

10 LANDSCAPE AND VISUAL

10.1 Introduction

This Landscape and Visual assessment has been carried out by Cunnane Stratton Reynolds Ltd. landscape architects and town planners. The assessment is in accordance with the methodology prescribed in the *Guidelines for Landscape and Visual Impact Assessment*, 3rd edition, 2013 (GLVIA) published by the UK Landscape Institute and the Institute for Environmental Management and Assessment.

The report identifies and discusses the landscape and visual effects in relation to the proposed works along the River Poddle, from the vicinity of Tymon Park to Mount Argus Close.

10.2 Statement of Authority

This assessment has been carried out by Evelyn Sikora BA, MA, a qualified Landscape Architect with a degree (Edinburgh College of Art 2006). She also holds a Master's in Planning and Sustainable Development (UCC, 2010) and is a member of the Irish Landscape Institute. Evelyn has over five years' experience in Landscape and Visual Assessment (LVIA) and has experience in a range of projects throughout Ireland. These include a number of infrastructural projects including road schemes, flood relief projects, telecommunications, quarry developments, wind farms, solar farms, water abstraction projects and residential and commercial development, in both rural and urban contexts.

10.3 Methodology

Ireland is a signatory to the European Landscape Convention (ELC). The ELC defines landscape as 'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'. This definition is important in that it expands beyond the idea that landscape is only a matter of aesthetics and visual amenity. It encourages a focus on landscape as a resource in its own right - a shared resource providing a complex range of cultural, environmental and economic benefits to individuals and society.

As a cultural resource, the landscape functions as the setting for our day-to-day lives, also providing opportunities for recreation and aesthetic enjoyment and inspiration. It contributes to the sense of place experienced by individuals and communities and provides a link to the past as a record of historic socio-economic and environmental conditions. As an environmental resource, the landscape provides habitat for fauna and flora. It receives, stores, conveys and cleans water, and vegetation in the landscape stores carbon and produces oxygen. As an economic resource, the landscape provides the raw materials and space for the production of food, materials (e.g. timber, aggregates) and energy (e.g. carbon-based fuels, wind, solar), living space and for recreation and tourism activities.

10.3.1 Forces for Landscape Change

The GLVIA notes that landscape is not unchanging, and that many different pressures have progressively altered familiar landscapes over time and will continue to do so in the future, creating new landscapes. For example, within the receiving environment, the environs of the proposed development have altered over the last thousand years, from wilderness to agriculture and settlement.

It also notes that many of the drivers for change arise from the requirement for development to meet the needs of a growing population and economy. The concept of sustainable development recognises that change must and will occur to meet the needs of the present, but that it should not compromise the ability of future generations to meet their needs. This involves finding an appropriate balance between economic, social and environmental forces and values.

The reversibility of change is an important consideration. If change must occur to meet a current need, can it be reversed to return the resource (in this case, the landscape) to its previous state to allow for development or management for future needs.

The GLVIA also notes that climate change is one of the major factors likely to bring about future change in the landscape, and it is accepted to be the most serious long-term threat to the natural environment, as well as economic activity (particularly primary production) and society. The need for climate change mitigation and adaptation, which includes the management of water and more extreme weather and rainfall patterns, is part of this.

10.3.2 Guidance

Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity.

The methodology for assessment of the landscape and visual effects is informed by the following key guidance documents, namely:

- Guidelines for Landscape and Visual Impact Assessment, 3rd Edition 2013, published by the UK Landscape Institute and the Institute of Environmental Management and Assessment (hereafter referred to as the GLVIA).
- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports (Draft August 2017)

References are also made to the 'Landscape and Landscape Assessment – Consultation Draft of Guidelines for Planning Authorities' document, published in 2000 by the Department of Environment, Heritage and Local Government.

10.3.2.1 Use of the Term 'Effect' vs 'Impact'

The GLVIA advises that the terms 'impact' and 'effect' should be clearly distinguished and consistently used in the preparation of an LVIA.

'Impact' is defined as the action being taken. In the case of the proposed works, the impact would include the construction of the proposed development.

'Effect' is defined as the change or changes resulting from those actions, e.g. a change in landscape character, or changes to the composition, character and quality of views in the receiving environment. This report focusses on these effects.

10.3.2.2 Assessment of Both 'Landscape' and 'Visual' Effects

Another key distinction to make in a LVIA is that between landscape effects and the visual effects of development.

'Landscape' results from the interplay between the physical, natural and cultural components of our surroundings. Different combinations of these elements and their spatial distribution create distinctive character of landscape in different places. 'Landscape character assessment' is the method used in LVIA to describe landscape, and by which to understand the potential effects of a development on the landscape as 'a resource'. Character is not just about the physical elements and features that make up a landscape, but also embraces the aesthetic, perceptual and experiential aspects of landscape that make a place distinctive.

Views and 'visual amenity' refer to the interrelationship between people and the landscape. The GLVIA prescribes that effects on views and visual amenity should be assessed separately from landscape, although the two topics are inherently linked. 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.

