural and Institutional', 'Agriculture' 'Agricultural and High Amenity' and 'Low Density Residential' in the study area, as shown in Figure 10.1 above.



### 10.3.1.2 Green Network

Chapter 4 of the CDP states that the aim is ‘to provide a green network for the city that will allow for sustainable use, management and protection of natural heritage, recreation amenity areas, parks and open spaces in an integrated manner’. The plan goes on to list the spaces in the city which make up this green network.

- Blue Space of the city’s coastal areas, rivers, lakes and canals
- Protected Spaces of ecological and biodiversity importance
- Green spaces of woodland parks
- Open Spaces including recreational and amenity and agricultural zoned lands and
- Community Spaces, which afford direct access by the community to nature and amenity e.g. greenways

A map of the Green Network (Figure 4.1 in the CPD) and reproduced as Figure 10.2 below

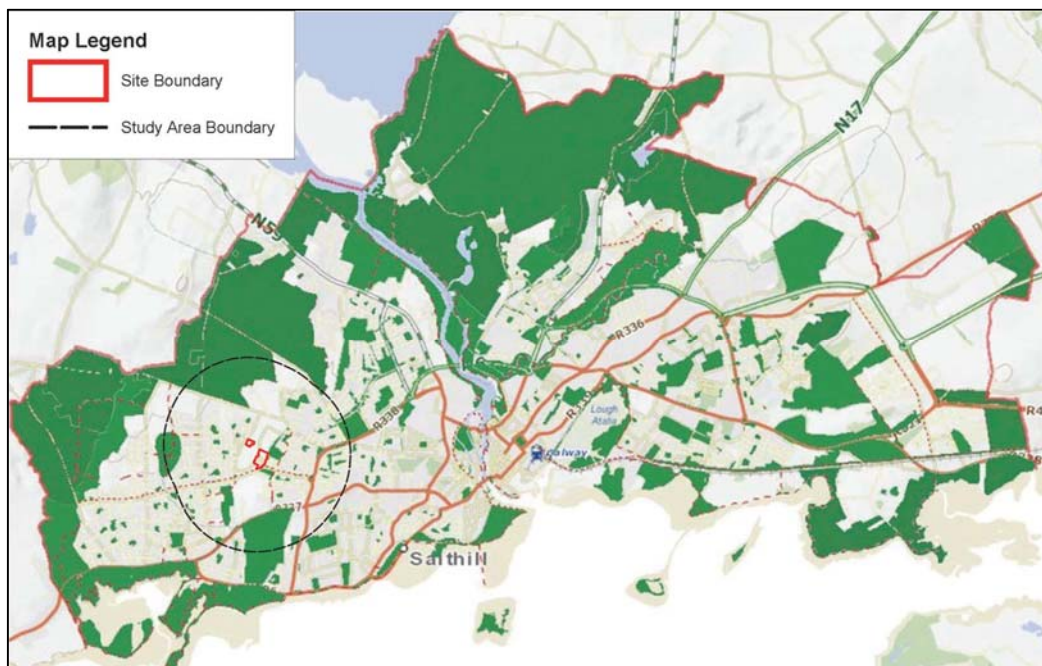


Figure 10-2 Galway City Green Network (Source: Galway City Development Plan)

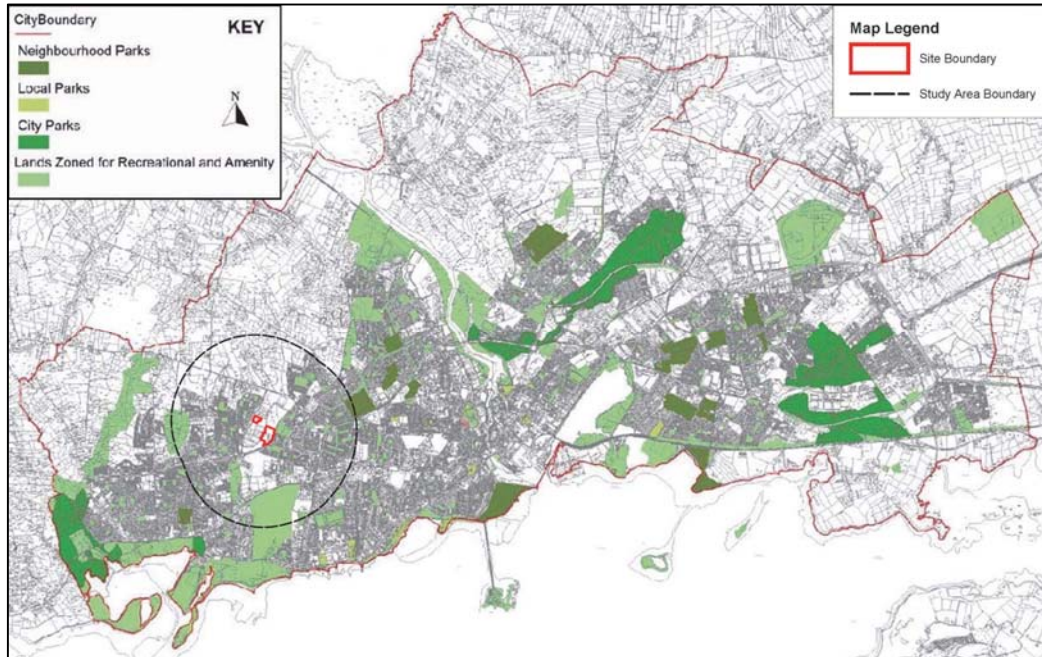


Figure 10-3 Galway City Park Hierarchy (Source: Galway City Development Plan)

The Galway City Council published the Recreation and Amenity Needs Study in 2008, conclusions of which have since been adopted into the current CDP. This study established a hierarchy of parks provision of Citywide Parks, Neighbourhood Parks and Local Parks in the city as shown in Figure 10.3 above. The nearest of the Citywide Parks is Barna Woods within approx. 2.2 km south-west of the proposed development site boundary. Barna Woods is one of three parks described as Citywide Parks, which are large scale open spaces for passive and active recreation, wildlife conservation and education. The nearest Neighbourhood Park is Westside Park within 0.9 km north-east of the proposed development site boundary.

There will be no landscape or visual impacts on the two parks mentioned above.

Another important open space identified in the CDP are Greenways. These are established or potential amenity corridors for non-motorised travel (pedestrian and cyclists). There are four greenways within the study area. Millers Lane is the nearest to the proposed development. This existing greenway passes within approx. 150 m of the site boundary.

