

Chapter 12.0

Landscape and Visual Impact

12.1 Introduction

This chapter of the EIAR deals with landscape and visual impact assessment (LVIA) examining potential effects of the proposed development on the landscape setting as well as on visual receptors in the landscape such as residents, visitors, people pursuing recreational activities etc. The assessment indicates the level of anticipated impact and outlines measures by which impacts can be mitigated.

The report was prepared by Cunnane Stratton Reynolds, landscape architects. It has been informed by a detailed survey of the site and the surrounding receiving environment carried out by Jim Kelly, a senior and experienced landscape architect who is a full member of the Irish Landscape Institute (I.L.I.) and a chartered member of the Landscape Institute (U.K.).

12.2 Consultation

Cunnane Stratton Reynolds participated in two Section 5 tripartite meetings, one with An Bord Pleanála and Cork County Council on 4th February 2018, and the second one on 11th June 2019 with An Bord Pleanála, Cork County and Cork City Councils at County Hall, Cork and a Section 247 meeting with Cork County Council in August 2018.

12.3 Methodology

12.3.1 Desk Based Assessment

A desk top review of planning policy affecting the site was undertaken and the following documents were reviewed:-

- Cork County Council Development Plan 2014
- Cobh Municipal District Local Area Plan, August 2017

An extract of relevant policies contained in the above plans is set out below:-

Cobh Municipal District Local Area Plan, August 2017

3.4 Cork City North Environs

Strategic Context

3.4.2 In the overall strategy of the Local Area Plan, the Cork City North Environs consists of a suburban area that adjoins the administrative area of Cork City within the metropolitan area. The CASP Update 2008 specifically identifies Ballyvolane as having the most potential for future population growth, in particular, private sector housing development as it is located adjacent to the strategic employment centre at Kilbarry.

3.4.3 The objectives of the County Development Plan 2014 seek to prioritise the sustainable development of the main towns and other urban areas in the County to achieve their target populations and enhance their capacity to attract new investment in employment, services and public transport for the benefit of their own populations and that of their rural hinterlands.

Environment and Heritage

Landscape and Visual Amenity

3.4.43 The North Environs is located within a landscape type of national importance described in the Draft Landscape Strategy as City Harbour and Estuary. A very high landscape value is attributed to it in the Draft Strategy (scenic landscapes with highest natural and cultural quality, areas with conservation interest and of national importance) and its sensitivity is described as very high (extra vulnerable landscapes – for example, seascape area with national importance – likely to be fragile and susceptible to change).

Figure 12.1 High Value Landscapes with site



(Source: Cork County Development Plan)

Natural Heritage

3.4.45 There are no Natural Heritage Areas or sites which are designated under the Wildlife (Amendment) Act 2000 or any Natura 2000 sites designated under the European Habitats Directive 1992 within the Northern Environs. However, the eastern half of the site lies within the catchment of Cork Harbour within which there lie two Natura 2000 sites – The Great Island Channel SAC and Cork Harbour SPA.

Open Space

3.4.62 Additional Open Space will be provided for within the Ballyvolane Urban Expansion Area. This will serve the North eastern suburbs of the City. The development of Ballyvolane is to have regard to the high standards of accessibility that are essential to active open space uses.

Green Infrastructure and Biodiversity

3.4.63 Habitat mapping was conducted by Atkins Consultants for the electoral areas as an action of the Heritage Plan. The primary habitats

identified were semi-natural grassland, scrub woodland and swamp area. These features should be incorporated into future layouts.

Ballyvolane Urban Expansion Area Policy Background

3.4.66 The CASP update (2008) proposed the expansion of Cork's Northern suburbs. County Cork Development 2014 provides for the population area to grow to 10,719 persons, representing growth of 4,027 persons on the 2011 population. Most of this growth will occur in the Ballyvolane Urban Expansion Area. The 2011 Local Area Plan required the preparation of a masterplan to guide development using a brief prepared by Cork County Council. It is now intended that the Local Area Plan will put forward a framework for the development of this urban expansion area. The Special Policy Area (X-01) objective as contained in the 2011 LAP identified the land use requirements on the site as follows: -

- To facilitate the development of a minimum of 2,337 and up to 3,600 dwellings through a phased programme of development*
- Provision for new housing within a clearly defined network of 'character areas' so that each area can develop its own sense of place with a wide range of house types.*
- Promote permeability within the area and relationship to and linkages with the wider area.*
- Proposals for the creation and treatment of public realm and open space within an area having regard to topography of the area, in particular the visually prominent ridgeline to the north.*
- Proposals for the timing and provision of road infrastructure. This is to include provision for safe pedestrian and cycle links to the neighbourhood centre; public transport nodes and wider area.*
- Provision of an urban park of approximately 20 hectares. This is to be provided in addition to normal open space requirements provided as part of new housing developments.*
- Demonstrate how the protection and enhancement of biodiversity will be successfully achieved.*
- Proposals for a detailed landscaping strategy that will outline boundary treatments in sensitive locations within the masterplan area.*

Transmission Lines

3.4.80 there are a number of ESB transmission lines crossing the site. The voltage varies from 110kv to 38kv. A maximum 40 metres wayleave between buildings is required along the route of the 110kv line. The line running from East to West crosses a steep area which has been reserved largely for open space. The wooden poles are less visually obtrusive than the steel structures which are necessitated if the line changes direction.

Overall Design Principles

3.4.81 the overall design has been guided by a number of factors. These include: the constraints identified within the site; the brief produced for the masterplan process; and the guidelines both National and those produced by Cork County Council. The site constraints relating to design and layout include: the topography, existing road infrastructure, the location of archaeological and heritage features, transmission lines and the necessary wayleaves.

3.4.82 the key principles in considering sustainable development on the site are as follows: -

- *Ensure that the proposed development provides effective connectivity (walking and cycling) to the town centre, educational and employment centres for the future residents;*
- *Support the achievement of **high levels of modal shift** by collaborating with other agencies to improve public transport services and influence patterns of employment development to support use of sustainable modes of travel by public transport;*
- *Ensure provision of **appropriate housing mix***
- *Make provision for **housing density** that encourages more efficient land use and infrastructure investment patterns and particularly creates conditions more favourable to the increased use of public transport; and*
- *To achieve development areas with a distinctive character that ensures a **unique, innovative and distinctive design** of houses with high quality finishes and materials. They should include positive characteristics such as reference to topographical and historical features and the inclusion of individual focal points and a priority for the provision of high-quality public realm.*

12.3.2 Site Based Assessment

The proposed development site and environs were visited as part of the landscape and visual impact assessment during March 2019. The purpose of the site visit was to gain a thorough understanding of the character of the site and locality and to determine the location of visual receptors in the area who could be potentially affected by the proposed development. The nature of potential mitigation measures appropriate to the setting was also considered as part of the site visit.

12.3.3 LVIA Guidelines – Values and Significance Criteria

This Landscape and Visual Impact Assessment (LVIA) is in accordance with the EPA's *Guidelines on the Information to be contained in Environmental Impact Statements*, 2002, and the Landscape Institute (UK) *Guidelines for Landscape and Visual Impact Assessment*, Second Edition 2002, (the Guidelines) from which the methodology is derived.

The following sources were also consulted:

- Department of the Environment and Local Government's Draft Landscape and Landscape Assessment Guidelines.
- Cork County Development Plan 2014 – 2020

The EPA guidelines suggest that impacts should be assessed by reference to an existing acknowledged standard require clarity and a systematic approach to the description of impacts - Character (Positive, Neutral or Negative), Magnitude, Significance, Duration.

The Guidelines (Landscape Institute) prescribe that landscape and visual impacts be assessed by separate, although linked procedures. Landscape assessment

considers the effects deriving from alterations to the elements and characteristics of the landscape, which may give rise to changes in its character, how it is experienced and hence the ascribed value of the landscape. The landscape is often described as “townscape”. Visual assessment is concerned with changes that arise in the composition of available views, the response of people to these changes and the overall effects on the area’s visual amenity. Visual change is the alteration to a view, visual impact is the assessment of the significance of that change.

Landscape Impacts:-

The potential landscape impact assessment is based on:

The sensitivity of the landscape resource, which is a function of its land use, landscape / townscape patterns and scale, visual enclosure and distribution of visual receptors, and the value placed on the landscape.

The landscape sensitivity is classified as:

- high (exhibits a very strong positive character with valued elements and characteristics that combine to give an experience of unity, richness and harmony, therefore particularly sensitive to change in general),
- medium (exhibits positive character but has evidence of alteration to / degradation / erosion of elements and characteristics resulting in an area of mixed character, therefore potentially sensitive to change in general, or
- low (exhibits generally negative character with few valued elements or characteristics), and;

The scale or magnitude of landscape effects or the quantity of change to be imposed on the landscape by the development:

The magnitude of change to the landscape is classified as:

- high (total loss of or major alteration to the key elements or characteristics of the landscape/townscape, and / or introduction of elements considered totally uncharacteristic in the context of the receiving environment’s landscape/townscape character),
- medium (partial loss of or alteration to one or more key elements or features, and / or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic in the context of the receiving environment),
- low (minor loss of or alteration to one or more key elements or characteristics, and / or introduction of elements that may not be uncharacteristic in the context), or
- negligible (very minor loss, alteration or introduction of elements of the landscape).

Visual Impacts

The potential visual impact assessment describes the changes in the character of the available views and the changes in the visual amenity of the visual receptors for a number of places / viewpoints selected to represent the receiving environment and its users. The potential visual impact on each viewpoint is assessed based on:

The sensitivity of the visual receptors, which is a function of the location and context of the viewpoint, the expectations and occupation or activity of the receptor, and the importance of the view.

Viewpoint sensitivity is classified as:

- high (e.g. users of outdoor recreation facilities or centres of activity focused on the landscape, and occupiers of residential properties with views affected by the development),
- medium (e.g. people travelling through or past the affected landscape in cars or on public transport, i.e. viewing but not focused on the landscape), or
- low (e.g. people at their place of work or engaged in similar activities such as shopping, etc., whose attention will be focused on these activities).

The scale or magnitude of visual effects or the degree / quantity of change to the field of view (towards the site) resulting from the development. This takes into account the extent of the view that would be occupied by the intrusion, e.g. full, partial, glimpse, etc. including the distance of the viewpoint from the development and its effect on the importance of the development in the field of view, the proportion of the development or particular features that would be visible, and whether the view of the development would be static, or a sequence or transient (as seen from a moving vehicle).

The magnitude of change to each view is classified as:

- high (total loss of or major alteration to the key elements or characteristics of the view, and / or introduction of elements considered totally uncharacteristic in the context of the view),
- medium (partial loss of or alteration to one or more key elements or features, and / or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic in the context of the view),
- low (minor loss of or alteration to one or more key elements or characteristics, and / or introduction of elements that may not be uncharacteristic in the context), or
- negligible (very minor loss, alteration or introduction of elements of the view).

The significance of the impacts (both landscape and visual) is determined based on the measurement of the magnitude of change against the sensitivity to change:

Assessment / Grading of Impact Significance

		Sensitivity				
		High	Medium	Low		
Magnitude	High					High Significance
	Medium					Medium Significance
	Low					Low Significance
	Negligible					

The predicted impacts are also classified as beneficial, neutral or adverse. This is not an absolute exercise; in particular, visual receptors' attitudes to development, and thus their response to the impact of a development, will vary. However, the methodology applied is designed to provide robust justification for the conclusions drawn.