The assessment of landscape and visual effects included a desktop study, review of the proposed development drawings and visualisations, and a number of site visits which were carried out in February and March 2019.

10.3.3 Methodology for Landscape Assessment

The landscape effects of the development are assessed in this chapter. Landscape impact assessment considers the likely nature and scale of changes to the main landscape elements and characteristics, and the consequential effect on landscape character and value. Existing trends of change in the landscape are taken into account. The potential effect is assessed based on measurement of the landscape sensitivity against the magnitude of change which would result from the development.

10.3.3.1 Sensitivity of the Landscape Resource

Landscape Sensitivity: Landscape sensitivity is a function of its land use, landscape patterns and scale, visual enclosure and distribution of visual receptors, scope for mitigation, and the value placed on the landscape. It also relates to the nature and scale of development proposed. It includes consideration of landscape values as well as the susceptibility of the landscape to the proposed change.

Landscape values can be identified by the presence of landscape designations or policies which indicate particular values, either on a national or local level. In addition, a number of criteria are used to assess the value of a landscape. These are described further in the sections that follow.

Landscape susceptibility is defined in the GLVIA as the ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline scenario and/or the achievement of landscape planning policies and strategies.

Susceptibility also relates to the type of development – a landscape may be highly susceptible to certain types of development but have a low susceptibility to other types of development.

Sensitivity is therefore a combination of Landscape Value and Susceptibility.

For the purpose of assessment, five categories are used to classify the landscape sensitivity of the receiving environment as listed in **Table 10-1**.

Table 10-1: Categories of Landscape Sensitivity

Sensitivity	Description
Very High	Areas where the landscape exhibits a very strong, positive character with valued elements, features and characteristics that combine to give an experience of unity, richness and harmony. The character of the landscape is such that its capacity for accommodating change in the form of development is very low. These attributes are recognised in landscape policy or designations as being of national or international value and the principle management objective for the area is protection of the existing character from change.
High	Areas where the landscape exhibits strong, positive character with valued elements, features and characteristics. The character of the landscape is such that it has limited/low capacity for accommodating change in the form of development. These attributes are recognised in landscape policy or designations as being of national, regional or county value and the principle management objective for the area is conservation of the existing character.
Medium	Areas where the landscape has certain valued elements, features or characteristics but where the character is mixed or not particularly strong. The character of the landscape is such that there is some capacity for change in the form of development. These areas may be recognised in landscape policy at local or county level and the principle management objective may be to consolidate landscape character or facilitate appropriate, necessary change
Low	Areas where the landscape has few valued elements, features or characteristics and the character is weak. The character of the landscape is such that it has capacity for change; where development would make no significant change or would make a positive change. Such landscapes are generally unrecognised in policy and where the principle management objective is to facilitate change through development, repair, restoration or enhancement.
Negligible	Areas where the landscape exhibits negative character, with no valued elements, features or characteristics. The character of the landscape is such that its capacity for accommodating change is high; where development would make no significant change or would make a positive change. Such landscapes include derelict industrial lands or extraction sites, as well as sites or areas that are designated for a particular type of development. The principle management objective for the area is to facilitate change in the landscape through development, repair or restoration.

10.3.3.2 Magnitude of Landscape Change

The magnitude of change is a factor of the scale, extent and degree of change imposed on the landscape with reference to its key elements, features and characteristics (also known as 'landscape receptors'). Five categories listed in **Table 10-2** are used to classify magnitude of landscape change.

Table 10-2: Magnitude of Landscape Change

Magnitude of Change	Description
Very High	Change that is large in extent, resulting in the loss of or major alteration to key elements, features or characteristics of the landscape (i.e. landscape receptors), and/or introduction of large elements considered totally uncharacteristic in the context. Such development results in fundamental change in the character of the landscape with loss of landscape quality and perceived value.
High	Change that is moderate to large in extent, resulting in major alteration or compromise of important landscape receptors, and/or introduction of large elements considered uncharacteristic in the context. Such development results in change to the character of the landscape with loss of landscape quality and perceived value.
Medium	Change that is moderate in extent, resulting in partial loss or alteration of landscape receptors, and/or introduction of elements that may be prominent but not necessarily substantially uncharacteristic in the context. Such development results in change to the character of the landscape but not necessarily reduction in landscape quality and perceived value.
Low	Change that is moderate or limited in scale, resulting in minor alteration of landscape receptors, and/or introduction of elements that are not uncharacteristic in the context. Such development results in minor change to the character of the landscape and no reduction in landscape quality and perceived value.
Negligible	Change that is limited in scale, resulting in no alteration to landscape receptors, and/or introduction of elements that are characteristic of the context. Such development results in no change to the landscape character, quality or perceived value.

10.3.3.3 Significance of Effects

In order to classify the significance of effects, the predicted magnitude of change is measured against the sensitivity of the landscape/viewpoint, using the following guide, from the EPA Draft Guidance (2017).

There are seven classifications of significance, namely: (1) imperceptible, (2) not significant, (3) slight, (4) moderate, (5) significant, (6) very significant, (7) profound.