### 10.3.1.3 Protected Views

Section 4.5.3 of the CDP is dedicated to the protection of views ‘due to their distinctive scenic amenity, aesthetic or cultural value’, although it is acknowledged that ‘that views are not static and some changes in a view can be absorbed without visually depreciating the integrity of the view’. Policy 4.5.3 relating to Protected Views of Special Amenity Value and Interest of the CDP states:

*Protect views and prospects of special amenity value and interest, which contribute significantly to the visual amenity and character of the city through the control of inappropriate development.*

*Require landscaping schemes as part of planning applications to have regard to such views and limit any planting which could have a detrimental impact on the value of protected views.*

Galway City Council identifies two categories of protected views, linear and panoramic. There are no protected views within the site boundary of the proposed development. There is one linear protected view, V12 described as ‘seascape views of Galway Bay from Kingston Road’ in the study area. The

proposed development site will not be visible from this view and in addition the focus of this view is in the opposite direction.

#### 10.3.1.4 **Walking Routes and Cycleways**

Objective RA6 in the Development Plan notes the following:

*Prohibit the intrusion of development along public walking routes and public rights of way, particularly those in scenic areas, the sea coast and along inland waterways.*

The following trails and cycleways are the closest to the site.

##### 10.3.1.4.1 **Salthill Slí**

The Salthill Slí is a Slí Na Slainte (path to health) walking route starting at the Spanish Arch in Galway and following a 5.0-kilometre coastal route west to end close to Galway Golf Course. At its nearest point it is approximately 1.4 kilometres from the development site and there is no visibility of the proposed development anticipated from any part of this trail.

##### 10.3.1.4.2 **Wild Atlantic Way**

There are parts of the Fáilte Ireland Wild Atlantic Way (WAW) falling within the study area. The proposed development will not be visible from this route.

### 10.4 **Landscape Baseline: Landscape Character**

Landscape character refers to the distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how people perceive this. It reflects particular combinations of geology, landform, soils, vegetation, land-use and human settlement, and creates the particular sense of place found in different areas.

#### 10.4.1 **Site of the Proposed Development**

The site is located within the townland of Ragoon, to the west of Galway City. The site is bounded by Gort na mBro to the east and the retail park link road to the west. The Western Distributor Road, an arterial route serving the city, is located to the south. The surrounding area is characterised by the established residential suburb of Knocknacarra. The lands adjoining the site to the west are the location of the Gateway Retail Park.

#### 10.4.2 **Physical Landscape**

The topography, vegetation and anthropological features on the land surface in an area combine to set limits on the amount of the landscape that can be seen at any one time. These physical restrictions form individual areas or units, known as physical units, whose character can be defined by aspect, slope, scale and size. A physical unit is generally delineated by topographical boundaries and is defined by landform and landcover.

##### 10.4.2.1 **Landform**

Present-day landscapes owe their form to the geological materials from which they were carved. Landform is the term used to describe the spatial and formal arrangement of landscape components as a natural product of geological and geomorphologic processes in the past and refers primarily to topography and drainage.

### 10.4.2.1.1 Topography

The levels on the proposed development site range from approx. 27.50 m OD (Ordnance Datum) in the southern tip of the site to approx. 31.60 m in the northern part of the site.

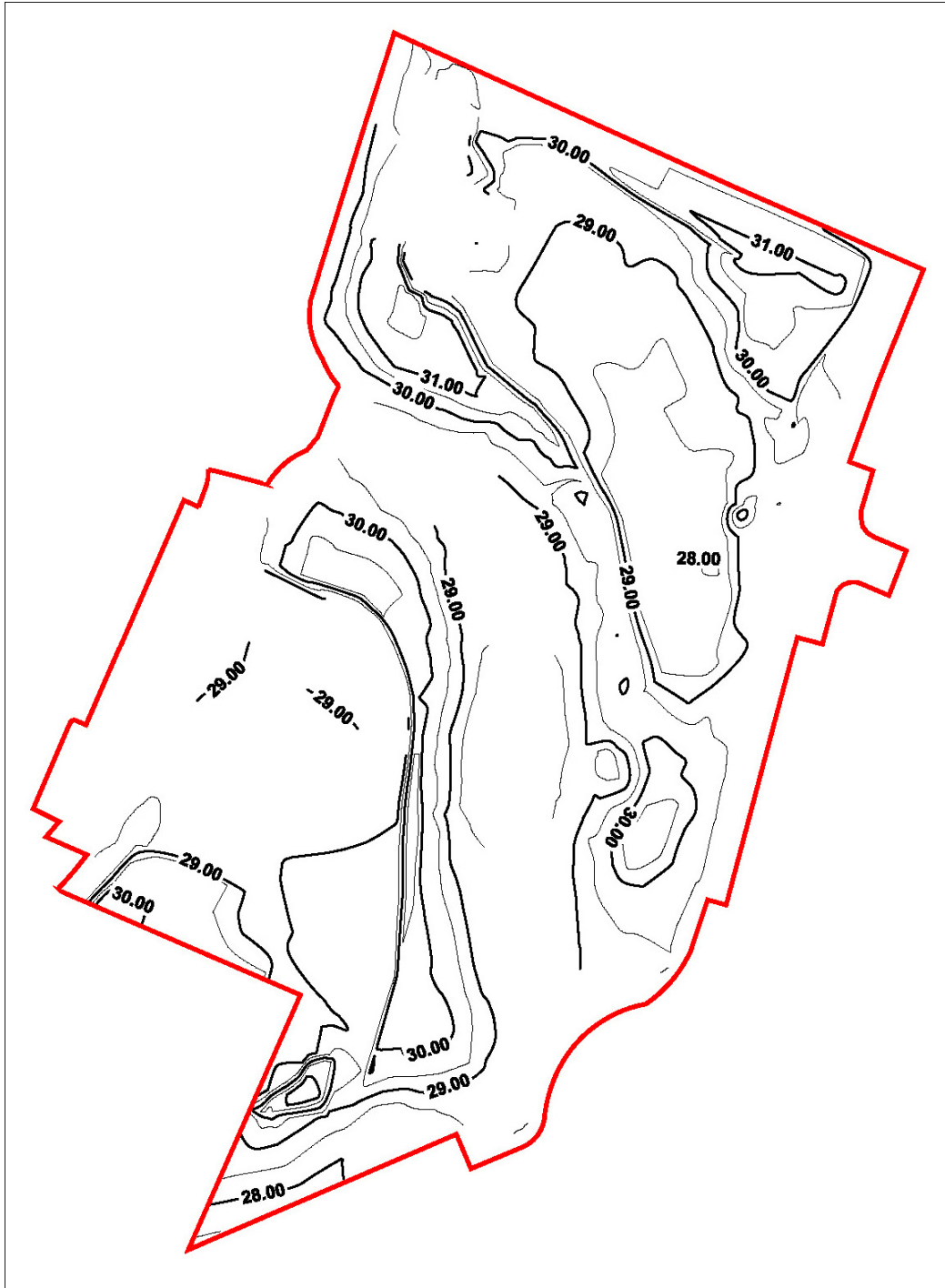


Figure 10-4 Site topography (not to scale and for illustrative purposes only)

The road separating the northern and southern parts of the site is level at approximately 29 m OD with banks rising either side of the road. The overall topography of the development site undulates with several raised banks. The greatest gradients are on the slopes of these raised banks at various locations



around the site and are up to approximately 1 in 2 or 50%. Contour lines recorded in the topographical survey are shown in Figure 10-4 above.