These qualitative impacts are defined as:

Adverse – Scheme at variance with landform, scale, pattern. Would degrade, diminish or destroy the integrity of valued features, elements or their setting or cause the quality of the landscape (townscape)/view to be diminished.

Neutral – Scheme complements the scale, landform and pattern of the landscape (townscape)/view and maintains landscape quality.

Beneficial – improves landscape (townscape)/view quality and character, fits with the scale, landform and pattern and enables the restoration of valued characteristic features or repairs / removes damage caused by existing land uses.

Impacts are also categorised according to their longevity or timescale:

Temporary – Lasting for one year or less

Short Term – Lasting one to seven years

Medium Term – Lasting seven to fifteen years

Long Term – Lasting fifteen years to sixty years

Permanent – Lasting over sixty years

A statement is made as to the appropriateness of the proposed development based on the combined assessment of the predicted landscape and visual impacts.

This methodology, in accordance with the various guidelines for LVIA, results in a conclusion as to the appropriateness of the proposed development based on objective assessment of its likely landscape and visual impacts

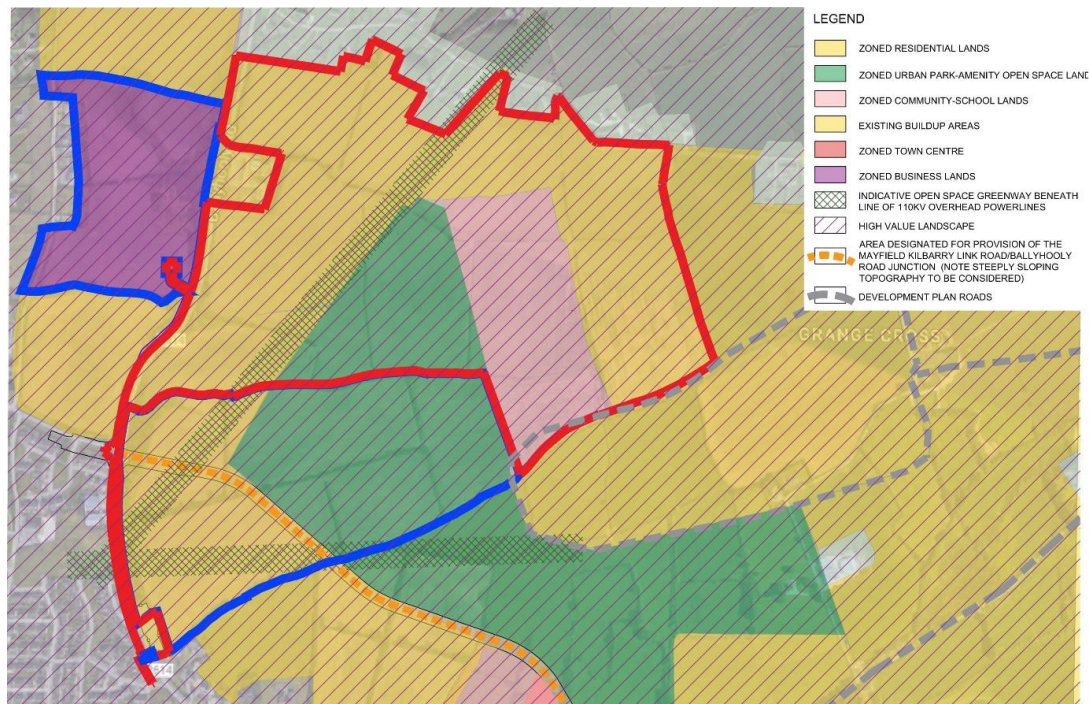
12.4 Receiving Environment (Baseline Description of Existing Conditions)

12.4.1 Planning Policy

The proposed development site is located in an area designated as High Value Landscape and is zoned for Medium B Residential Development (NE-R-08 & NE-R-09), Open Space for public recreation as an Urban Park (NE-O-04) and Service road within the Ballyvolane Urban Expansion Area (NE-U-03).

12.4.2 Site Description and Local Area Context

Map 12.1 Site Location & Context Plan



12.4.2.1 Site Location

Lahardane Development Site, Ballyvolane is located 2km, as the crow flies, to the north of Cork City centre in the Cork City North Environs 2 area. The site is positioned at the edge of the northern suburbs of the city where urban and rural landscapes meet. It is accessed along the R614 Ballyhooly Road which extends northwards from Ballyvolane Cross on the R635 North Ring Road.

12.4.2.2 Site Description

The site is rural in character, comprising a series of agricultural fields which are currently devoted to tillage farming. The fields boundaries are made up of a mixture of sod and stone hedge-banks, hedgerows and stone walls. The hedges are native in character and include species such as Hawthorn (*Crataegus monogyna*), Blackthorn (*Prunus spinosa*), Ash (*Fraxinus excelsior*), Sycamore (*Acer pseudoplatanus*), Holly (*Ilex aquifolium*) and Grey willow (*Salix cinerea*). The hedgerows vary in size and maturity across the site. Part of the northern site boundary is defined by ornamental Cypress hedging (*Cupressus* spp.)

One of the main characteristics of the site is its topography. The site rises from +61m O.D. in the south western corner of the site near Ballyhooly Road to +128m O.D. at its highest point. The physical character of the site gives rise to spectacular views across the surrounding landscape from elevated locations particularly in the northern part of the site.

The site is traversed by a 110kv ESB power line which is aligned on a north-south axis and a 38k line which runs east to west. The power lines are prominent features on the site although their prominence is reduced by the fact that their supporting structures are timber poles.

Drainage on the site is generally facilitated across the hillside contours south-westward toward the Ballyhooly Road.



Photograph 1 View south-westward from northern part of the site showing current use of lands for tillage



Photograph 2 View westward from elevated part of site toward suburban and industrial areas associated with the northern suburbs of the city



Photograph 3 View south-westward along the 110kv powerline wayleave corridor



Photograph 4 Example of tall and low-cut hedge banks on the site



Photograph 5 Northern section of the 110kv powerline wayleave corridor



Photograph 6 Example of existing sod and stone ditch on site

12.4.2.3 Local Area Land Use and Character

The local area in the vicinity of the site has a mixed-use character with significant suburban residential and commercial/industrial development concentrated to the west and south-west of the site on the western side of Ballyhooly Road.

To the north of the site there are a number of individual properties located along the local road to the north of the site, some of which back onto the subject site. The boundary between the subject site and these properties is defined by a mixture of established trees and hedges planting on the adjoining properties while for four of the properties the boundary vegetation is maintained at a relatively low height.

Further north the landscape is increasingly rural in character and devoted to agricultural use while there are a significant number of individual residential properties adjoining sections of the local road network.



Photograph 7 R614 Ballyhooly Road approach from Ballyhooly Cross



Photograph 8 View towards subject site from Mervue housing area



Photograph 9 View toward subject site from elevated part of housing area to the south-west of the site



Photograph 10 Local Road and properties to the north of the subject site



Photograph 11 View across north-eastern portion of the site showing current use of lands for tillage and the existing boundary hedge



Photograph 12 Existing houses to the north-east of the site



Photograph 13 View north-westward showing existing tree screen along site boundary



Photograph 14 Additional example of existing tree screen along northern site boundary

12.4.3 Proposed Development Description

The proposed development will consist of a strategic housing development including 753 residential units to be constructed in a series of phases (six neighbourhoods in total), a local centre including retail (2 no. units), a crèche, doctors surgery and community use unit and all associated and ancillary infrastructure, services and site development works.

The proposed 753 no. residential units are comprised of the following:

- 67 no. detached houses including 31 no. 4 bedroom units and 36 no. 3 bedroom units
- 278 no semi-detached houses including 41 no. 4 bedroom units and 237 no. 3 bedroom units
- 186 no. terrace houses including 18 no. 4 bedroom units, 96 no. 3 bedroom units and 72 no. 2 bedroom units
- 69 no. duplexes including 36 no. 3 bedroom units and 33 no. 2 bedroom units
- 153 no. apartments including 6 no. studio apartments, 42 no. 1 bedroom apartments, 79 no. 2 bedroom apartments and 26 no. 3 bedroom apartments. Three apartment blocks will be provided (2 no. in Neighbourhood 6 and 1 no. in Neighbourhood 2)

The proposed development includes a number of open spaces and play areas in addition to general landscaping, boundary treatments (including walls and landscaping to the houses to the north) and lands to the east, and landscaped parkland / greenway. The proposal includes an internal distributor road providing access to neighbouring lands, associated internal roads, car parking, pedestrian and cycle paths (providing access to neighbouring lands), public lighting, internal bus stops and turning area, bin storage (in apartment locations) and cycle parking and all site services infrastructure. The associated site and infrastructural works include water supply, foul and surface / storm water drainage infrastructure to local services and drains and 5 no. unit sub stations. The proposed development makes provision for two no. pumping stations (and connections to / from same), one in neighbourhood 5 and one adjacent to the Ballyhooly Road, with access, to serve this site and future lands as required by Irish Water.

Two no. vehicular accesses are proposed from the Ballyhooly Road and one no. access to / from the local road to the north of the site (pedestrian access points will also be allowed to the local road to the north), all including local road widening within applicant lands, resurfacing and boundary works. Signalisation of the Lower Dublin Hill / Ballyhooly Road Junction is also proposed along with the provision of a new bus stop on the eastern side of the Ballyhooly Road close to the junction of Lower Dublin Hill and the Ballyhooly Road. The application also provides for the reservation of lands to accommodate the widening of the Ballyhooly Road and the provision of new pedestrian and cyclist infrastructure along the eastern side of the Ballyhooly Road with crossing of same close to Mervue Lawn south of the proposed development.

Groundworks, excavation and ground reprofiling are required and proposed to provide a Distributor Road through the site and all development areas internally within the site. The proposed development also provides for the line diversion and partial undergrounding of the Kilbarry-Flaxfort-Mayfield 38kv line that traverses the landholding east / west, the removal of existing pylons and the provision of two new pylons one in the Lahardane Townland and one in the Ballincolly Townland and landscaping works within the 110 kv power line wayleaves that also traverse the site.

12.4.4 Landscape Characteristics and Values

The above descriptions identify an extensive range of characteristics and values of the receiving environment that might be affected by the proposed development. Landscape values can be described as the environmental or cultural benefits, including services and functions that are derived from various landscape attributes. These attributes will, in many instances, be the components and image of the landscape as already established in the assessment of landscape character". (Department of Environment, Heritage and Local Government, Landscape and Landscape Assessment Consultation Draft of Guidelines for Planning Authorities, 2000).

The Guidelines differentiate between enhancement values (values of a socio-economic nature pertaining to development and thus environmental change), and cultural, social or ecological conservation values (concerned with natural landscape integrity and the inclination towards constraint in terms of environmental change).

Enhancement values reflect where policy, inevitable change or degraded features provide the scope to restore, or the opportunity to alter, or create, a new characteristic. The enhancement values reflect change that is already occurring, as well as potential capacity of parts of the receiving environment.

The conservation values indicate those aspects of the receiving environment which are sensitive and could potentially be negatively impacted on by the proposed development. These values form the landscape and visual constraints to the proposed development.