Table 10-3: Significance of Effects

		Sensitivity of the Landscape Resource				
		Very High	High	Medium	Low	Negligible
Magnitude of Change	Very High	Profound	Profound-Very Significant	Very Significant-Significant	Moderate	Slight
	High	Profound-Very Significant	Very Significant	Significant	Moderate-Slight	Slight-Not Significant
	Medium	Very Significant-Significant	Significant	Moderate	Slight	Not Significant
	Low	Moderate	Moderate-Slight	Slight	Not significant	Imperceptible
	Negligible	Slight	Slight-Not Significant	Not significant	Imperceptible	Imperceptible

The matrix in **Table 10-3** is used as a guide only. The assessor also uses professional judgement informed by their expertise, experience and common sense, to arrive at a classification of significance that is reasonable and justifiable.

Landscape effects are also classified as positive, neutral or negative/adverse. Development has the potential to improve the environment as well as damage it. In certain situations, there might be policy encouraging a type of change in the landscape, and if a development achieves the objective of the policy the resulting effect might be positive, even if the landscape character is profoundly changed.

10.3.4 Methodology for Visual Assessment

The visual effects of the development are assessed in this chapter. Visual assessment considers the changes to the composition character of views, the of the views, and the visual amenity experienced by visual receptors (groups of people). The assessment is made for a number of viewpoints selected to represent the range of visual receptors in the receiving environment. The significance of the visual effects experienced at these locations is assessed by measuring the visual receptor sensitivity against the magnitude of change to the view resulting from the development.

10.3.4.1 Sensitivity of the Viewpoint/Visual Receptor

Viewpoint sensitivity is a function of two main considerations:

- Susceptibility of the visual receptor to change. This depends on the occupation or activity of the people experiencing the view, and the extent to which their attention or interest is focussed on the views or visual amenity they experience at that location.

Visual receptors most susceptible to change include residents at home, people engaged in outdoor recreation focused on the landscape (e.g. trail users), and visitors to heritage or other attractions and places of community congregation where the setting contributes to the experience.

Visual receptors less sensitive to change include travellers on road, rail and other transport routes (unless on recognised scenic routes), people engaged in outdoor recreation or sports where the surrounding landscape does not influence the experience, and people in their place of work or shopping where the setting does not influence their experience.

- Value attached to the view. This depends to a large extent on the subjective opinion of the visual receptor but also on factors such as policy and designations (e.g. scenic routes, protected views), or the view or setting being associated with a heritage asset, visitor attraction or having some other cultural status (e.g. by appearing in arts).

Visual receptor susceptibility and value of the viewpoints which are assessed, are discussed further in this chapter. For the purpose of assessment, five categories are used to classify a viewpoint's sensitivity as listed in **Table 10-4**.

Table 10-4: Categories of Visual Receptor Sensitivity

Sensitivity	Description
Very High	Iconic viewpoints - towards or from a landscape feature or area - that are recognised in policy or otherwise designated as being of national value. The composition, character and quality of the view are such that its capacity for accommodating change in the form of development is very low. The principle management objective for the view is its protection from change.
High	Viewpoints that that are recognised in policy or otherwise designated as being of value, or viewpoints that are highly valued by people that experience them regularly (such as views from houses or outdoor recreation features focussed on the landscape). The composition, character and quality of the view may be such that its capacity for accommodating compositional change in the form of development may or may not be low. The principle management objective for the view is its protection from change that reduces visual amenity.
Medium	Viewpoints representing people travelling through or past the affected landscape in cars or on public transport, i.e. viewing but not focused on the landscape which is regarded as moderately scenic. The views are generally not designated, but which include panoramic views or views judged to be of some scenic quality, which demonstrate some sense of naturalness, tranquillity or some rare element in the view
Low	Viewpoints reflecting people involved in activities not focused on the landscape e.g. people at their place of work or engaged in similar activities such as shopping, or on heavily trafficked routes etc. The view may present an attractive backdrop to these activities but is not regarded as particularly scenic or an important element of these activities.
Negligible	Viewpoints reflecting people involved in activities not focused on the landscape e.g. people at their place of work or engaged in similar activities such as shopping where the view has no relevance or is of poor quality.

10.3.4.2 Magnitude of Change to the View

Classification of the magnitude of change takes into account the size or scale of the intrusion of development into the view (relative to the other elements and features in the composition, i.e. its relative visual dominance), the degree to which it contrasts or integrates with the other elements and the general character of the view, and the way in which the change will be experienced (e.g. in full view, partial or peripheral, or glimpses). It also takes into account the geographical extent of the change, the duration and the reversibility of the visual effects.

Five categories are used to classify magnitude of change to a view (see **Table 10-5**).