#### 10.4.2.1.2 **Drainage**

There are no water courses on site and the ground is currently mostly permeable with some areas of impermeable surfaces associated with existing roads and the construction compound in the southern portion of the site. At present, water falling on the site either percolates into the ground or runs off naturally onto the surrounding roads. There is surface water drainage infrastructure on the roads, but none in other areas of the site. Further Information relating to drainage can be found in Chapter 7 of this EIAR.

#### 10.4.2.2 **Landcover**

Land-cover is the term used to describe the combinations of vegetation and land-use that cover the land surface. It comprises the more detailed constituent parts of the landscape and includes both natural and man-made features.

The landcover is a mixture of well-established attractive planting along the road in the centre of site and to the north-west of site as seen in Plate 10.1 below and areas of dereliction with scrub and rubble in the centres of the northern and southern parts of site and along the north-eastern site boundary, as shown in Plate 10-2 and Figure 10-5 below

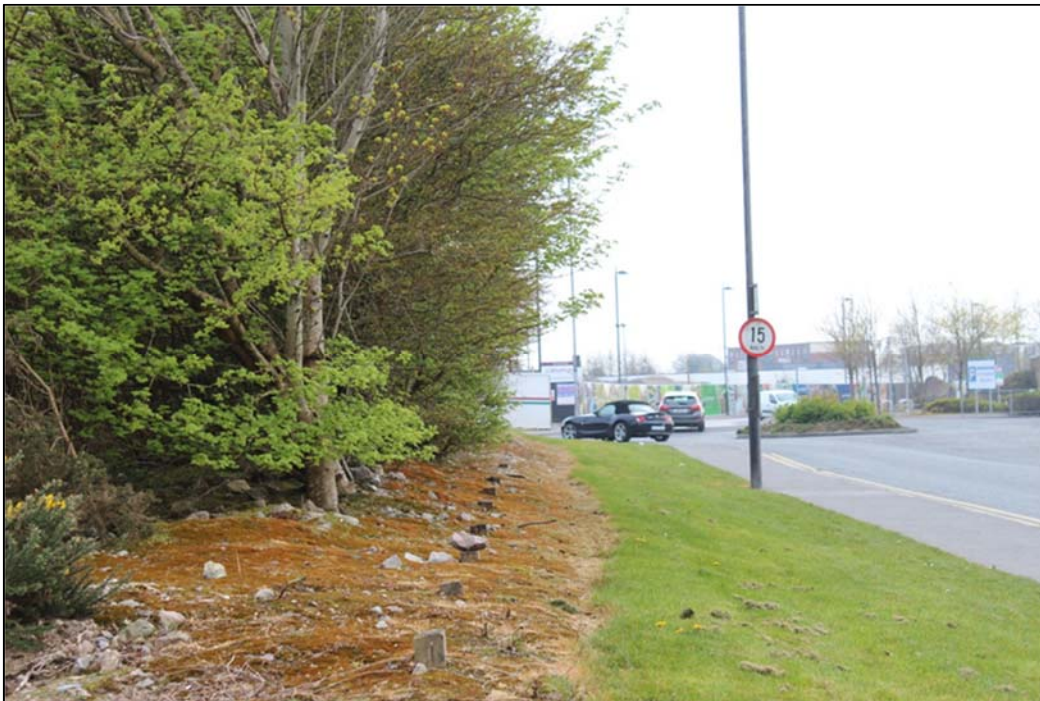


Plate 10-1 View along the north-western site boundary.