12.4.4.1 Conservation Values

- Potential impact on sensitive receptors such as residents in the local suburban and rural landscape.
- Potential impact on designated scenic routes

- Potential impact on a High Value Landscape.

12.4.4.2 Enhancement Values

- Opportunity for innovative and sensitive design in the development of zoned housing lands whilst avoiding significant adverse landscape and visual impacts
- Potential to enhance the landscape infrastructure of the site.
- Potential to demonstrate best practice in delivering residential development in an urban fringe location in which topography is a significant constraint.

12.5 Potential Impact of the Proposal

12.5.1 Construction Phase

The development would generate traffic to and from the site throughout the construction phase associated with the deliveries and workforce. The site compound and the stripping and stockpiling of soil could give rise to impacts in the landscape.

12.5.2 Operational Phase

The proposed development could potentially have a significant visual impact on neighbouring properties and roads in the vicinity of the site. This would be created by the new residential neighbourhoods and associated houses, apartments and neighbourhood centre that would be presented. This would be a long-term / permanent and could potentially be an adverse impact.

12.5.3 Do nothing

Do nothing would involve the retention of the site in its current state. The development potential of the site would, therefore, remain unfulfilled.

12.6 Assessment of the Proposal

12.6.1 Landscape Impact – Construction and Operational Phase

The proposed residential development will radically alter the site, transforming it from tillage farmland to a series of residential neighbourhoods. This level of change is consistent with expectations for lands zoned for residential development and will arise from the provision of access infrastructure and the housing layouts which, in the steeper western part of the site, require cut and fill operations to provide suitable development platforms.

The assessment of landscape impact must consider the overall merits and qualities of the proposed residential development and the nature of mitigation measures provided as part of the proposals.

There are some significant site constraints to be considered. The presence of 110kv overhead power lines which traverse the site along with requirements for the provision of site access infrastructure which will also form part of servicing adjoining lands and the constraints imposed by topography mentioned above all present design challenges in the delivery of the proposed development.

In response to these constraints and challenges the design strategy for the site is based on: -

- Provision of short, medium and long-term remedial mitigation measures in the form of significant tree, woodland and hedgerow planting across the site on open spaces, along embankments arising from cut and fill operations, through the wayleave park corridor and along boundaries will mitigate the loss of those sections of hedgerows affected by the development and provide a sustainable landscape framework into which the development will be integrated as it matures.
- Conservation and enhancement of existing site assets such as boundary hedgerows wherever possible.
- Prioritisation of 'place making' as the key driver for the evolution of site layout, open space provision, permeability, connectivity and the accommodation of recreational facilities. Key features arising from this approach are: -
 - Legible hierarchy of access road and streets
 - The accommodation of neighbourhoods on development platforms which are cut into the hillside topography in the western part of the site to
 - Excellent passive supervision of public realm open spaces and route ways

These core design principles play an important role in defining the character of the new residential neighbourhoods, the nature of their relationship with the surrounding landscape and how they are experienced in local and distant views of the site by local residents and other receptors such as visitors and those travelling to and from the locality.

The sensitivity of the landscape resource is a function of its land use, landscape patterns and scale, visual enclosure and distribution of visual receptors and the value placed on the landscape (Refer to 1.1). The landscape sensitivity of the proposed development's receiving environment is classified as Medium: It exhibits positive character in respect of its location and designation as a High Value Landscape while development plan objectives for residential development on the site means that significant change on the site is inevitable.

The scale or magnitude of landscape effects (or the quantity of change) to be imposed on the landscape by the development is classified as High (partial loss of or alteration to one or more key elements or features, and / or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic in the context of the receiving environment).

On balance, there will be a predicted **High and Neutral Significance** of impact on Landscape Character. This conclusion acknowledges the significant change to landscape character which will arise from the development whilst also taking account of the emphasis placed in the design proposals on the delivery of quality residential environments and sustainable long term landscape infrastructure across the site that will provide for integration of the development in the sensitive hillside setting.

12.6.2 Visual Impact – Construction and Operational Phase

Based on the assessment of the landscape characteristics, values and sensitivities, 20 viewpoints were selected for assessment of visual amenity impact. These are divided into two categories, namely *Immediate Views (Micro Landscape)* and *More Distant Views (Macro Landscape)*.

Table 12.1 Viewpoints for Visual Impact Assessment

No	Location	Direction	Viewpoint Type	Distance to site
1	R614 Ballyhooly Road North of site	South	Public Road	0.4km
2	Local Road North of Site	West	Public Road	0.15km
3	Local Road North of Site	South	Public Road	Adjacent
4	Mervue Lawn Residential Area	North East	Residential Area	0.4km
5	Kinvara Close Residential Area	East	Residential Area	0.25km
6	L2980 North of Site	South	Residential Area	0.7km
7A	R614 Ballyhooly Road West of site	South	Public Road	Adjacent
7B	R614 Ballyhooly Road West of site	South East	Public Road	Adjacent
7C	R614 Ballyhooly Road West of site	South	Public Road	Adjacent
8	Carig Court Residential Area	East	Residential Area	0.5km
9	R635 at Entrance to The Glen	North East	Residential Area	1.7km
10A	R635 Ballyvolane Cross	North	Public Road	1.25km
10B	Ballyhooly Road at Glen River Park	North	Public Road	1.55km
10C	Murmount Park Residential Area	North	Residential Area	1.8km
11	Glenamoy Lawn Residential Area	North West	Residential Area	1.3km
12	Ard Bhaile Residential Area	North West	Residential Area	1.26km
13	Rathcooney Road	North	Public Road	0.7km
14	Local Road East of Site	West	Public Road	0.4km
15	Local Road at Ashgrove Renault Truck Dealer Site	South East	Public Road	2.5km
16	Errigal Heights, The Glen	North	Residential Area	2.0km

Distances from the site are from the viewpoint to the nearest boundary of the proposed development site. Figures 12.2a and 12.2b below illustrates the locations of the above viewpoints.

For each viewpoint that would be affected by the proposed development, the field of view towards the application site is briefly described and illustrated with a wide-angle photograph.

The potential visual impact on each viewpoint is assessed below, based on the degree / quantity of change to the field of view (towards the site) which would result from the proposed development and the sensitivity of the visual receptors at that location. The significance of the visual impact is scored and the quality of that impact. Photomontages are included to illustrate the proposed development, if visible, in each view. Landscape mitigation in the form of tree, woodland or hedge planting is shown at approximately year 5 after implementation.

Finally, a conclusion is made as to the predicted visual amenity impact in the operational phase and timescale.

Figure 12.2a Assessment Viewpoints Map

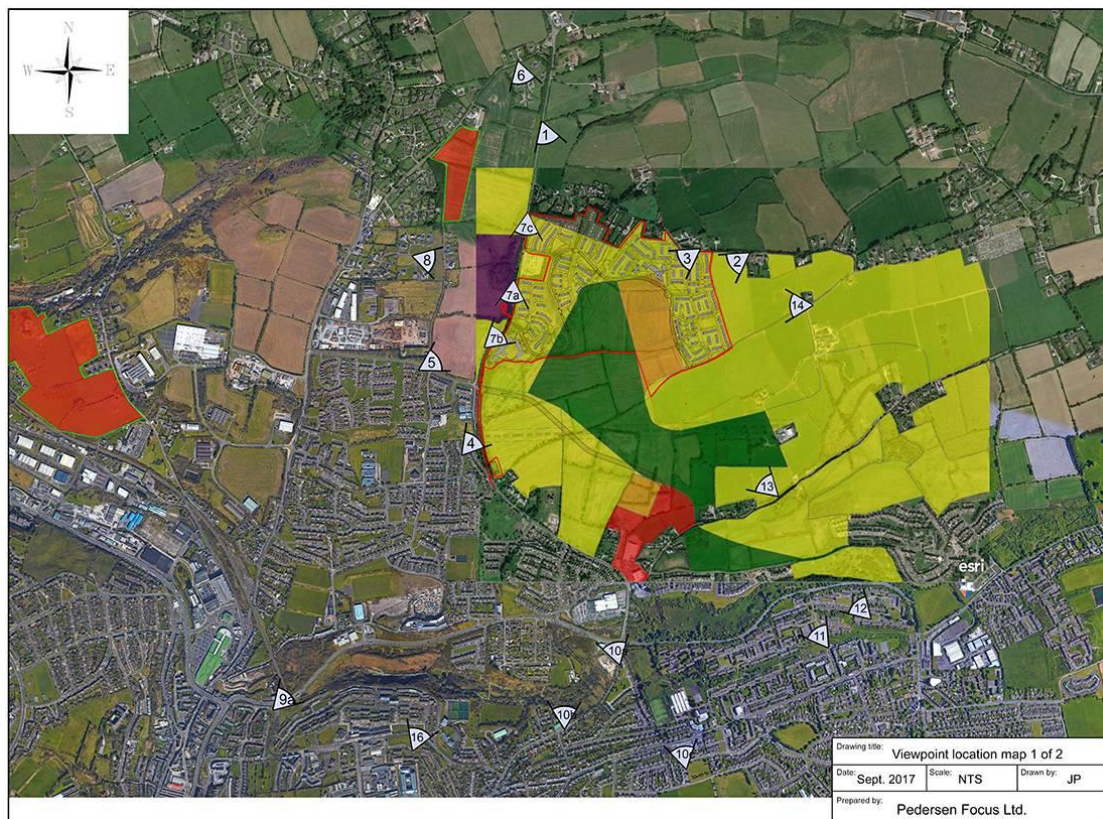
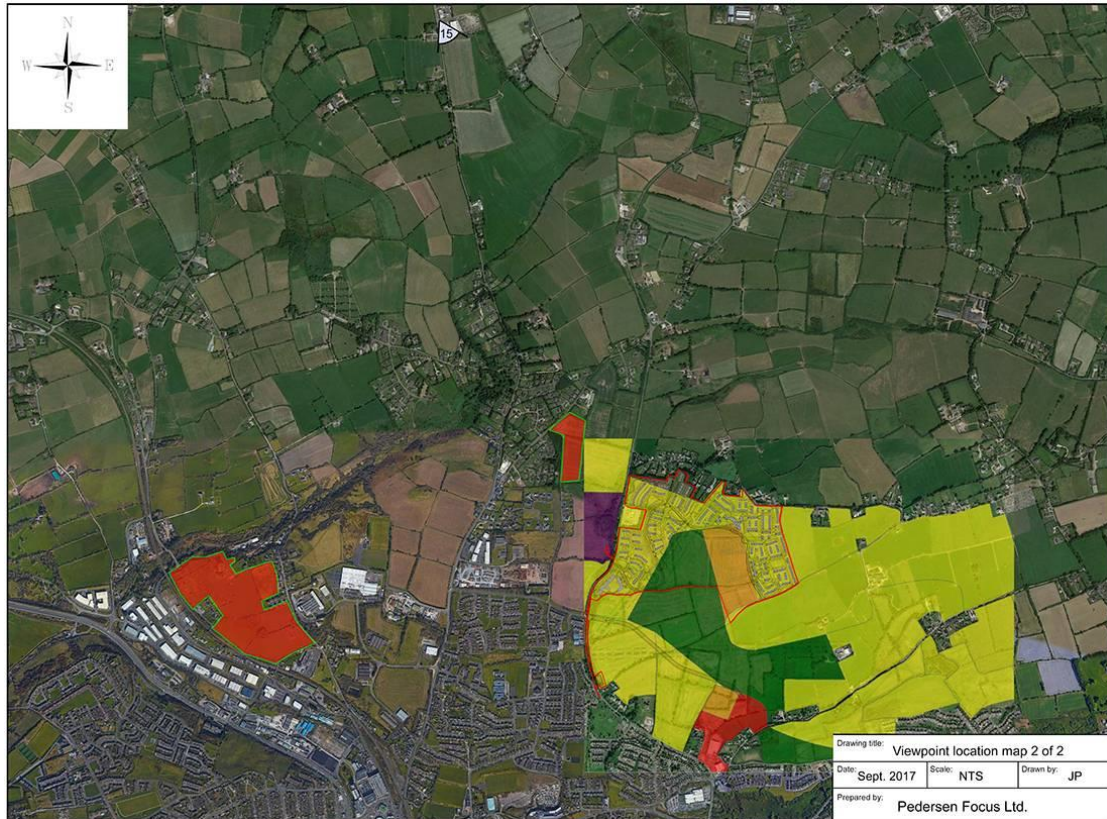