Table 10-5: Categories of Visual Change

Magnitude of Change	Description
Very High	Full or extensive intrusion of the development in the view, or partial intrusion that obstructs valued features or characteristics, or introduction of elements that are completely out of character in the context, to the extent that the development becomes the dominant the composition and defines the character of the view and the visual amenity
High	Extensive intrusion of the development in the view, or partial intrusion that obstructs valued features, or introduction of elements that may be considered uncharacteristic in the context, to the extent that the development becomes co-dominant with other elements in the composition and affects the character of the view and the visual amenity.
Medium	Partial intrusion of the development in the view, or introduction of elements that may be prominent but not necessarily uncharacteristic in the context, resulting in change to the composition but not necessarily the character of the view or the visual amenity.
Low	Minor intrusion of the development into the view, or introduction of elements that are not uncharacteristic in the context, resulting in minor alteration to the composition and character of the view but no change to visual amenity
Negligible	Barely discernible intrusion of the development into the view, or introduction of elements that are characteristic in the context, resulting in slight change to the composition of the view and no change in visual amenity.

10.3.4.3 Significance of Visual Effects

As for landscape effects, in order to classify the importance of visual effects, the magnitude of change to the view is measured against the sensitivity of the viewpoint.

Visual effects are also classified as positive, neutral or negative. This is an inherently subjective exercise. Visual receptors' attitudes to development of various types varies and this affects their perception of the visual effects of development.

10.3.4.4 Quality and Timescale

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/effects 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/effects 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 effects. 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.

10.3.5 Study Area

The study area for both landscape and visual effects was determined through desktop study and site visits. Site visits were carried out in February and March 2019. The River Poddle rises in Tallaght and flows into the Liffey in Dublin City at Wellington Quay. However the areas of proposed flood alleviation works are limited to certain areas, as shown in the planning drawings. There are several areas where more substantial works relevant to landscape and visual effects are proposed including Tymon North and Tymon Park in Tallaght, Whitehall/Wainsfort Manor Crescent in Terenure, and Ravensdale Park and St. Martin's Drive in Kimmage.

The proposed flood relief measures which are most relevant to the landscape and visual assessment include these locations and works which are located in several areas along the River Poddle corridor, between Tymon Park and Mount Argus Close.

Minor works which will not result in landscape or visual effects include rehabilitation/replacement of manholes. These are proposed at a variety of locations but are not considered to have landscape or visual effects and any areas where these works are proposed are not included in the study area.

While the majority of the visual effects will be apparent in close proximity to the River Poddle, and the main landscape effects also occurring around the site, therefore the study area focuses on the river corridor and its immediate surroundings only.

The study area falls within South Dublin County, from Tymon Park South to Kimmage Road West, just south of Ravensdale Park. The area north of this, including Ravensdale Park, to the River Liffey, lies within Dublin City Council's boundary.

10.4 Existing Environmental Conditions – Planning Policy

10.4.1 Policy Context - South Dublin County Council Development Plan 2016-2022

The South Dublin County Development Plan (hereafter referred to as the SDCC Plan) relates to the southwestern part of the study area, covering the River Poddle from Tallaght to Kimmage Road West, just south of Ravensdale Park.

The Poddle runs through a variety of spaces primarily with residential, open space and District Centre zoning, as indicated in Maps 5, 6 and 9 of the SDCC Plan. Some policies relate specifically to the River Poddle, and there are a number of relevant policies relating to flood alleviation, landscape and watercourses in the city.

Section 7.2 of the plan contains policies relating to surface waters and flood alleviation:

- **IE2 Objective 9:** *To protect water bodies and watercourses, including rivers, streams, associated undeveloped riparian strips, wetlands and natural floodplains, within the County from inappropriate development. This will include protection buffers in riverine and wetland areas as appropriate (see also Objective G3 Objective 2 – Biodiversity Protection Zone).*
- **IE3 Objective 1:** *To support and co-operate with the Office of Public Works in delivering the Catchment-Based Flood Risk Assessment and Management Programme and in particular the Eastern District CFRAMS and associated Flood Risk Management Plan (FRMP), the River Dodder CFRAMS and associated Flood Risk Management Plan (FRMP). The recommendations and outputs arising from the CFRAM study for the Eastern District shall be considered in preparing plans and assessing development proposals.*
- **IE3 Objective 4:** *To support and facilitate the delivery of flood alleviation schemes in South Dublin County, including the following schemes:*
 - *Poddle Flood Alleviation Scheme.*
 - *Ballycullen Flood Alleviation Scheme.*
 - *Whitechurch River Flood Alleviation Scheme (at Rathfarnham); part of the Dodder CFRAMS.*

Chapter 8 includes objectives relating to Green Infrastructure, which includes rivers and streams. The relevant policy and objectives are as follows:

- **Green Infrastructure (G) Policy Overarching:** *is the policy of the Council to protect, enhance and further develop a multifunctional Green Infrastructure network by building an interconnected network of parks, open spaces, hedgerows, grasslands, protected areas, and rivers and streams that provide a shared space for amenity and recreation, biodiversity protection, flood management and adaptation to climate change.*