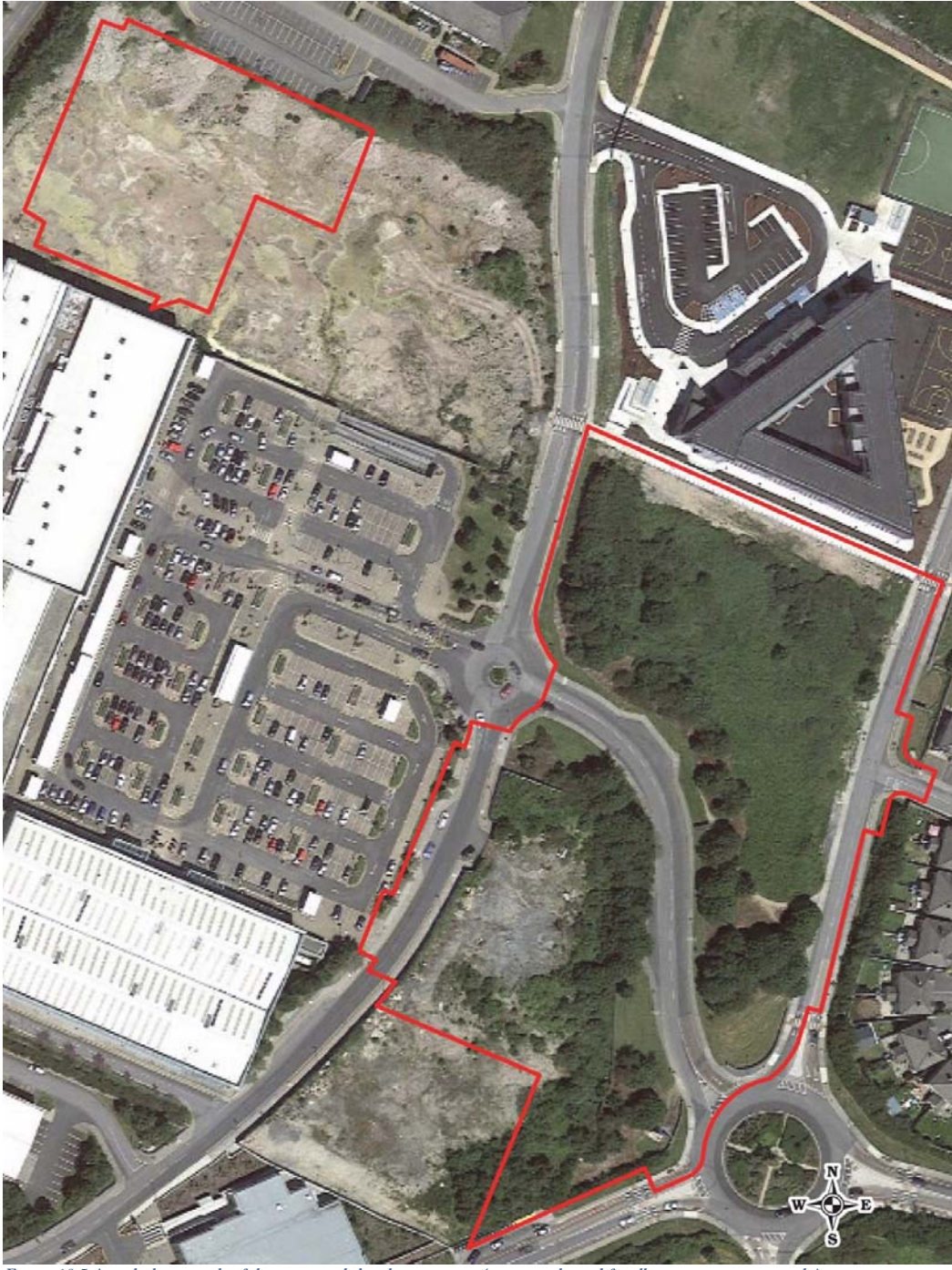


Figure 10-5 Aerial photograph of the proposed development site (not to scale and for illustrative purposes only)





Plate 10-2 View along the north-eastern site boundary.

The southern part mainly consists of a fenced-off hardstanding surrounded by semi-mature trees and grass to the east and south, as seen in Plates 10.3 below.



Plate 10-3 View southern part of site

Plate 10.4 below shows the cycle and walkway to the north the proposed development site which separates it from Gaelscoil Mhic Amhlaigh.



*Plate 10-4 Walk and cycleway separating proposed development site from Gaelscoil Mhic Amhlaigh*

Although most of the trees are semi-mature there are a few trees nearing maturity as shown in Plate 1.5 below.





*Plate 10-5 Example of mature trees north of the central road.*

The wider landscape generally comprises suburban developments, retail and commercial areas including carparking, sports pitches and waste ground.

### 10.4.2.3 Land Use

The area that makes up the proposed development site is not currently in use, save for the southern part, which appears to be currently used as a construction compound.

## 10.5 Indications of Landscape Value

### 10.5.1 Landscape Value

In order to determine the landscape sensitivity, and ultimately the likely significance of the effects, assessments of landscape value for the proposed development site and wider (LVIA) study area were assessed. Landscape value includes designations such as scenic views and sensitivity designations found in Development Plans, as well as values which are attached to undesignated landscapes. A number of criteria were developed in order to assess the landscape values of the study area. These then contribute to the assessment of landscape sensitivity.

Table 10-6 Features of Landscape Value

Feature	Description
Landscape Designations	The proposed development site is zoned as <i>'Enterprise, Light Industry and Commercial'</i> with a variety of zonings in the surrounding areas. Barna Woods and Westside Park are within 2.2 km and 0.9 km of the study area, respectively. Barna Woods is one of three parks described as Citywide Parks, which are large scale open spaces for passive and active recreation, wildlife conservation and education. There will be no landscape or visual impacts on these two parks. Another designation outlined in the CDP are Greenways. Salthill Promenade is the nearest greenway to the proposed development and passes within approx. 1.6 km of the site boundary. The proposed development will have no effect on this or any other greenway. There are no protected views within the proposed development, however, there is one protected view within the study area. There will be no effect on this protected linear view.
Landscape Elements Quality/Condition	This refers to the physical state of the landscape and the condition of individual elements. The landscape is regarded as modified by previous land uses. There are limited attractive landscape elements, a small number of mature trees being the most significant. Site vegetation mainly consists of rough grassland and scrub with area of semi-mature trees and shrubs and in itself is not of high landscape value.
Aesthetic Qualities	From the site there are no significant views, beyond some middle distant views to other parts of Knocknacarra. Views within the site have limited aesthetic quality.
Wildness/naturalness	The rough grassland and scrub is not considered particularly wild or natural. The site is surrounded by commercial and suburban development.
Rarity/Conservation Interests	There is no Rarity/Conservation Interests on the development site.
Cultural Meaning/Associations	There are no Cultural Associations on the development site.
Recreation Value	The site itself is privately owned and not used for recreation. The adjacent sports pitch is the only nearby recreational facility. The nearest Neighbourhood Park is Westside Park within 0.9 km north-east of the proposed development site boundary, which is part of Galway City Green Network.

As a result of the combined information discussed above the Landscape Visual Impact Assessment of the proposed development on the surrounding area is considered **Low**.

## 10.6 Visual Baseline

### 10.6.1 Views Towards the Site

The visibility from the viewpoints is discussed in Section 10.7.3 below in more detail. Beyond viewpoint selection, visibility from the local road network was also appraised during the site visit. Visibility was assessed from the Western Distributor Road, Clybaun Road, Rahoon Road, Bóthar Stiofáin, Gort Na Bró as well as various housing estates off these roads within the study area.

Visibility was found to be very limited and localised due to the presence of buildings and vegetation, both immediately adjacent to roads and in the intervening landscape, but also due to local changes in topography which obscure views. Visibility was only evident in very few locations beyond the viewpoints listed in Table 10.7 below and these photomontages are considered representative of potential visibility.

Plates 10.6 to 10.8 below show locations with views towards the proposed development site that were not selected as viewpoints due to insufficient visibility of the proposed buildings.



Plate 10-6 View towards site from the entrance to Árd Na Gaoithe housing estate off the Clybaun Road.





*Plate 10-7 View towards site from the entrance to Cartor Mor housing estate off the Clybaun Road.*



*Plate 10-8 View towards site from Gort Greine housing estate off the Ragoon Road.*

## 10.6.2 Viewpoint Locations and Descriptions

The viewpoint images can be seen in more detail in A3 photomontages in Appendix 10.1 accompanying this report. In this section smaller existing and proposed images are shown and described. A total of 10 no. photomontage locations were selected as outlined in Table 10-7 below. An