Figure 12.2b Assessment Viewpoints Map



Viewpoint 1 R614 Ballyhooly Road North of Site



Photograph 1a Viewpoint 1 Existing view



Photograph 1b Viewpoint 1 Photomontage view - Phase 1 development (not visible)



Photograph 1c Viewpoint 1 Photomontage view - Phase 2 development



Photograph 1d Viewpoint 1 Photomontage view - Phase 3 development (Phase 2 also visible)



Photograph 1e Viewpoint 1 Photomontage view - Phase 4 development (Phases 2 & 3 also visible)



Photograph 1f Viewpoint 1 Photomontage view - Phase 5 development not visible (Phases 2, 3, 4 visible)



Photograph 1g Viewpoint 1 Photomontage view - Phase 6 development (Phases 2,3 & 4 also visible)

Description of View

The selected viewpoint is located approximately 0.4km to the north of the proposed development site on the R635 Ballyhooly Road.

Existing View

The view southward shows the rural character of the area which is generally defined by the hedge-bound fields. The northern edge of the subject site is located in the middle distance on the far side of the residential properties in the view.

Proposed View and Mitigation

The photomontages show that phases 2, 3 & 4 of the proposed development will be visible from this location. Visual impact relates to the manner in which sections of the phased developments appear on the elevated slopes.

Remedial mitigation measures in the form of tree planting on the site will mitigate visual impacts as it matures in the medium to long term screening elevations and integrating the housing on the hillside in the landscape setting.

VIA Result

- The viewpoint sensitivity is considered high given the nature of the location as a routeway into Cork City and the *High Value Landscape* designation associated with the landscape setting.
- The degree of change from this viewpoint is high given the prominence of development phases 2,3 & 4 in the view.
- The significance of the visual impact is high and adverse in the short term and high and neutral in the medium to long term as mitigation measures in the form of tree planting take effect.

During the construction phase the degree of change would be medium and the significance of this would be medium adverse.

Viewpoint 2 Local Road North of Site



Photograph 2a Viewpoint 2 Existing view



Photograph 2b Viewpoint 2 Photomontage view - Phase 1 development (not visible)



Photograph 2c Viewpoint 2 Photomontage view - Phase 2 development



Photograph 2d Viewpoint 2 Photomontage view - Phase 3 development not visible (Phase 2 visible)



Photograph 2e Viewpoint 2 Photomontage view - Phase 4 development not visible (Phase 2 visible)



Photograph 2f Viewpoint 2 Photomontage view - Phase 5 development (Phase 2 also visible)



Photograph 2g Viewpoint 2 Photomontage view - Phase 6 development not visible (Phases 2 & 5 visible)

Description of View

The selected viewpoint is located approximately 0.15km to the north of the proposed development site on a local access road adjacent to houses.

Existing View

The view reveals the rural character of the location comprised of hedge-bound fields. Part of the proposed development site is visible in the middle distance. The flat nature of the north-eastern part of the site is evident.

Proposed View and Mitigation

The photomontages show that phases 2 and 5 of the proposed development will be visible from this location. Visual impact relates to the rear elevations and gable ends of the houses which are situated along the eastern boundary of the site. Remedial mitigation measures in the form of specimen tree planting will augment the existing boundary hedgerow to screen the elevations and integrate the housing in the landscape setting.

VIA Result

- The viewpoint sensitivity is considered high given the presence of residential properties along the road.
- The degree of change from this viewpoint is high given the prominence of development phases 2 and 5 in the view.
- The significance of the visual impact is high and adverse in the short term reflecting the nature of change in the rural landscape and high and neutral in the medium to long term as mitigation measures in the form of tree and hedgerow planting take effect and provide a vegetative screen along the subject site boundary.

During the construction phase the degree of change would be medium and the significance of this would be medium adverse.

Viewpoint 3 Local Road North of Site



Photograph 3a Viewpoint 3 Existing view



Photograph 3b Viewpoint 3 Photomontage view - Phase 1 development not visible



Photograph 3c Viewpoint 3 Photomontage view - Phase 2 development



Photograph 3d Viewpoint 3 Photomontage view - Phase 3 development not visible (Phase 2 visible)



Photograph 3e Viewpoint 3 Photomontage view - Phase 4 development not visible (Phase 2 visible)



Photograph 3f Viewpoint 3 Photomontage view - Phase 5 development not visible (Phase 2 visible)



Photograph 3g Viewpoint 3 Photomontage view - Phase 6 development not visible (Phase 2 visible)

Description of View

The selected viewpoint is located adjacent to the proposed development site on a local access road adjacent to existing houses.

Proposed View and Mitigation

The photomontage shows that phase 2 of the proposed development will be represent a significant intervention in the landscape setting transforming the agricultural fields to a residential environment. The positive qualities of the development include the quality of finishes in house elevations and the manner in which they overlook and complement the public open space. The boundary stone wall and tree planting provide an additional sense of quality and sense of place.

VIA Result

- The viewpoint sensitivity is considered high given the presence of residential properties along the road.
- The degree of change from this viewpoint is high given the prominence of development phases 2 and in the view.
- The significance of the visual impact is high and neutral in the short term and high and beneficial in the medium to long term given as tree planting matures and softens the profile of the new residential environment along the local road.

During the construction phase the degree of change would be high and the significance of this would be medium adverse.

Viewpoint 4 Mervue Lawn Residential Area



Photograph 4a Viewpoint 4 Existing view



Photograph 4b Viewpoint 4 Photomontage view - Phase 1 development not visible



Photograph 4c Viewpoint 4 Photomontage view - Phase 2 development not visible



Photograph 4d Viewpoint 4 Photomontage view Phase 3 development small element on ridge line



Photograph 4e Viewpoint 4 Photomontage view - Phase 4 small element on ridge line



Photograph 4f Viewpoint 4 Photomontage view- Phase 5 development not visible (Phase 3 & 4 partially visible)



Photograph 4g Viewpoint 4 Photomontage view Phase 6 development

Description of View

The selected viewpoint is located approximately 0.4km to the south-west of the proposed development site in Mervue Lawn residential area.

Existing View

The view shows a somewhat mixed character in which the suburban style semi-detached houses are positioned against a backdrop of rural fields and hedgerows. The southern boundary of the proposed development site is defined by the hedgerow on the brow of the local hill in the background.

Proposed View and Mitigation

The photomontages show that a small element of phases 3 and 4 will be visible from this location but this will not incur significant visual impact. Phase 6 development will be visible, however, as the upper parts of the proposed apartment blocks appear above the brow of the hill in the background. The apartment blocks will signal the nature of the change affecting the subject site and will become a landmark in the local landscape.

VIA Result

- The viewpoint sensitivity is considered high given the nature of the residential location.
- The degree of change from this viewpoint is medium given the prominence of development phase 6 in the view.
- The significance of the visual impact is high and adverse in the short term reflecting the prominence of the apartment blocks on the skyline and high and neutral in the medium to long term as the proposed planting to the south of the apartments matures and softens the visual impact of the elevations.

During the construction phase the degree of change would be medium and the significance of this would be low adverse.

Viewpoint 5 Kinvara Close Residential Area



Photograph 5a Viewpoint 5 Existing view



Photograph 5b Viewpoint 5 Photomontage view - Phase 1 development



Photograph 5c Viewpoint 5 Photomontage view - Phase 2 development (Phase 2 also visible)



Photograph 5d Viewpoint 5 Photomontage view- Phase 3 development (Phases 2 & 3 also visible)



Photograph 5e Viewpoint 5 Photomontage view - Phase 4 development (Phases 1, 2 & 3 also visible)



Photograph 5f Viewpoint 5 Photomontage view - Phase 5 development (Phases 1, 2, 3 & 4 also visible)



Photograph 5g Viewpoint 5 Photomontage view - Phase 6 development (Phases 1, 2, 3, 4 & 5 also visible)

Description of View

The selected viewpoint is located approximately 0.25km to the south-west of the proposed development site in Kinvara Close residential area.

Existing View

The location facilitates a significant view across large parts of the proposed development site which reveals its rural character and variable topography which prevails in the locality. The site is currently devoted to tillage farming and is made up of a series of fields the boundaries of which are defined by native hedge-banks and hedges of varying height.

Proposed View and Mitigation

The photomontages show the sequence of development on the site from phase 1 through to phase 6.

Phase 1 development sits centrally in the view below the skyline. It constitutes a prominent intervention but sits below the ridgeline in the background. Proposed mitigation measures in the form of infrastructure planting are also evident, the benefits of which will increase as the planting matures in the medium to long term.

Phase 2 development is located in the upper part of the site where part of it will appear on the brow of the hillside. Tree planting along the eastern edge of the wayleave park corridor will assist in mitigating visual impacts and will provide significant landscape infrastructure on the site as it matures.

Phase 3 development is located between phase 1 and phase 2 developments and will have the effect of increasing the development footprint on the site. Tree planting will again provide a partial visual screen as it matures.

Phase 4 development to the left-hand side of the view will be well-integrated relative to site topography topography and will not, therefore, incur significant visual impact.

Phase 5 development will extend the development footprint across the upper part of the site. This will be mitigated by tree planting which will occur along the distributor road corridor which will have increasing effect as it matures.

Phase 6 apartments will be the most prominent element of the development given their relative scale and position in the view. The siting of the apartments at the south-western corner of the site where the development platform is cut into the rolling topography of the site, however, means that more significant visual impacts are avoided. Remedial mitigation is provided in the form of tree and woodland screen planting along Ballyhooly Road which will soften the apartment block elevations as it matures.

VIA Result

- The viewpoint sensitivity is considered high given the residential nature of the location and the *High Value Landscape* designation associated with the landscape setting.
- The degree of change from this viewpoint is high given the prominence of development phases 1,2,5 and 6 in the view.
- The overall significance of the visual impact is high and adverse in the short term reflecting the prominence of the various phases of development and high and neutral in the medium to long term as the proposed infrastructure planting across the site matures and provides a landscape framework into which the development will be incorporated.

During the construction phase the degree of change would be high and the significance of this would be medium adverse and temporary.