- **G1 Objective 1:** *To establish a coherent, integrated and evolving Green Infrastructure network across South Dublin County with parks, open spaces, hedgerows, grasslands, protected areas, and rivers and streams forming the strategic links and to integrate the objectives of the Green Infrastructure Strategy throughout all relevant Council plans, such as Local Area Plans and other approved plans.*
- **G1 Objective 2:** *To prepare and implement a South Dublin County Green Infrastructure Strategy during the lifetime of this plan that will form the basis for the identification, protection, enhancement and management of the Green Infrastructure network within the County.*
- **Policy 2 Green Infrastructure Network:** *It is the policy of the Council to promote and develop a coherent, integrated and evolving Green Infrastructure network in South Dublin County that can connect to the regional network, secure and enhance biodiversity, provide readily accessible parks, open spaces and recreational facilities.*
- **G2 Objective 1:** *To reduce fragmentation of the Green Infrastructure network and strengthen ecological links between urban areas, Natura 2000 sites, proposed Natural Heritage Areas, parks and open spaces and the wider regional Green Infrastructure network.*
- **G2 Objective 2:** *To protect and enhance the biodiversity value and ecological function of the Green Infrastructure network.*
- **G2 Objective 3:** *To restrict development that would fragment or prejudice the Green Infrastructure network.*
- **G2 Objective 5:** *To integrate Green Infrastructure as an essential component of all new developments.*
- **G2 Objective 6:** *To protect and enhance the County's hedgerow network, in particular hedgerows that form townland, parish and barony boundaries, and increase hedgerow coverage using locally native species.*
- **G2 Objective 9:** *To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the County by increasing tree canopy coverage using locally native species and by incorporating them within design proposals and supporting their integration into the Green Infrastructure network.*
- **G2 Objective 11:** *To incorporate appropriate elements of Green Infrastructure e.g. new tree planting, grass verges, planters etc. into existing areas of hard infrastructure wherever possible, thereby integrating these areas of existing urban environment into the overall Green Infrastructure network.*
- **G2 Objective 13:** *To seek to prevent the loss of woodlands, hedgerows, aquatic habitats and wetlands wherever possible including requiring a programme to monitor and restrict the spread of invasive species such as those located along the River Dodder.*

Several policies relate specially to Green Infrastructure and Watercourses:

- **Green Infrastructure Policy 3 Watercourses Network:** *It is the policy of the Council to promote the natural, historical and amenity value of the County's*

watercourses; to address the long-term management and protection of these corridors and to strengthen links at a regional level.

- **G3 Objective 1:** To promote the natural, historical and amenity value of the County's watercourses and address the long-term management and protection of these corridors in the South Dublin Green Infrastructure Strategy
- **G3 Objective 2:** To maintain a biodiversity protection zone of not less than 10 metres from the top of the bank of all watercourses in the County, with the full extent of the protection zone to be determined on a case by case basis by the Planning Authority, based on site specific characteristics and sensitivities. Strategic Green Routes and Trails identified in the South Dublin Tourism Strategy, 2015; the Greater Dublin Area Strategic Cycle Network; and other government plans or programmes will be open for consideration within the biodiversity protection zone, subject to appropriate safeguards and assessments, as these routes increase the accessibility of the Green Infrastructure network.
- **G3 Objective 3:** To ensure the protection, improvement or restoration of riverine floodplains and to promote strategic measures to accommodate flooding at appropriate locations, to protect ground and surface water quality and build resilience to climate change.
- **G3 Objective 4:** To uncover existing culverts and restore the watercourse to acceptable ecological standards and for the passage of fish, where possible.
- **G3 Objective 5:** To restrict the encroachment of development on watercourses, and provide for protection measures to watercourses and their banks, including but not limited to: the prevention of pollution of the watercourse, the protection of the river bank from erosion, the retention and/or provision of wildlife corridors and the protection from light spill in sensitive locations, including during construction of permitted development.
- **G3 SLO 1:** To ensure the appropriate development of the former Burmah Garage site on Wellington Lane and surrounding area adjoining the River Poddle. Such development will ensure that the river remains over-ground and will provide an attractive vista towards Tymon Park.

(It should be noted in relation to Objective G3 SLO 1 that this development appears to have taken place as dwellings are constructed on this site.)

A number of other objectives relate to the Tymon Park vicinity, as follows -

- **H17 SLO1:** Facilitate high quality residential development, designed to complement and address Tymon Park, and including retention of theatre uses on site and providing for facility improvements in the park area.
- **C9 SLO 2:** To only permit development of educational, community facilities or older peoples' housing at the site of St Peter's BNS area.

Tymon Park is a regional park and has been identified as a Green Route as part of the Strategic Cycle Network.

10.4.1.1 Protected Structures and Recorded Monuments

The castle in Tymon Park is listed in the Record of Monuments and Places, as is the River Poddle itself. The associated mill weir and mill race at Wainsfort Manor Crescent is on the Record of Protected Structures.

- 002-007 – Castle (site of), Tymon Park
- 022-203: Poddle River (between Templeville Road and Kimmage Road West).
- 186: City watercourse, mill, weir, mill race (at Wainsfort Manor Crescent) is on the Record of Protected Structures.

Land Use and Zoning Map 5 also indicates geological sites for protection in the park in the vicinity of Tymon Castle, including the site of Tymon Castle itself.