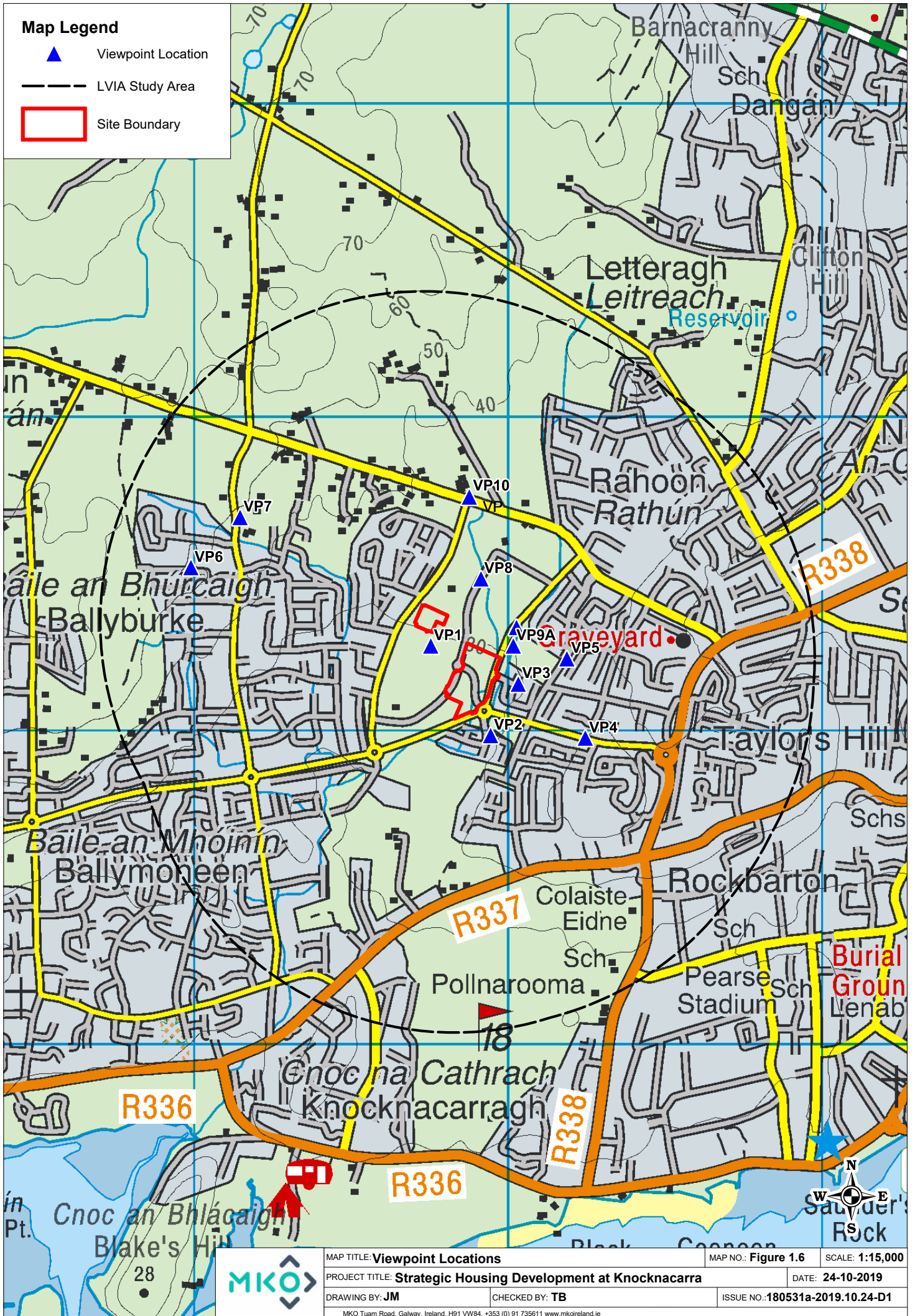
index map showing the locations of the photomontages can be seen in Figure 1.6 overleaf. The viewpoints were taken at a height of 1.54 m.

Table 10-7 Viewpoints

Viewpoint	Description	Grid Reference
1	View from the entrance to Dunnes Store in the townland of Ragoon approximately 0.1 km west of the site boundary.	E 126,753 N 225,268
2	View from An Logan housing estate in the townland of Ragoon approximately 0.1 km south-east of the site boundary.	E 126,944 N 224,982
3	View from Gort na Bro housing estate in the townland of Ragoon approximately 0.1 km east of the site boundary.	E 127,032 N 225,146
4	View from Gort na Bro Road in the townland of Ragoon approximately 0.4 km east of the site boundary.	E 127,246 N 224,974
5	View from Millers Lane, a designated greenway, in the townland of Ragoon approximately 0.2 km east of the site boundary.	E 127,187 N 225,227
6	View from Ascaill Na mBláth housing estate in the townland of Clybaun approximately 0.9 km north-west of the site boundary.	E 125,988 N 225,518
7	View from Clybaun Road in the townland of Mincloon approximately 0.9 km north-west of the site boundary.	E 126,145 N 225,678
8	View from the townland of Ragoon approximately 0.2 km north of the site boundary.	E 126,913 N 225,482
9A	View tarmacked area adjacent to playing fields in the townland of Ragoon approximately 50metres north of the site boundary.	E 127,016 N 225,268
9B	View from pavement on road between playing fields and Gaelscoil Mhic Amhlaigh in the townland of Ragoon approximately 0.1 km north of the site boundary.	E 127,034 N 225,333
10	View from junction of Bothar An Stiofan and Ragoon Road in the townland of Ragoon approximately 0.5 km north the site boundary.	E 126,876 N 225,743

**Map Legend**

-  Viewpoint Location
-  LVIA Study Area
-  Site Boundary



MAP TITLE: <b>Viewpoint Locations</b>		MAP NO.: <b>Figure 1.6</b>	SCALE: <b>1:15,000</b>
PROJECT TITLE: <b>Strategic Housing Development at Knocknacarra</b>		DATE: <b>24-10-2019</b>	
DRAWING BY: <b>JM</b>	CHECKED BY: <b>TB</b>	ISSUE NO.: <b>180531a-2019.10.24-D1</b>	
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10.6.2.1 **Viewpoint 1**



Plate 10.9 Viewpoint 1 - Existing View



Plate 10.10 Viewpoint 1 - Proposed View

**Viewpoint 1 - Existing View**

View from the entrance to the Knocknacarra Dunnes Store in the townland of Ragoon approximately 0.1 km west of the site boundary.

The view is across the tarmacked and paved surfaces of the car park, interspersed by bicycle parking and raised planters. There are short to medium distance views to semi-mature trees located on the proposed development site and a narrow medium distance view to an adjacent housing estate. This view is predominantly urban in character.

The main visual receptors will be shoppers exiting the supermarket and vehicular traffic. Therefore, visual receptor sensitivity is considered **Low**.

#### Viewpoint 1 - Proposed View

The proposed view shows the proposed buildings adjoining the car park boundary. There will be some minor screening of the proposed development from existing vegetation and infrastructure within the car park. The skyline of this view will be raised by the proposed buildings and the spatial extent of the proposed development within the view will be significant. However, the medium-distance view to adjacent houses will not be obscured and the proposed development is in keeping with the existing urban character of the view.

Therefore, the magnitude of change was considered **High** and visual effect **Significant**.