Viewpoint 6 L2980 North of Site



Photograph 6a Viewpoint 6 Existing view



Photograph 6b Viewpoint 6 Photomontage view - Phase 1 development not visible



Photograph 6c Viewpoint 6 Photomontage view Phase 2 development



Photograph 6d Viewpoint 6 Photomontage view Phase 3 development (Phase 2 also visible)



Photograph 6e Viewpoint 6 Photomontage view Phase 4 development (Phases 2 & 3 also visible)



Photograph 6f Viewpoint 6 Photomontage view - Phase 5 development not visible (Phases 2, 3 & 4 also visible)



Photograph 6g Viewpoint 6 Photomontage view - Phase 6 development not visible (Phases 2, 3 & 4 also visible)

Description of View

The selected viewpoint is located approximately 0.7km to the north of the proposed development site in a residential cluster off the L2980.

Existing View

The view shows a local low-density residential cluster set against the backdrop of the hillside on which the proposed development site is located. The open area on the hillside forms part of the subject site.

Proposed View and Mitigation

The photomontage views show that phases 2, 3 and 4 will be the most prominent development phases from this location.

The western edge of Phase 2 houses located on high ground to the north of the subject site will be visible on the skyline from this location.

Phase 3 houses will also be visible but will be less prominent situated as they are on lower ground. Similarly, Phase 4 is visible but not prominent in the view. Tree planting associated with phases 3 and 4 will mitigate visual impact as it matures

Phases 1 not incur significant visual impact while phases 5 and 6 will not incur any change in the view.

VIA Result

- The viewpoint sensitivity is considered high given the residential nature of the location.
- The degree of change from this viewpoint is low for phases 1, no change for phases 5 and 6 and high for phases 3, 4 and 5.

- The significance of the visual impact is medium neutral for phase1, no change for phases 5 and 6, high and high adverse for phase 2, 3 and 4 in the short term and medium neutral for phase 1, no change for phases 5, high neutral for phases 3 and 4 as proposed mitigation measures take effect and medium adverse for phase 2 given its position on the ridge.

During the construction phase the degree of change would be low and the significance of this would be low neutral.

Viewpoint 7A R614 Ballyhooly Road West of Site



Photograph 7Aa Viewpoint 7a Existing view



Photograph 7Ab Viewpoint 7a Photomontage view - Phase 1 development



Photograph 7Ac Viewpoint 7a Photomontage view - Phase 2 development not visible (Phase 1 visible)



Photograph 7Ad Viewpoint 7a Photomontage view - Phase 3 development not visible (Phase 1 visible)



Photograph 7Ae Viewpoint 7a Photomontage view Phase 4 development not visible (Phase 1 visible)



Photograph 7Af Viewpoint 7a Photomontage view - Phase 5 development not visible (Phase 1 visible)



Photograph 7Ag Viewpoint 7a Photomontage view Phase 6 development (Phase 1 also visible)

Description of View

The selected viewpoint is located on the R614 Ballyhooly Road to the north of the main entrance to the site.

Existing View

The view reveals the nature of the Ballyhooly Road immediately adjacent to the site and the level of screening provided by roadside hedges along this section of road which screen the site from view.

Proposed View and Mitigation

The photomontage views show that phases 1 and 6 will be the most prominent development phases from this location.

Phase 1 houses will be evident, demonstrating the nature of change on the site as residential development is delivered. The embankment along the Ballyhooly Road site boundary, however, allows for the planting of a tree screen which will soften the impact of the housing units and provide definition along this stretch of road in keeping with the local area character.

Phase 6 apartments will be a prominent feature in the view given their relative height and scale. While similar landscape treatment will be applied to the roadside embankment adjacent to the apartments, they will be a notable feature along the road. In this regard they will function as a local landmark and will signify the main entrance to the site.

VIA Result

- The viewpoint sensitivity is considered high given the nature of the location as a routeway into Cork City.

- The degree of change from this viewpoint is high given the level of significant change that will take place on the site in close proximity to the Ballyhooly Road boundary.
- The significance of the visual impact for phases 1 and 6 is high and adverse in the short term reflecting the initial impact of development and high and neutral in the medium to long term as the proposed infrastructure planting along the road boundary matures providing screening a landscape framework into which the development will be incorporated.

During the construction phase the degree of change would be high and the significance of this would be medium adverse.

Viewpoint 7B R614 Ballyhooly Road West of Site



Photograph 7Ba Viewpoint 7B Existing view



Photograph 7Bb Viewpoint 7B Photomontage view Phase 1 development



Photograph 7Cb Viewpoint 7B Photomontage view - Phase 2 development in background (Phase 1 also visible)



Photograph 7Bd Viewpoint 7B Photomontage view - Phase 3 development in background (Phases 1 & 2 also visible)



Photograph 7Be Viewpoint 7B Photomontage view - Phase 4 development not visible (Phases 1 & 2 visible)



Photograph 7Bf Viewpoint 7B Photomontage view - Phase 5 development not visible (Phases 1 & 2 visible)



Photograph 7Bg Viewpoint 7B Photomontage view Phase 6 development (Phase 1 also visible)

Description of View

The selected viewpoint is located on the R614 Ballyhooly Road adjacent to the south-western boundary of the proposed development site.

Existing View

The existing view shows that the low boundary hedge along this section of the Ballyhooly Road facilitates views across the south-western corner of the site revealing the undulating nature of the local topography.

Proposed View and Mitigation

The photomontage views show that phases 1 and 6 will be the most prominent development phases from this location.

Phase 1 houses will be evident along the road signalling the nature of change on the site as the zoning of the site for residential development is delivered. Proposed planting along the Ballyhooly Road site boundary and within phase 1, will have a beneficial effect in softening the impact of the houses as it matures.

Phase 3 will appear to the north of Phase 1 and will add to the footprint of development on the site sitting at a slightly higher level than phase 1.

Phase 6 apartments will have the effect of dominating the view given their relative height and scale. The proposed tree screen on the roadside embankment, however, will have a softening effect as it matures to provides planting infrastructure along Ballyhooly Road which can be managed to allowing filtered views from the apartments over the proposed roadside pedestrian/cyclist path.

VIA Result

- The viewpoint sensitivity is considered high given the nature of the location as a routeway to and from Cork City and the *High Value Landscape* designation associated with the landscape setting.
- The degree of change from this viewpoint is high given the level of significant change that will take place on the site in close proximity to the Ballyhooly Road boundary.
- The overall significance of the visual impact for phases 1 and 3 is high and neutral of in the short term reflecting the manner in which these development phases are integrated in the local topography and high and adverse for phase 6 reflecting the initial level of impact along the road and high and neutral in the medium to long term for the three phases as proposed infrastructure planting matures and significantly mitigates impact in respect of the phase 6 apartments in the foreground.

During the construction phase the degree of change would be high and the significance of this would be medium adverse.

Viewpoint 7C R614 Ballyhooly Road West of Site



Photograph 7Ca Viewpoint 7C Existing view



Photograph 7Cb Viewpoint 7C Photomontage view - Phase 1 development not visible



Photograph 7Cc Viewpoint 7C Photomontage view - Phase 2 development not visible



Photograph 7Cd Viewpoint 7C Photomontage view - Phase 3 development not visible



Photograph 7Ce Viewpoint 7C Photomontage view - Phase 4 development not visible



Photograph 7Cf Viewpoint 7C Photomontage view - Phase 5 development not visible



Photograph 7Cg Viewpoint 7C Photomontage view Phase 6 development not visible

Description of View

The selected viewpoint is located on the R614 Ballyhooly Road adjacent to the north-western extremity of the proposed development site.

Existing View

The view reveals the nature of the Ballyhooly Road immediately adjacent to the site and the level of screening provided by roadside hedges along this section of road which screen the site from view.

Proposed View and Mitigation

The photomontage views show that phase 4 will be the most prominent development phases from this location.

Phase 4 houses will be evident along the road signalling the nature of change on the site as the zoning of the site for residential development is delivered. The embankment along the Ballyhooly Road site boundary, however, allows for the planting of a native tree screen which will soften the impact of the housing units and provide definition along the local in keeping with the local area character.

VIA Result

- The viewpoint sensitivity is considered high given the nature of the location as a routeway into Cork City.
- The degree of change from this viewpoint is high as phase 4 houses will be visible immediately after construction.
- The overall significance of the visual impact is high and neutral in the short term reflecting the relatively low level of impact which will be experienced and high and neutral in the medium to long term as the proposed infrastructure

planting along the boundary with Ballyhooly Road matures providing significant planting infrastructure along the site boundary.

During the construction phase the degree of change would be medium and the significance of this would be medium adverse.

Viewpoint 8 Carig Court Residential Area



Photograph 8a Viewpoint 8 Existing view



Photograph 8b Viewpoint 8 Photomontage view - Phase 1 development not visible



Photograph 8c Viewpoint 8 Photomontage view Phase 2 development



Photograph 8d Viewpoint 8 Photomontage view Phase 3 development (Phase 2 also visible)



Photograph 8e Viewpoint 8 Photomontage view Phase 4 development (Phase 2 & 3 also visible)



Photograph 8f Viewpoint 8 Photomontage view Phase 5 development not visible (Phases 2, 3 & 4 visible)



Photograph 8g Viewpoint 8 Photomontage view - Phase 6 development not visible (Phases 2, 3 & 4 visible)

Description of View

The selected viewpoint is located approximately 0.5km to the west of the proposed development site.

Existing View

The view shows the edge of the residential estate and some additional houses in the middle-distance set against the backdrop of the hillside on which the proposed development site is located. The open area on the hillside forms part of the subject site.

Proposed View and Mitigation

The photomontage views show that phase 2 will be the most prominent development phase from this location given its position on the highest part of the site.

Phases 3 and 4 will be partially visible not prominent while phases 1, 5 and 6 will not incur any change.

VIA Result

- The viewpoint sensitivity is considered high given the residential nature of the location.
- The degree of change for phase 2 is medium in the context of existing housing in the view and low for phases 3 and 4.
- The significance of the visual impact is high neutral for phase 2 and medium neutral for phases 3 and 4 in the short term and high neutral for phase 2 and medium neutral for phases 3 and 4 in the medium to long term as tree planting through the site softens the new built environment.

During the construction phase the degree of change would be low and the significance of this would be low neutral.

Viewpoint 9 R635 at Entrance to The Glen Housing Area



Photograph 9a Viewpoint 9A Existing view



Photograph 9b Viewpoint 9A Photomontage view - Phase 1 development not visible



Photograph 9c Viewpoint 9A Photomontage view - Phase 2 development not visible



Photograph 9d Viewpoint 9A Photomontage view - Phase 3 development not visible



Photograph 9e Viewpoint 9A Photomontage view Phase 4 development



Photograph 9f Viewpoint 9A Photomontage view - Phase 5 development not visible



Photograph 9g Viewpoint 9A Photomontage view - Phase 6 development not visible

Description of View

The selected viewpoint is located approximately 1.7km to the south-west of the proposed development site at the junction between the North Ring Road R635 and The Glen housing area.

Existing View

The view shows the North Ring Road and housing developments to either side of it. The variation in topography is evident in the view giving rise to prominent housing areas on the distant ridge. The proposed development site is not visible from this location.

Proposed View and Mitigation

The proposed development will not be visible from this location given the manner in which it will be screened from view on the far side of the distant ridge landform.