10.4.1.2 Landscape Character Assessment

South Dublin City Council has carried out a Landscape Character Assessment of South Dublin County (hereafter known as the Assessment). There are five Landscape Character Areas (LCAs) identified, and the proposed development and the part of the study area which falls within South Dublin County Council is included in the 'Suburban South Dublin LCA. This area extends from Tallaght/Oldbawn to Rathfarnham and along the county boundary to Clondalkin. Within the Study area, it includes the areas from Tallaght to Kimmage Road lower, just south of Ravensdale Park.

Further detail is provided in the Assessment document itself. The area categorised as Urban is a considerably large area and the Assessment notes that this LCA was not assessed in detail and a finer scale assessment would be required. The Assessment does however mention the key characteristics include:

- Built up urban areas with housing estates, and industrial commercial parks.
- Areas with important historical legacy of Templeogue village
- The M50 traverses the areas north-south, and other major traffic corridors are present, as well as the LUAS line
- Corridors of natural and semi-natural vegetation, notably along the Dodder and Camac as well as areas of open spaces.
- Grassed open spaces in gardens, industrial parks and golf courses and in housing areas, as well as street tree planting as well as larger scape recreational facilities area features of the area.

The LCA also notes the radical alteration of the primary settlements in the LCA during the 20th century. The landscape values noted in the Assessment are as follows:

- Public Parks with recreational and ecological resources
- Dodder River Valley
- 19th century industrial heritage
- Views out to Dublin Mountains and agricultural hinterland

Forces for Change are identified as follows:

- West boundary is set against agricultural and mountain hinterlands. Untidy urban developments can adversely impact on the character of the hinterlands.
- Urban developments can impact on open views to the hinterlands.
- On- going urban infrastructure developments notably road improvements generate increasing volumes of traffic and detract from opportunities to create or maintain tranquil settings
- New infill or other built developments can be insensitive to remnant historical or vernacular features

The Assessment proposes some mitigation measures for the Suburban South Dublin LCA, noting that detailed sensitivity and capacity assessment are recommended.

- Grassland and other amenity area open spaces should be managed for the dual benefits of public access and biodiversity
- Tree and shrub planting should be an integral component of amenity grasslands (schools' recreational grounds, golf courses and playing fields)
- The development of green infrastructure to connect different habitats within the urban context.
- Tree planting on streets and open spaces – particularly on 'miscellaneous' open space in housing areas- to improve their character
- Enhance connectivity between open spaces as a means of enhancing biodiversity while providing off road connections for pedestrian and cyclists.
- Proposed developments should be audited for their impact on views particularly those to the rural hinterland of the county

10.4.1.3 Views and Prospects

The South Dublin County Development Plan, as well as the Landscape Character Assessment, includes views and prospects.

The Plan notes that there are many scenic views and prospects. The Plan distinguishes between views, which are more localised views, and prospects, which relate to prominent landscapes or areas of special amenity or special interest that are widely visible from surrounding areas. It notes that views from prominent public places will be protected.

Views are indicated on the Development Plan Maps. No views are indicated within the river corridor study area.

A total of 18 prospects are listed in the Development Plan and 16 are listed in the Landscape Character Assessment. The Development Plan includes a list of 18 Prospects, which are prominent hills or mountains which are widely visible from surrounding areas. While a number of these hills are located to the south of the proposed development, there is no visibility from the majority of the river Poddle corridor itself. However, some views

to the hills to the south are glimpsed from areas of Tymon Park. The prospects visible from this part of the to the study area include range of hills ranges from Verschoyle's Hill and Saggart Hills in the southwest to Montpellier and Cruagh hills to the south east. However, from Tymon Park, which is one of the few areas where the hills are visible, they appear as an undulating ridgeline. These prospects listed include:

- Saggart Hill
- Verschoyle's Hill
- Knockannavea
- Sliabh na mBanóg
- Montpellier's Hill
- Ballymorefinn Hill
- Seahan Mountain
- Corrig Mountain
- Piperstown Hill
- Cruagh Mountain
- Killalee Mountain

(The Landscape Character Assessment also includes some views for consideration; however, it should be noted they do not appear in the Development Plan.) These include the following relevant views, which are relevant to Tymon Park and the wider area emphasise that the views of the hills from Tymon park, in this case, and the nearby Knocklyon interchange, are considered important:

- Views to the Dublin Mountains from major parks
- View from M50 interchange at Knocklyon, towards the Dublin mountains and Orlagh Retreat Centre;
- Ridge line of the Dublin Mts, Montpellier to Tallaght Hills, e.g. from Dodder Valley Park, Old Bawn and others

10.4.2 Dublin City Development Plan 2016-2022

The study area from Kimmage Road West (Ravensdale Park) to Gandon's Close in Harold's Cross lies within the Dublin City Council boundary.

10.4.2.1 Land Use Zoning

Land Use zoning along adjacent to the River Poddle from Ravensdale Park to Mount Argus includes mainly zoning for residential amenity (Objectives Z1 and Z2), Recreational amenity, open space and green networks) Open Space (Z9). Certain areas along the river include small areas zoned for the improvement of mixed neighbourhood facilities) along Kimmage Road Lower.