### 10.6.2.2 Viewpoint 2



Plate 1.11 Viewpoint 2 - existing view



Plate 10.12 Viewpoint 2 - Proposed View

#### Viewpoint 2 - Existing View

View from An Logan housing estate in the townland of Ragoon approximately 0.1 km south-east of the site boundary.

In the foreground, at the centre of the view is a pavement with a road to the right and grassed open space to the left. Further along the road is bordered by another pavement and a stone wall with scrub and trees beyond. In the middle ground to the left there are residential houses with parking spaces in front. Beyond the housing estate the proposed development site, indicated by semi-mature trees, can be seen across the Western Distributor Road. As the trees are not in leaf there are some narrow long-distance views between and above the trees. The view has a mainly suburban character.

Visual receptors will be residents and visitors of An Logan housing estate, therefore, visual receptor sensitivity is considered **High**.

### Viewpoint 2 - Proposed View

Existing vegetation in the foreground partially screens the proposed development from this location. Additionally, trees proposed as part of the scheme will also partially screen and soften the appearance of the proposed buildings. The skyline in this view will be raised and some of the glimpsed long-distance views will be obscured. The spatial extent that the proposed development occupies in the view is significant but not excessive.

Therefore, the magnitude of change was considered **Medium to High** and visual effect **Moderate to Significant**.



### 10.6.2.3 Viewpoint 3



Plate 10.13 Viewpoint 3 - Existing View



Plate 10.14 Viewpoint 3 - Proposed View

#### Viewpoint 3 - Existing View

View from Gort na Bro housing estate in the townland of Ragoon approximately 0.1 km east of the site boundary.

The view shows semi-detached houses with front gardens and drives around a central green seen to the left of the image. The scrub and semi-mature trees of the proposed development site can be seen in the centre of the image with glimpses of the Dunnes Stores buildings through the bare branches of the trees. This view is predominantly suburban in character.

Visual receptors will be residents and visitors to the housing estate and therefore visual receptor sensitivity is considered **High**.

### Viewpoint 3 - Proposed View

The proposed view shows the proposed buildings at the end of the housing estate. The lower parts of most of the proposed development is screened by the houses in the foreground. The ridgeline of the proposed development will be higher than the buildings in the foreground and therefore result in the skyline being raised in most of this view. The spatial extent of the proposed development in the view is significant and will result in the character of the view becoming slightly more urban than suburban. However, the gap in the buildings opens up a middle-distance view.

Therefore, the magnitude of change was considered **High** and visual effect **Significant**.

### 10.6.2.4 Viewpoint 4



Plate 10.15 Viewpoint 4 - Existing View



Plate 10.16 Viewpoint 4 - Proposed View

#### Viewpoint 4 - Existing View

View from Gort na Bro Road in the townland of Ragoon approximately 0.4 km east of the site boundary.

The view is along the road corridor of Gort na Bro Road. The road includes cycle lanes either side and is bordered by pavement followed by grass verges, shrubs and trees. There are housing estates with either side of Gort na Bro Road which can be glimpsed through the trees. At the end of the road corridor the trees frame a narrow view of the proposed development site with long-distance view to elevated areas beyond. The view is suburban in character.

The predominant visual receptors will be road users. Visual receptor sensitivity therefore is considered **Low**.

#### Viewpoint 4 - Proposed View

The photomontage shows that a small part of the proposed buildings will be visible at the end of Gort na Bro Road. The visible parts of the proposed development will partially raise the skyline and block long distance views, although it will still be possible to see the higher areas of Knocknacarra above the lower building to the left. The spatial extent of the proposed development is very limited in this view as the majority of proposed development will be screened by dense roadside vegetation.

Therefore, the magnitude of change was considered **Low** and visual effect **Not Significant**.



### 10.6.2.5 Viewpoint 5



*Plate 10.17 Viewpoint 5 - Existing View*



*Plate 10.18 Viewpoint 5 - Proposed View*

#### Viewpoint 5 - Existing View

View from Millers Lane in the townland of Ragoon approximately 0.2 km east of the site boundary.

Millers Lane is a greenway between Ragoon Rd and Gort na Bro Road then continuing on to Manor Drive housing estate. The view is from the widest part of this greenway looking across playing fields which are separated from Millers Lane by a retaining wall. Beyond the playing fields Gort na Bro housing estate can be seen to the left and Gaelscoil Mhic Amhlaigh to the right. Between these two groups of buildings there is a narrow view of the proposed development site with Dunnes Stores and other adjacent retail buildings beyond. Long-distance views to north-western Knocknacarra can be seen on the horizon. The character of the view is mainly suburban with a hint of rural in the foreground.

Visual receptors will be pedestrians and cyclists engaged in recreation or commuting. Visual receptor sensitivity therefore is considered **Medium to High**.

#### Viewpoint 5 - Proposed View

The proposed buildings appear in the gap between the school building and the houses of Gort na Bro housing estate and continue behind the houses of the housing estate. The proposed development is higher than the adjacent Gaelscoil Mhic Amhlaigh and thus it will result in the skyline being raised in parts of this view. Some of the long-distance views to north-western Knocknacarra will be blocked. The spatial extent of the proposed development is significant in this view. Although the suburban character of the view will become more urban, the rural character in the foreground unaffected

Therefore, the magnitude of change was considered **Medium to High** and visual effect **Moderate**.



10.6.2.6 **Viewpoint 6**



*Plate 10.19 Viewpoint 6 - Existing View*



*Plate 10.20 Viewpoint 6 - Proposed View*

**Viewpoint 6 - Existing View**

View from Ascaill Na mBláth housing estate in the townland of Clybaun approximately 0.9 km north-west of the site boundary.

The foreground of the image is taken up with the houses, road infrastructure and car parking of the Ascaill Na mBláth and the adjoining Na Blaithe Creige housing estate. The Galway Steiner Kindergarten can be seen in the middle-distance with adjacent ornamental trees. Above this there is a narrow view across eastern Knocknacarra and Rahoon. The view is suburban in character.

Visual receptors will be residents and visitors of Ascaill Na mBláth and Na Blaithe Creige housing estates, therefore, visual receptor sensitivity is considered **High**.

#### Viewpoint 6 - Proposed View

The proposed view shows the proposed buildings behind existing vegetation and buildings, which will screen large parts of the proposed development. The skyline of this view will not be raised. The ridgelines of the proposed buildings are higher than the existing neighbouring buildings. Part of the distant view will be screened by the proposed development, but the foreground and either side of the proposed buildings will be unaffected.

Due to screening and distance the spatial extent of the proposed development will be very limited in this view and the character of the view will be only very slightly affected.

Therefore, the magnitude of change was considered **Low** and visual effect **Imperceptible**.