VIA Result

- The viewpoint sensitivity is considered high given the residential nature of the location and the profile of the North Ring Road as a busy route around the city.
- The degree of change from this viewpoint is no change given the manner in which it will be screened from view by the distant ridge landform.
- The significance of visual impact is no change given the manner in which it will be screened from view by the distant ridge landform.

During the construction phase there will be no visual impacts experienced.

Viewpoint 10A R635 Ballyvolane Cross



Photograph 10Aa Viewpoint 10A Existing view



Photograph 10Ab Viewpoint 10A Photomontage view - Phase 1 development not visible



Photograph 10Ac Viewpoint 10A Photomontage view - Phase 2 development not visible



Photograph 10Ad Viewpoint 10A Photomontage view - Phase 3 development not visible



Photograph 10Ae Viewpoint 10A Photomontage view- Phase 4 development not visible



Photograph 10Af Viewpoint 10A Photomontage view- Phase 5 development not visible



Photograph 10Ag Viewpoint 10A Photomontage view - Phase 6 development not visible

Description of View

The selected viewpoint is located approximately 1.25km to the south of the proposed development site near Ballyvolane Cross on the R635 North Ring Road.

Existing View

The view shows the busy Ballyvolane Junction and the backdrop of high ground to the north of the ring road which contains a mixture of residential development and agricultural lands. The proposed development site is located to the north of the distant ridge.

Proposed View and Mitigation

The proposed development will not be visible from this location given the manner in which it is screened by the distant ridge landform.

VIA Result

- The viewpoint sensitivity is considered high given the residential nature of the location and the profile of the North Ring Road and Ballyhooly Road as a busy city route.
- The degree of change from this viewpoint is no change given the manner in which it will be screened from view by the distant ridge landform.
- The significance of visual impact is no change given the manner in which it will be screened from view by the distant ridge landform.

During the construction phase there will be no visual impacts experienced.

Viewpoint 10B Ballyhooly Road at Glen River Park



Photograph 10Ba Viewpoint 10B Existing view



Photograph 10Bb Viewpoint 10B Photomontage view - Phase 1 development not visible



Photograph 10Bc Viewpoint 10B Photomontage view - Phase 2 development not visible



Photograph 10Bd Viewpoint 10B Photomontage view - Phase 3 development not visible



Photograph 10Be Viewpoint 10B Photomontage view - Phase 4 development not visible



Photograph 10Bf Viewpoint 10B Photomontage view Phase 5 development



Photograph 10Bg Viewpoint 10B Photomontage view - Phase 6 development not visible (Phase 5 visible)

Description of View

The selected viewpoint is located approximately 1.5km to the south of the proposed development site on the Ballyhooly Road at the Glen River Park car park.

Existing View

The view from this position reveals the variation in local topography and the nature of residential development situated on the high ground to the north of the North Ring Road corridor. The proposed development site is located on the far side of the distant ridge.

Proposed View and Mitigation

The photomontages show that houses located at the southern extremity of phase 5 will be visible along a short section of the distant ridge. Visual impact is partially mitigated by distance in this instance while the tree planting along the southern boundary of the site will provide additional significant mitigation as it matures.

VIA Result

- The viewpoint sensitivity is considered high given the residential nature of the location and the status of the car park as a busy public facility.
- The degree of change from this viewpoint is low given the diminishing effect of distance and the relatively small portion of the proposed development which is visible.
- The significance of the visual impact is high neutral for phase 5 in the short term and high neutral in the medium to long term as distance has a significant diminishing effect and tree planting measures along the southern boundary of the site will screen the houses as it matures.

During the construction phase the degree of change would be low and the significance of this would be low neutral.

Viewpoint 10C Murmount Park Residential Area



Photograph 10Ca Viewpoint 10C Existing view



Photograph 10Cb Viewpoint 10C Photomontage view - Phase 1 development not visible



Photograph 10Cc Viewpoint 10C Photomontage view - Phase 2 development imperceptible



Photograph 10Cd Viewpoint 10C Photomontage view - Phase 3 development imperceptible



Photograph 10Ce Viewpoint 10C Photomontage view - Phase 4 development not visible



Photograph 10Cf Viewpoint 10C Photomontage view - Phase 5 development not visible



Photograph 10Cg Viewpoint 10C Photomontage view - Phase 6 development imperceptible

Description of View

The selected viewpoint is located approximately 1.8km to the south of the proposed development site at Murmount Park Housing Area.

Existing View

The high ground associated with this viewpoint facilitates panoramic views across residential areas located along the north ring road and beyond to the rural hinterland.

Proposed View and Mitigation

A small portion of the apartment blocks in the south-western corner of the site will be visible from this location as indicated in the photomontage image but this will not incur significant visual impact from this distance.

VIA Result

- The viewpoint sensitivity is considered high given the residential nature of the location.
- The degree of change from this viewpoint will be low as while elements of phases 2, 3 and 6 will appear in the view they will be insignificant given the diminishing effect of the significant distance from this location.
- The significance of visual impact is medium neutral given that the proposed development phases will not incur significant visual impact in the view given the diminishing effect of distance from this location.

During the construction phase there will be no visual impacts experienced.

Viewpoint 11 Glenamoy Lawn Residential Area



Photograph 11a Viewpoint 11 Existing view



Photograph 11b Viewpoint 11 Photomontage view - Phase 1 development not visible



Photograph 11c Viewpoint 11 Photomontage view - Phase 2 development not visible



Photograph 11d Viewpoint 11 Photomontage view - Phase 3 development not visible



Photograph 11e Viewpoint 11 Photomontage view - Phase 4 development not visible



Photograph 11f Viewpoint 11 Photomontage view Phase 5 development



Photograph 11g Viewpoint 11 Photomontage view - Phase 6 development not visible (Phase 5 visible)

Description of View

The selected viewpoint is located approximately 1.3km to the south of the proposed development site at Glenamoy housing area.

Existing View

The view shows the Glen River valley landscape with residential development on the southern valley slopes in the foreground and a landscape of rural character on the distant ridge to the north. The view reveals the mixed character the northern fringes of the city. The proposed development site is located on the far side of the distant ridge.

Proposed View and Mitigation

The photomontage view shows that phases 1,2,3,4, & 6 will not be visible from this location. While the southern edge of phase 5 will be visible on the distant ridgeline visual impact will have a diminishing effect and tree planting measures along the subject site boundary will screen the houses as it matures.

VIA Result

- The viewpoint sensitivity is considered high given the residential nature of the location.
- The degree of change from this viewpoint will be medium given the diminishing effect of distance from this location.
- The significance of the visual impact is high neutral in the short term given the diminishing effect of distance and high neutral in the medium to long term as tree planting along the southern boundary of the site screens the houses.

During the construction phase the degree of change would be low and the significance of this would be low neutral.

Viewpoint 12 Ard Bhaile Residential Area



Photograph 12a Viewpoint 12 Existing view



Photograph 12b Viewpoint 12 Photomontage view - Phase 1 development not visible



Photograph 12c Viewpoint 12 Photomontage view - Phase 2 development not visible



Photograph 12d Viewpoint 12 Photomontage view - Phase 3 development not visible



Photograph 12e Viewpoint 12 Photomontage view - Phase 4 development not visible



Photograph 12f Viewpoint 12 Photomontage view - Phase 5 development not visible



Photograph 12g Viewpoint 12 Photomontage view - Phase 6 development not visible

Description of View

The selected viewpoint is located approximately 1.3km to the south-east of the proposed development site at Ard Bhaile housing area.

Existing View

The view shows residential development located to the south of the Glen River valley and the backdrop of the northern ridge of the valley which is rural in character. The view reveals the mixed character of the northern suburban fringes of the city. The proposed development site is located on the far side of the distant ridge.

Proposed View and Mitigation

The proposed development will not be visible from this location given the manner in which it will be screened by the distant ridge landform.

VIA Result

- The viewpoint sensitivity is considered high given the residential nature of the location.
- The degree of change from this viewpoint is no change given the manner in which it will be screened from view by the distant ridge landform.
- The significance of visual impact is no change given the manner in which it will be screened from view by the distant ridge landform.

During the construction phase there will be no visual impacts experienced.

Viewpoint 13 Rathcooney Road



Photograph 13a Viewpoint 13 Existing view



Photograph 13b Viewpoint 13 Photomontage view - Phase 1 development not visible



Photograph 13c Viewpoint 13 Photomontage view - Phase 2 development not visible



Photograph 13d Viewpoint 13 Photomontage view - Phase 3 development not visible



Photograph 13e Viewpoint 13 Photomontage view - Phase 4 development not visible



Photograph 13f Viewpoint 13 Photomontage view Phase 5 development



Photograph 13g Viewpoint 13 Photomontage view - Phase 6 development not visible (Phase 5 visible)

Description of View

The selected viewpoint is located approximately 0.7km to the south of the proposed development site on the Rathcooney Road.

Existing View

The view shows the field and hedgerow landscape structure which defines much of the character of the local ridge landscape.

Proposed View and Mitigation

A small section of phase 5 housing will be visible from this location. It will, however, be screened by existing vegetation in the middle distance particularly during the summer months when in full leaf. Additional screening will also be provided by the proposed tree planting along the subject site boundary.

VIA Result

- The viewpoint sensitivity is considered high given the *high value* landscape designation associated with the area.
- The degree of change from this viewpoint will be low as only the upper portions of a small number of houses will be visible from this location.
- The significance of visual impact is medium neutral in the short term and medium neutral in the medium to long term as while a small number of housing units will be partially visible in the short term, they will be screened from view in the medium to long term as remedial tree planting measures along the subject site boundary matures.

During the construction phase the degree of change would be low and the significance of this would be low neutral.

Viewpoint 14 Local Road East of Site



Photograph 14a Viewpoint 14 Existing view



Photograph 14b Viewpoint 14 Photomontage view - Phase 1 development not visible



Photograph 14c Viewpoint 14 Photomontage view Phase 2 development



Photograph 14d Viewpoint 14 Photomontage view - Phase 3 development not visible (Phase 2 visible)



Photograph 14e Viewpoint 14 Photomontage view - Phase 4 development not visible (Phase 2 visible)



Photograph 14f Viewpoint 14 Photomontage view Phase 5 development (Phase 2 also visible)



Photograph 14g Viewpoint 14 Photomontage view - Phase 6 development not visible (Phases 2 & 5 visible)

Description of View

The selected viewpoint is located approximately 0.4km to the east of the proposed development site on a local access road.

Existing View

The view shows the rural nature of the landscape located to the east of the proposed development site adjacent to a residential property. The proposed development site is located to the far side of the hedgerow in the distance.

Proposed View and Mitigation

The photomontage views show that Phases 2 and 5 will be visible from this location along the eastern boundary of the subject site while phases 1,3,4 and 6 will not be visible. Phases 2 and 5 will be partially screened by the existing site boundary hedgerow and this will be augmented with additional tree planting to screen the houses in the medium to long term, thus integrating the houses in the landscape setting.

VIA Result

- The viewpoint sensitivity is considered high given the residential nature of the location.
- The degree of change from this viewpoint in respect of phases 2 and 5 will be medium given the prominence of the houses in the view.
- The significance of visual impact is high adverse in the short term given the profile of phases 2 and 5 and high neutral in the medium to long term as remedial tree planting measures along the subject site boundary matures and screens the house elevations, thereby integrating the development in the landscape.