Zoning objectives for the River Poddle also include a Zone of Archaeological Potential which includes the river course from and including part of the river from Ravensdale Park to Gandon Close. Two locations along the river, at Mount Argus Close and in the green space at St Martin's Drive, are also listed as Sites of Archaeological Potential.

Chapter 9 contains policies and objectives relating to watercourses in the city

- **SI8:** *To mitigate the effects of floods and droughts subject to environmental assessments.*

Section 9.5.3 of the plan refers to flood risk management and outlines the primary sources of flooding and notes the CFRAM studies which include the River Poddle. Relevant policies include:

- **SI11:** *To put in place adequate measures to protect the integrity of the existing Flood Defence Infrastructure in Dublin City Council's ownership and identified in the Strategic Flood Risk Assessment and to ensure that the new developments do not have the effect of reducing the effectiveness or integrity of any existing or new flood defence infrastructure and that flood defence infrastructure has regard also to nature conservation, open space and amenity issues.*
- **SI17:** *To require an environmental assessment of all proposed flood protection or flood alleviation works.*

Green Infrastructure related policies include:

- **GI1:** *To develop a green infrastructure network through the city, thereby interconnecting strategic natural and semi-natural areas with other environmental features including green spaces, rivers, canals and other physical features in terrestrial (including coastal) and marine areas*
- **GI3:** *To develop linear parks, particularly along waterways, and to link existing parks and open spaces in order to provide green chains throughout the city. Where lands along the waterways are in private ownership, it shall be policy in any development proposal to secure public access along the waterway.*
- **GI4:** *To co-ordinate open space, biodiversity and flood management requirements, in progressing a green infrastructure network.*

Volume 2 Appendix 11 Flood Defence Infrastructure refers to flood defences for a number of rivers, including the Rivers Tolka, Dodder and Liffey. This section of the plan also contains references to a number of rivers which flow into the Liffey, including the River Poddle. It states the following:

The river Poddle is largely culverted in the city area north of the Grand Canal. Existing embankments and walls are significant flood defences; these require some extra defences in Mount Argus, St Martin's Drive, Poddle Park and Ravensdale Park as well as storage in South Dublin County Council to provide estimated flood protection to the hundred-year flood level.

Section 10.5.2 of the Dublin City Council Plan contains policies on landscape including the following:

- **GI07:** *To promote the city landscapes, including rivers, canals and bay, as a major resource for the city and forming core areas of green infrastructure network.*
- **GI9:** *To incorporate open space into the green infrastructure network for the city, providing a multi-functional role including urban drainage, flood management, biodiversity, outdoor recreation and carbon absorption.*
- **GI15:** *To protect, maintain, and enhance the natural and organic character of the watercourses in the city, including opening up to daylight where safe and feasible. The creation and/or enhancement of riparian buffer zones will be required where possible. It is the policy of Dublin City Council to maintain and enhance the safety of the public in its use and enjoyment of the many public parks, open spaces, waterways and linkages within the city, including the River Dodder between Ringsend and Orwell (Waldron's) bridge, and at the area known as Scully's Field*
- **GI16:** *To protect and improve the unique natural character and ecological value of all rivers within and forming boundaries to the administrative area of Dublin City Council, in accordance with the Eastern River Basin District management plan.*
- **GI018:** *To protect and improve the natural character of watercourses, including the Dodder, and to promote access, walkways, cycleways and other compatible recreational uses along them, having regard to environmental sensitivities.*

Trees

Section 16 Development Standards of the plan notes that trees add a sense of character and maturity to a site, and provide screening, shelter and privacy. The maximum retention, preservation and management of important trees, and groups of trees, will be considered by Dublin City Council. The Plan contains the following in relation to trees and development.

Section 16.3.3 of the plan states:

A tree survey must be submitted where there are trees within a proposed planning application site, or on land adjacent to an application site that could influence or be affected by the development. Information will be required on which trees are to be retained and on the means of protecting these trees during construction works. Where development is proposed it is essential that existing trees are considered from the very earliest stages of design and prior to an application for planning permission being submitted. Root systems, stems and canopies, with allowance for future movement and growth, need to be taken into account in all projects.

Views and Prospects

The Dublin City Development Plan includes a map (Figure 4 of the Plan) of Views and Prospects. However, no views are identified in the vicinity of the River Poddle study area. Figure 4 from the plan is reproduced as **Figure 10-1** of this chapter.