10.6.2.7 **Viewpoint 7**



*Plate 10.21 Viewpoint 7 - Existing View*



*Plate 10.22 Viewpoint 7 - Proposed View*

**Viewpoint 7 - Existing View**

View from Clybaun Road in the townland of Mincloon approximately 0.9 km north-west of the site boundary.

The foreground of this image is occupied by a field of rough pasture interspersed by rocks. At the far end of the field there are mainly semi-mature trees and scrub along with property boundaries marked by stone walls and tall conifers. In the centre of the image there is a gap in the vegetation allowing a view across eastern Knocknacarra, including the proposed development site, to Fort Lorenzo. The view is mainly rural in character with elements of suburban/urban in the background.

The predominant visual receptors will be road users. Visual receptor sensitivity therefore is considered **Low**.

#### Viewpoint 7 - Proposed View

The proposed view shows the proposed buildings behind existing vegetation and buildings, which will screen parts of the proposed development. The skyline of this view will be slightly raised. The ridgelines of the proposed buildings are higher than the existing neighbouring buildings. Much of the distant view will be screened by the proposed development, but the foreground and either side of the proposed buildings will be unaffected.

Due to screening and distance the spatial extent of the proposed development will be very limited in this view and the character of the view will be slightly affected.

Therefore, the magnitude of change was considered **Low** and visual effect **Not Significant**.



10.6.2.8 **Viewpoint 8**



*Plate 10.23 Viewpoint 8 - Existing View*



*Plate 10.24 Viewpoint 8 - Proposed View*

**Viewpoint 8 - Existing View**

View from Parkmore West Business Park in the townland of Ragoon approximately 0.2 km north of the site boundary.



The view is centred on the road with pavements and grass verges either side. In the foreground to the left the scrub and semi-mature trees of a vacant plot can be seen with a stone-clad wall with a tarmacked parking area beyond leading up to the Gaelscoil Mhic Amhlaigh school grounds behind. To the right of the road are office buildings surrounded by ornamental planting. There is a narrow medium-distance view to nearby residential houses at the end of the road.

Visual receptors will be road users and visitors to the business park. Visual receptor sensitivity therefore is considered **Low to Medium**.

#### Viewpoint 8 - Proposed View

Most of the proposed development will be screened by the adjacent school building, resulting in the spatial extent of the proposed development in this view being limited. The part of the development appearing to the right of Gaelscoil Mhic Amhlaigh has a higher ridgeline and will result in the skyline being raised over a limited area. Although, the middle-distance views to the adjacent houses are replaced with middle-distance views to parts of the proposed development.

Therefore, the magnitude of change was considered **Medium** and visual effect **Slight**.

10.6.2.9 **Viewpoint 9A**



*Plate 10.25 Viewpoint 9A- Existing View*



*Plate 10.26 Viewpoint 9A - Proposed View*

**Viewpoint 9A - Existing View**

View tarmacked area adjacent to playing fields in the townland of Ragoon approximately 50metres north of the site boundary.

The view looks across a stone-clad wall and adjacent road to the proposed development site marked by scrub and semi-mature trees. To the right is Gaelscoil Mhic Amhlaigh with a newly-planted boundary. There are limited middle-distance view to the left of the image.

Visual receptors will be players and spectators visiting the playing fields and therefore visual receptor sensitivity therefore is considered **Low to Medium**.

#### Viewpoint 9A - Proposed View

The proposed view shows the proposed buildings to continue the in line with the school building. Existing vegetation will afford a degree of screening and Gaelscoil Mhic Amhlaigh will screen a large part of the proposed development to the right. As the ridgeline of the proposed building will be higher than that of the school this will result in the skyline being raised. Existing middle-distance views will not be lost.

Taking the above into consideration and due to the close proximity of the viewpoint to the proposed development the spatial extent of the proposed development in this view is significant, the magnitude of change was considered **Medium to High** and visual effect **Moderate to Significant**.

10.6.2.10 **Viewpoint 9B**



*Plate 10.27 Viewpoint 9B- Existing View*



*Plate 10.28 Viewpoint 9B - Proposed View*

**Viewpoint 9B - Existing View**

View from pavement on road between playing fields and Gaelscoil Mhic Amhlaigh in the townland of Rahoon approximately 0.1 km north of the site boundary.



The view is centred on the road with pavements either side. To the left is a stone-clad wall with a tarmacked parking area beyond leading up to the grassed playing fields. The houses of Gort na Bro housing estate can be seen in the background. To the right the school ground boundary of Gaelscoil Mhic Amhlaigh is marked by a row of bollards, beyond this the school and surrounding yard and boundary planting can be seen. The start of the proposed development site can be seen to the left of the school building in the middle distance and is indicated by scrub and trees.

Visual receptors will be road users and users of the adjacent playing fields. Visual receptor sensitivity therefore is considered **Low to Medium**.

#### Viewpoint 9B - Proposed View

The proposed view shows the proposed buildings filling the gap between the school building and the houses of Gort na Bro housing estate. The proposed development is higher than the adjacent Gaelscoil Mhic Amhlaigh and in parts of can be seen behind the school building. Thus, it will result in the skyline being raised in parts of this view.

The spatial extent of the proposed development is minor in this view, therefore the magnitude of change is considered **Medium to High**. Although much of the proposed development is screened by the school building the visual effect is considered **Moderate** as the skyline will be raised in a significant part of this view.

10.6.2.11 **Viewpoint 10**



*Plate 10.29 Viewpoint 10- Existing View*



*Plate 10.30 Viewpoint 10 - Proposed View*

**Viewpoint 10 - Existing View**

View from junction of Bothar An Stiofan and Ragoon Road in the townland of Ragoon approximately 0.5 km north the site boundary.

From the road junction in the foreground the view is along Bothar Stiofan framed by pavements, a narrow strip of roadside vegetation and stone walls. Beyond the stone walls there is a pastoral field to the right and scrub followed by a residential estate. To the left of the image semi-mature trees can be seen and office buildings in the middle distance. There are no long-distance views.

The predominant visual receptors will be road users. Visual receptor sensitivity therefore is considered **Low**.

#### Viewpoint 10 - Proposed View

The proposed view shows the proposed buildings behind existing buildings, which will screen large parts of the proposed development. The skyline of this view will be very slightly raised over a small area. The ridgelines of the proposed buildings appear lower than the existing neighbouring buildings from this viewpoint. No distant views will be screened by the proposed development and the foreground and either side of the proposed buildings will be unaffected.

Due to screening and distance the spatial extent of the proposed development will be very limited in this view and the character of the view will not be affected.

Therefore, the magnitude of change was considered **Low** and visual effect **Imperceptible**.