During the construction phase the degree of change would be medium and the significance of this would be low adverse.

Viewpoint 15 Local Road North West of Site at Ashgrove



Photograph 15a Viewpoint 15 Existing view



Photograph 15b Viewpoint 15 Photomontage view - Phase 1 development imperceptible



Photograph 15c Viewpoint 15 Photomontage view - Phase 2 development imperceptible



Photograph 15d Viewpoint 15 Photomontage view - Phase 3 development imperceptible



Photograph 15e Viewpoint 15 Photomontage view - Phase 4 development imperceptible



Photograph 15f Viewpoint 15 Photomontage view - Phase 5 development imperceptible



Photograph 15g Viewpoint 15 Photomontage view - Phase 6 development imperceptible

Description of View

The selected viewpoint is located approximately 2.5km to the north-west of the proposed development site at Ashgrove Renault truck dealership.

Existing View

The proposed development site forms part of the distant ridge which is characterised by a network of fields and native hedgerows.

Proposed View and Mitigation

The photomontage views show that while phases 1,2,3,4 and 5 are technically visible, distance has a diminishing effect which renders them imperceptible. Phase 6 is not visible from this location

VIA Result

- The viewpoint sensitivity is considered high given the high value landscape designation associated with the subject site and environs.
- The degree of change from this viewpoint will be low given the diminishing effect of distance from this location.
- The significance of visual impact is medium neutral in the short term and medium neutral in the medium to long term given that there will be no significant visual impact experienced from this distance.

During the construction phase there will be no visual impacts experienced.

Viewpoint 16 Errigal Heights, The Glen



Photograph 16a Viewpoint 16 Existing view



Photograph 16b Viewpoint 16 Photomontage view - Phase 1 development imperceptible



Photograph 16c Viewpoint 16 Photomontage view Phase 2 development



Photograph 16d Viewpoint 16 Photomontage view - Phase 3 development imperceptible (Phase 2 visible)



Photograph 16e Viewpoint 16 Photomontage view - Phase 4 development imperceptible (Phase 2 visible)



Photograph 16f Viewpoint 16 Photomontage view Phase 5 development (Phase 2 also visible)



Photograph 16g Viewpoint 16 Photomontage view - Phase 6 development imperceptible (Phases 2 & 5 visible)

Description of View

The selected viewpoint is located approximately 2.0km to the south-west of the proposed development site at Errigal Heights residential area.

Existing View

The proposed development site forms part of the distant ridge landform. The panoramic view shows the interface of suburban and rural landscapes at the extremity of the northern suburbs of the city.

Proposed View and Mitigation

The photomontages show that while all phases of development will be visible to varying degrees from this location, they will not incur significant visual impact given the diminishing effect of distance from this location. Remedial planting mitigation measures across the site will further mitigate impacts as it matures and screens the development in the medium to long term.

VIA Result

- The viewpoint sensitivity is considered high given the residential nature of the location.
- The degree of change from this viewpoint is low given the diminishing effect of distance from this location.
- The significance of visual impact will be medium neutral in the short term reflecting the diminishing effect on visual impact and medium neutral in the medium to long term when remedial tree planting on the subject site will provide additional mitigation of visual impact.

During the construction phase the degree of change would be low and the significance of this would be low neutral.

Table 12.2 Results of Visual Impact Assessment

No.	Location / Description	Phase of Development	Viewpoint Sensitivity	Degree of Change	Predicted Impact				
					Temporary (construction)	Short Term	Medium Term	Long Term	Permanent
	Macro (Wider) Landscape Viewpoints								
1	R614 Ballyhooly Road North of site	P1	High	Low	Low neutral	Medium Neutral	Medium Neutral		
		P2	High	High	Medium Adverse	High Adverse	High Neutral		
		P3	High	High	Medium Adverse	High Adverse	High Neutral		
		P4	High	High	Medium Adverse	High Adverse	High Neutral		
		P5	High	No Change	No Change	No Change	No Change		
		P6	High	Low	Low neutral	Medium Neutral	High Neutral		
2	Local Road North of Site	P1	High	No Change	No Change	No Change	No Change		
		P2	High	High	Low Adverse	High Adverse	High Neutral		
		P3	High	No Change	No Change	No Change	No Change		
		P4	High	No Change	No Change	No Change	No Change		
		P5	High	High	Low Adverse	High Adverse	High Neutral		
		P6	High	No Change	No Change	No Change	No Change		
3	Local Road North of Site	P1	High	No Change	No Change	No Change	No Change		
		P2	High	High	Medium Adverse	High Neutral	High Beneficial		
		P3	High	No Change	No Change	No Change	No Change		
		P4	High	No Change	No Change	No Change	No Change		
		P5	High	No Change	No Change	No Change	No Change		
		P6	High	No Change	No Change	No Change	No Change		

4	Mervue Lawn Residential Area	P1	High	No Change	No Change	No Change	No Change
		P2	High	No Change	No Change	No Change	No Change
		P3	High	No Change	No Change	No Change	No Change
		P4	High	No Change	No Change	No Change	No Change
		P5	High	No Change	No Change	No Change	No Change
		P6	High	High	Low Adverse	High Adverse	High Neutral
5	Kinvara Close Residential Area	P1	High	High	Medium Adverse	High Adverse	High Neutral
		P2	High	High	Medium Adverse	High Adverse	High Neutral
		P3	High	High	Medium Adverse	High Adverse	High Neutral
		P4	High	Low	Medium Neutral	Medium Neutral	Medium Neutral
		P5	High	Medium	Medium Neutral	High Neutral	High Neutral
		P6	High	High	Medium Adverse	High Adverse	High Neutral
6	L2980 North of Site	P1	High	Low	Low Neutral	Medium Neutral	Medium Neutral
		P2	High	High	Medium Neutral	High Adverse	Medium Adverse
		P3	High	High	Medium Neutral	High Adverse	High Neutral
		P4	High	High	Medium Neutral	High Adverse	High Neutral
		P5	High	No Change	No Change	No Change	No Change
		P6	High	No Change	No Change	No Change	No Change
7a	R614 Ballyhooly Road West of site	P1	High	High	Low Adverse	High Adverse	High Neutral
		P2	High	No Change	No Change	No Change	No Change
		P3	High	No Change	No Change	No Change	No Change
		P4	High	No Change	No Change	No Change	No Change

		P5	High	No Change	No Change	No Change	No Change
		P6	High	High		High Adverse	High Neutral
7b	R614 Ballyhooly Road West of site	P1	High	High	Medium Neutral	High Neutral	High Neutral
		P2	High	Low	Low Neutral	Medium Neutral	Medium Neutral
		P3	High	Low	Low Neutral	Medium Neutral	Medium Neutral
		P4	High	No Change	No Change	No Change	No Change
		P5	High	No Change	No Change	No Change	No Change
		P6	High	High	Medium Adverse	High Adverse	High Neutral
7c	R614 Ballyhooly Road West of site	P1	High	No Change	No Change	No Change	No Change
		P2	High	No Change	No Change	No Change	No Change
		P3	High	No Change	No Change	No Change	No Change
		P4	High	Medium	Low Adverse	High Neutral	High Neutral
		P5	High	No Change	No Change	No Change	No Change
		P6	High	No Change	No Change	No Change	No Change
8	Craig Court Residential Area	P1	High	No Change	No Change	No Change	No Change
		P2	High	High	Low Adverse	High Neutral	Medium Neutral
		P3	High	Low	Low Adverse	Medium Neutral	Medium Neutral
		P4	High	Low	Low Adverse	Medium Neutral	Medium Neutral
		P5	High	No Change	No Change	No Change	No Change
		P6	High	No Change	No Change	No Change	No Change
9	R635 at Entrance to The Glen	P1	High	No Change	No Change	No Change	No Change
		P2	High	No Change	No Change	No Change	No Change
		P3	High	No Change	No Change	No Change	No Change

		P4	High	No Change	No Change	No Change	No Change
		P5	High	No Change	No Change	No Change	No Change
		P6	High	No Change	No Change	No Change	No Change
10a	R635 Ballyvolane Cross	P1	High	No Change	No Change	No Change	No Change
		P2	High	No Change	No Change	No Change	No Change
		P3	High	No Change	No Change	No Change	No Change
		P4	High	No Change	No Change	No Change	No Change
		P5	High	No Change	No Change	No Change	No Change
		P6	High	No Change	No Change	No Change	No Change
10b	Ballyhooly Road at Glen River Park	P1	High	No Change	No Change	No Change	No Change
		P2	High	No Change	No Change	No Change	No Change
		P3	High	No Change	No Change	No Change	No Change
		P4	High	No Change	No Change	No Change	No Change
		P5	High	Low	Low Neutral	High Neutral	High Neutral
		P6	High	No Change	No Change	No Change	No Change
10c	Murmount Park Residential Area	P1	High	No Change	No Change	No Change	No Change
		P2	High	Low	Low Neutral	Medium Neutral	Medium Neutral
		P3	High	Low	Low Neutral	Medium Neutral	Medium Neutral
		P4	High	No Change	No Change	No Change	No Change
		P5	High	No Change	No Change	No Change	No Change
		P6	High	Low	Low Neutral	Medium Neutral	Medium Neutral
11	Glenamoy Lawn Residential Area	P1	High	No Change	No Change	No Change	No Change

		P2	High	No Change	No Change	No Change	No Change
		P3	High	No Change	No Change	No Change	No Change
		P4	High	No Change	No Change	No Change	No Change
		P5	High	Medium	Medium Neutral	High Neutral	High Neutral
		P6	High	No Change	No Change	No Change	No Change
12	Ard Bhaile Residential Area	P1	High	No Change	No Change	No Change	No Change
		P2	High	No Change	No Change	No Change	No Change
		P3	High	No Change	No Change	No Change	No Change
		P4	High	No Change	No Change	No Change	No Change
		P5	High	No Change	No Change	No Change	No Change
		P6	High	No Change	No Change	No Change	No Change
13	Rathcooney Road	P1	High	No Change	No Change	No Change	No Change
		P2	High	No Change	No Change	No Change	No Change
		P3	High	No Change	No Change	No Change	No Change
		P4	High	No Change	No Change	No Change	No Change
		P5	High	Low	Low Neutral	Medium Neutral	Medium Neutral
		P6	High	No Change	No Change	No Change	No Change
14	Local Road East of site	P1	High	No Change	No Change	No Change	No Change
		P2	High	Medium	Low Adverse	High Adverse	High Neutral
		P3	High	No Change	No Change	No Change	No Change
		P4	High	No Change	No Change	No Change	No Change
		P5	High	Medium	Low Adverse	High Adverse	High Neutral

		P6	High	No Change	No Change	No Change	No Change
15	Local Road at Ashgrove Renault Truck Dealership	P1	High	Low	Low Neutral	Medium Neutral	Medium Neutral
		P2	High	Low	Low Neutral	Medium Neutral	Medium Neutral
		P3	High	Low	Low Neutral	Medium Neutral	Medium Neutral
		P4	High	Low	Low Neutral	Medium Neutral	Medium Neutral
		P5	High	Low	Low Neutral	Medium Neutral	Medium Neutral
		P6	High	Low	Low Neutral	Medium Neutral	Medium Neutral
16	Errigal Heights, The Glen	P1	High	Low	Low Neutral	Low Neutral	Medium Neutral
		P2	High	Low	Low Neutral	Low Neutral	Medium Neutral
		P3	High	Low	Low Neutral	Low Neutral	Medium Neutral
		P4	High	Low	Low Neutral	Low Neutral	Medium Neutral
		P5	High	Low	Low Neutral	Low Neutral	Medium Neutral
		P6	High	Low	Low Neutral	Low Neutral	Medium Neutral
Beneficial		Neutral		Adverse			
High	Medium	Low	L, M, H	Low	Medium	High	

12.7 Results of Assessment (Predicted Impacts)

12.7.1 Landscape Impact

The sensitivity of the landscape resource is a function of its land use, landscape patterns and scale, visual enclosure and distribution of visual receptors and the value placed on the landscape (Refer to 1.1). The landscape sensitivity of the proposed development's receiving environment is classified as Medium: It exhibits positive character in respect of its location and designation as a High Value Landscape while development plan objectives for residential development on the site means that significant change on the site is inevitable.