## 10.7 Likely and Significant Impacts and Associated Mitigation Measures

### 10.7.1 'Do-Nothing' Scenario

If the proposed residential development were not to proceed, there would be no change to the existing environment. No further activity will take place on the subject site. The impact associated with the do-nothing scenario is neutral as the existing disturbed ground and scrub would not change significantly.

### 10.7.2 Construction Phase Impact

#### 10.7.2.1 Predicted Impacts on Landscape - Short Term Slight Negative Impact

The predicted impacts arising from the proposed residential development will include noise and dust from construction operations as well as increased site traffic. These impacts are referred to in other sections of this EIAR report, but overall will have a Short Term, Slight Negative Impact on the character of the landscape. The development site is located in an area of existing sub-urban development. There is one designated view within the study area for the site. The development site is not visible from this designated view nor is the view directed towards the site.

Although the scrub that covers the site will be removed during the construction phase, the sub-urban nature of the surrounding area ensures this will not significantly change the character of the local landscape.

#### 10.7.2.2 Predicted Visual Impacts– Short Term Slight to Moderate Negative Impact

In general, the visibility of the proposed development site is restricted and can only be seen from a very limited area outside the site as illustrated in the photomontages for Viewpoints 1 to 10. The limited visibility of the site is due to the presence of buildings and vegetation, both immediately adjacent to

roads and in the intervening landscape, but also due to local changes in topography which obscure views.

Overall, the visual impact will be Slight to Moderate during the construction phase.

### 10.7.3 Operational Phase Impacts

#### 10.7.3.1 Predicted Impacts on Landscape - Permanent, Moderate, Neutral to Negative Impact

During the desktop study landscape designations in the form of areas designated as part of the Galway City Green Network, Greenways and Protected Views were identified as well as establishing the land zoning as 'Enterprise, Light Industry and Commercial'. No landscape designations applied to the development site. However, there is one protected view and a neighbourhood park in the study area. The park and protected view will not be affected by the development. Furthermore, there were neither any rare landscape features or cultural or heritage associations identified on site.

The landscape is regarded as modified by previous land uses. There are limited attractive landscape elements, semi-mature and some mature trees being the most significant. Site vegetation consists mainly of rough grassland, scrub, gravelled areas, rubble and mature planted areas. On the grounds of these points the landscape value is considered Low.

The susceptibility of the landscape of the site to this type of change is deemed Medium. However, in the context of the wider landscape, it would be considered Low to Medium, particularly as the land zoning is 'Enterprise, Light Industry and Commercial'.

The magnitude of change in the landscape is considered to be Medium within the study area.

Overall, the predicted landscape impact is deemed to be Moderate and the overall landscape character of the area will change from being predominantly suburban and some areas of wasteland to slightly more urban.

The introduction of the 332 No. residential units into the existing landscape represents new man-made elements, which in some views of the site will change the character of the landscape. However, distance and screening by landform and vegetation will lessen this impact and in certain locations where degradation of the landscape has occurred the change that will result in a positive effect.

Overall the proposed development will have a Permanent, Moderate, Neutral to Negative Impact on the character of the landscape.

#### 10.7.3.2 Predicted Visual Impacts- Permanent, Slight to Moderate, Neutral Impact

The desktop study, site visit, proposed development layout and photomontages all informed the assessment of visual effects. Assessment of the surrounding road network during the site visits established that the actual visibility of the proposed development site is very limited and localised.

Eleven photomontages were prepared for viewpoints taken within the study area from key locations that will be able to view the proposed development, their locations are shown in Figure 1.6 and the images are described and presented in Section 10.7 above, to represent different orientations, elevations and contexts.

As discussed above, the proposed development can only be seen from a very limited area outside the site as illustrated in the photomontages for Viewpoints 1 to 10 and set out in Section 10.7.



Visual receptor sensitivity was considered High from residential areas such as Viewpoints 2, 3 and 6. The other viewpoint with medium to highly sensitive visual receptors was Viewpoint 5 on the Millers Lane greenway. From other areas such as local road, a business park, supermarket entrance and a recreations area (Viewpoints 1, 4, 7, 8, 9A, 9B and 10) visual receptors were considered far less sensitive.

Generally, the magnitude of change as well as the visual effects were greatly dependent on proximity of the viewpoints to the proposed development such as in the three furthest viewpoints (Viewpoints 4, 6, 7 and 10) where it was classed as Low and Imperceptible/Not Significant, respectively. Screening, however also reduced the visual effect, e.g. in Viewpoint 8, where screening by buildings reduced the impact. For the remaining viewpoints the magnitude of change was deemed Medium to High or High. The visual effect was classed as **Moderate to Significant** as due to proximity the spatial extent of the proposed buildings in the view was significant and generally resulted in a marked raising of the skyline.

Overall the potential visual impact will be **Permanent, Moderate, Neutral to Negative** during the operational phases.

#### 10.7.4 Cumulative Impacts

The proposed development site is zoned for Enterprise, Light Industry and Commercial development. As the development is surrounded by other permitted and operational residential and commercial developments, the impact of the proposed development in context of all other residential sites in the vicinity is considered to be low to medium.

#### 10.7.5 Landscape Plan

The Landscape Master Plan, prepared by AIT, has been well designed and will provide an attractive setting for the housing development. This will provide some screening to the proposed development. All residential roads have been designed with street trees and there are more formal ornamental open spaces within the proposed development. The Landscape Master Plan is included in Appendix 3-6.

#### 10.7.6 Residual Impacts

##### 10.7.6.1 Predicted Impacts on Landscape – Permanent, Neutral and Not Significant to Moderate Impact.

Much of the existing site is waste ground and the development of this will have a positive effect on the suburban landscape. While the loss of the semi-mature and small number of mature trees will affect negatively affect the character of the local landscape in the short- to medium term, the planting proposed as part of the landscape masterplan will enhance the landscape character, increasingly screen the proposed buildings and help integrate the proposed development.

Overall the landscape impact is deemed Permanent, Neutral to Negative and Moderate. The proposed development is in keeping with its zoning status and the emerging trends of development proposed in the vicinity.

##### 10.7.6.2 Predicted Visual Impacts - Permanent Negative and Not Significant to Moderate Impact.

The site of the proposed development is in most places well screened from the surrounding areas in general.

While the proposed development will be visible from some views in the immediate vicinity, particularly from the west, south and south-east, as seen in Viewpoints 1, 2 and 3, there it is significantly screened from areas at slightly greater distances. Extensive planting of trees and shrubs as part of the proposed landscape masterplan will help to visually integrate and partially screen the proposed buildings. The views will be slightly modified, but on a localised level.

Overall the visual impact is deemed Permanent, Neutral to Negative and Moderate. The proposed development is in keeping with its zoning status and the emerging trends of development proposed in the vicinity.