The scale or magnitude of landscape effects (or the quantity of change) to be imposed on the landscape by the development is classified as High (partial loss of or alteration to one or more key elements or features, and / or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic in the context of the receiving environment).

On balance, there will be a predicted **High and Neutral Significance** of impact on Landscape Character. This conclusion acknowledges the significant change to landscape character which will arise from the development whilst also taking account of the emphasis placed in the design proposals on the delivery of quality residential environments and sustainable long-term landscape infrastructure across the site that will provide for integration of the development in the sensitive hillside setting.

Refer to Drg. no. 17316-2-100 & 101 General Masterplan and Drg. no. 17316-2-110 Hedgerow Loss and Mitigation Plan

12.7.2 Visual Impact

Each of the 20 viewpoints examined generates 6 visual impact assessments relating to the 6 phases of development proposed. This results in a total of 120 assessments as shown tabulated in section 12.5.2.2. For the 120 assessments, it is anticipated that:

1. The short-term impact will be
 - **Low neutral** for six of the assessments, **Medium neutral** for eighteen of the assessments, **high neutral** for eight of the assessments, **no change** for seventy-one of the assessments and **high adverse** for the remaining seventeen assessments. The adverse impacts relate to 7 of the 20 viewpoints as indicated in Table 12.2
2. The medium to long term impact will be (i.e. after completion and development of any mitigating landscape treatment that may be required):
 - **Medium neutral** for twenty-three of the assessments, **high neutral** for twenty-four of the assessments, **no change** for seventy-one of the assessments and **high beneficial** for one assessment and medium adverse for the remaining one assessment.

12.8 Mitigation Measures

Construction phase mitigation measures include the placement of hoarding around the site compound in neighbourhood 6 adjacent to the Ballyhooly Road. The stockpiling of soils will be temporary and will be positioned away from boundary with neighbouring residential properties.

Reductive and avoidance measures include retention of existing site hedgerows wherever possible so as to conserve screening and habitat value. The positioning of phase 6 apartments in the south-western corner of the site, where they nestle into the hillside topography, also ensures that more significant impacts are avoided on elevated parts of the site.

In respect of **remedial mitigation** measures, design development for the site has allowed for the provision of a range of spaces to accommodate the planting of site boundary trees and hedgerows, woodland screen planting, street tree planting, avenue tree planting, planting through the wayleave park and along the distributor road and dedicated pedestrian/cyclist routes. The resulting planting infrastructure will provide definition between neighbourhoods and screening in views from outside the site as it matures.

12.9 Residual Impacts

Residual impacts associated with the development relate to the manner in which the residential development will be visible in views of the site after the completion and establishment of mitigation measures such i.e. the proposed planting infrastructure of trees, woodland and hedgerows. Residual impacts of this nature are expected as full screening of the development in hillside settings is not a realistic aspiration. Numerous precedent examples of this are evident to the south and west of the subject site as well as throughout Cork City and environs where there is a predominance of residential developments on hillsides and ridges.

Residual impacts must be considered in the overall context of proposed mitigation measures which in this instance are comprehensive, providing a significant sustainable landscape framework into which the development will be integrated.

12.10 Cumulative Impacts

Cumulative impact considerations include:-

- Cork County Council planning ref. 19/5326 for the construction of 20 no. residential units and all ancillary site works at Banduff Road approved in August 2019.
- Cork County Council planning ref. 17/6781 for the construction of 74 no. residential units at Dublin Pike, Ballincroig approved in April 2018
- Cork County Council planning ref. 16/5477 for development comprising the demolition of 1 no. building accommodating an existing Lidl Licenced Discount Foodstore (1,749 sq m Gross Floor Area with 1,391 sq m Net Retail Sales Area) and a disused retail unit formerly occupied by the New Furniture Centre (970 sq m Gross Floor Area with 776 sq m Net Retail Sales Area), and the construction of a new mono-pitched Licenced Discount Foodstore with ancillary infrastructure and associated site development works at Ballyhooly Road approved in August 2016.

- The Ballyvolane Strategic Transport Corridor Project: North Ring Road to Ballincolly. Design of the scheme is being advanced by a team of consultants instructed by Cork City Council supported by the National Transport Authority. The detailed design will be the subject of a Part 8 planning application by Cork City Council. The instructed Consulting Engineers are the same as for this project; MHL Consulting Engineers Ltd.
- The development of the remainder of the Ballyvolane Urban Expansion Area. The lands have been designated for development through the Local Area Plan land use zonings. Infrastructure proposed as part of this planning application i.e. the distributor road and waste water infrastructure will help to unlock other lands within the expansion area for development. These lands will be subject to separate planning applications in the future whereby individual needs / loading implications will receive greater consideration.

12.11 Summary

12.11.1 Landscape Impact

In response to the constraints and challenges posed by the site in terms topography, landscape sensitivity, the requirements for new road infrastructure and the existence of the 110kv overhead powerline wayleave, the design strategy for the site is based on: -

- Provision of short, medium and long-term remedial mitigation measures in the form of significant tree, woodland and hedgerow planting across the site and along boundaries to provide a sustainable landscape framework into which the development will be integrated on the sensitive hillside setting.
- Conservation and enhancement of existing site assets such as boundary hedgerows wherever possible.
- Prioritisation of 'place making' as the key driver for the evolution of site layout, open space provision, permeability, connectivity and the accommodation of recreational facilities. Key features arising from this approach are: -
 - Legible hierarchy of access road and streets
 - The accommodation of neighbourhoods on development platforms which are cut into the hillside topography in the western part of the site to
 - Excellent passive supervision of public realm open spaces and route ways

These core design principles play an import role in defining the character of the new residential neighbourhoods, the nature of their relationship with the surrounding landscape and how they are experienced by local residents and visitors alike.

The sensitivity of the landscape resource is a function of its land use, landscape patterns and scale, visual enclosure and distribution of visual receptors and the value placed on the landscape (Refer to 1.1). The landscape sensitivity of the proposed development's receiving environment is classified as Medium: It exhibits positive character in respect of its location and designation as a High Value Landscape while development plan objectives for residential development on the site means that significant change on the site is inevitable.

The scale or magnitude of landscape effects (or the quantity of change) to be imposed on the landscape by the development is classified as High (partial loss of or alteration to one or more key elements or features, and / or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic in the context of the receiving environment).

On balance, there will be a predicted **High and Neutral Significance** of impact on Landscape Character. This conclusion acknowledges the significant change to landscape character which will arise from the development whilst also taking account of the emphasis placed in the design proposals on the delivery of quality residential environments and sustainable long-term landscape infrastructure across the site that will provide for integration of the development in the sensitive hillside setting.

Refer to Drg. no. 17316-2-100 & 101 General Masterplan and Drg. no. 17316-2-110 Hedgerow Loss and Mitigation Plan

12.11.2 Visual Impact

The visual impact of the proposed development has been closely examined and we have seen that;

Each of the 20 viewpoints generates 6 visual impact assessments relating to the 6 phases of development proposed. This results in a total of 120 assessments as shown tabulated in section 12.5.2.2. For the 120 assessments, it is anticipated that:

1. The short-term impact will be
 - **Low neutral** for six of the assessments, **Medium neutral** for eighteen of the assessments, **high neutral** for eight of the assessments, **no change** for seventy-one of the assessments and **high adverse** for the remaining seventeen assessments. The adverse impacts relate to 7 of the 20 viewpoints as indicated in Table 12.2
2. The medium to long term impact will be (i.e. after completion and development of any mitigating landscape treatment that may be required):
 - **Medium neutral** for twenty-three of the assessments, **high neutral** for twenty-four of the assessments, **no change** for seventy-one of the assessments and **high beneficial** for one assessment and medium adverse for the remaining one assessment.

At the macro (wider) landscape level, views of the proposed development site are generally from vantage points on high ground associated with the southern ridge of the Glen River valley, and high ground along the local road network to the north-west of the site. In these views distance has a diminishing effect such that visual impacts are found to be neutral (Ref. views 8, 10B, 10C, 11 15A and 16). In view 6, short term visual impacts associated with phases 2,3 and 4 are found to be adverse but reducing to neutral in the medium to long term as remedial mitigation measures in the form of tree planting take effect.

In distant views 9A, 10A and 12, there will be no visual impacts experienced as the subject site will be fully screened from view by the rising landform to the north of the Glen River Valley.

At the micro (local) landscape level, topography and tree cover play a substantial role in limiting views of the site but there will be some significant views of the proposed development arising in respect of views 1, 2 and 5. While short term visual impacts in respect of these viewpoints are found to be adverse, reflecting a level of perceived intrusion in the landscape where the rear elevations of houses are visible, these impacts will be mitigated in the medium to long term as the mitigation measures in the form of tree, hedgerow and woodland screen planting take effect. The resulting medium to long term impacts will, therefore, be categorised as neutral. In the case of view 3, short term and medium to long term impacts are found to be neutral and beneficial respectively reflecting the manner in which phase 2 development addresses the local road, the quality of finishes in house elevations combined with hard and soft landscape finishes and open space provision.

Along Ballyhooly Road views 7A & 7C will give rise to neutral impacts in the short term as well as the medium to long term.

View 7B shows the apartment blocks which will be delivered as part of phase 6 development. While the apartments will constitute a significant intervention in the local landscape, they will provide definition, enclosure and overlooking along Ballyhooly Road and will function as a landmark to define the main entrance to the residential development. Tree and understorey planting along site boundary embankments to the front of the apartments will soften the elevations as it matures.

Short-term adverse impacts are identified in respect of eight of the twenty viewpoints assessed. These impacts will be mitigated, however, in the medium to long term, as mitigation measures in the form of tree, woodland and hedgerow planting take effect on the site. There is just one viewpoint (View 6) where medium to long term adverse impact applies. This relates to the profile of phase 2 development on high ground in the view. The relatively small number of adverse impacts reveals the capacity of the site to accommodate the proposed development while the absence of long-term adverse impacts (with the exception of view 6) reveals the effectiveness of mitigation measures in the form of the emerging green network throughout the subject site. It should be noted that the aim of such mitigation is not to fully screen or hide the development but to provide a sustainable long-term natural framework which will suitably anchor the development in the local landscape setting.