- **GI08:** *To undertake a 'Views and Prospects' study to identify and protect the key views and prospects of the city. Additional views and prospects may be identified through the development management process and local area plans.*

10.4.3 Summary of Landscape Policies

10.4.3.1 South Dublin County Council

- The need for a Flood Alleviation Scheme for the River Poddle is specifically referred to in the SDCC Plan as well as the Dublin City Plan.
- Land Use Zoning along the River Poddle corridor includes primarily residential areas, open space and a smaller area zoned as District Centre in the Tallaght area. Tymon Park is the largest open space and a Regional Park.
- The importance of rivers and watercourses in the Green Infrastructure network is recognised.
- The importance of trees, tree groups is recognised and the policies and objectives aim to prevent the loss of woodlands, hedgerow and aquatic habitats
- The SDCC Plan recognises the importance of floodplains and promotes strategic measures to accommodate flooding in appropriate locations
- The River Poddle is listed in the Record of Monuments and Places along with Tymon castle site. A weir and mill race are also listed as a Protected Structure.
- Views within the study area are not identified on the zoning maps, however some Prospects are available, primarily from Tymon Park, where there are views from certain areas, to several hills and mountains listed as prospects.

10.4.3.2 Dublin City Council:

- Land Use zoning along adjacent to the River Poddle from Ravensdale Park to Mount Argus includes mainly zoning for residential amenity, and Recreational amenity, open space and green networks.
- The Dublin City Plan recognises the need for flood alleviation and notes specific locations - Mount Argus, St Martin's Drive, Poddle Park and Ravensdale Park as well as storage in South Dublin County Council to provide estimated flood protection to the hundred-year flood level.
- Policy aims to ensure that flood defence infrastructure has regard also to nature conservation, open space and amenity issues.
- The River Poddle is defined as a Zone of Archaeological Potential from and including part of the river between Ravensdale Park and Gandon Close. Two locations along the river, at Mount Argus Close and in the green space at St Martin's Drive, are also listed as Sites of Archaeological Potential.
- Tree surveys must be submitted where there are trees within a proposed planning application site.
- Rivers are a core part of Green Infrastructure and their natural character is to be protected and improved

10.5 Existing Environmental Conditions – Baseline

The River Poddle rises in Cookstown and reaches the River Liffey at Wellington Quay. The study area for landscape and visual effects extends from Tallaght to Mount Argus in Harold's Cross. The river is largely culverted between Cookstown and the Tallaght IT, as well as between Harold's Cross and Wellington Quay. No works are proposed in these sections which would result in landscape and visual effects, so they are not included in the study area and detailed descriptions.

The majority of the river Poddle corridor is relatively enclosed, and views to and from the river itself are not visible over a wide area. Some parts of the river pass through open spaces, vegetation and trees adjacent, and some areas will experience vegetation removal, construction of walls and embankments, and retention basins.

The river corridor is described broadly in terms of landscape character below. The overall river corridor is described in terms of landform (topography and drainage), landcover (vegetation and built form), cultural heritage, settlement as well as any other distinctive features which lend character to the areas. Where relevant, access is also described as this varies along the river corridor.

However, it is possible to identify several distinct character areas along the river. It should be noted that emphasis is on the areas where works are taking place. These areas which are distinctive are as follows:

- Industrial areas on the urban edge (Tallaght)
- Large scale parks on the urban edge - Tymon Park
- Residential areas – Limekiln Road, Wellington Rd, Whitehall, Kimmage Road, St Martin's Dr, Mount Argus, Gandon Buildings
- Smaller scale parks and open spaces – many in residential areas - Ravensdale Park, Poddle Park/St Martin's Drive, Mt. Argus Close/Park

10.5.1 Landscape Character of River Poddle Corridor - Overview

The River Poddle runs through a variety of character areas from Tymon Park South, to the vicinity of Mount Argus Close.

Topography and Drainage

In general, the topography is relatively flat throughout the study area. The M50 which divides Tymon Park is at a lower level than the surrounding lands.

Landcover – vegetation and built form

The landcover along the river corridor varies, but is in a suburban and urban context, and the river passes through industrial areas before reaching large open spaces at Tymon Park, north and south of the M50, smaller residential open spaces, and built-up areas where the river is surrounded by built form on both sides. A proportion of the river is culverted.

Cultural Heritage

The river contains some elements of cultural heritage – the mill, weir and mill race at Wainsfort Manor Crescent. The site of Tymon Castle in Tymon Park is listed on the Record of Monuments and Places.

Settlement and access

The river corridor runs through settlement throughout its length, from industrial areas on the edge of the city at Tallaght, south of the M50 road, through the areas of Templeogue, Kimmage, Terenure and Harold's Cross. Access to the river varies from areas which are easily accessed such as Tymon Park, Ravensdale Park, St Martin's Drive, and Mount Argus, Several sections of the river run between the rear of houses and are inaccessible. However overall, a large proportion of the river is accessed and much of this through open spaces of varying sizes.

10.5.2 Landscape Character Areas of River Poddle Corridor

10.5.2.1 *Tallaght/Tymon Park*

This section of the study area consists of Tymon Park, which is adjacent to a small section of industrial, built up area through which the river flows. From here, the river continues through Bancroft Park, through areas of open grassland with tree clumps, which is well traversed by pedestrian paths. (No works are proposed in the area.) The river is a feature of the park with a number of bridges and the park has an open character. The river runs through to Tymon Park.

Tymon park is a large park, with a network of paths, and characterised by a generally open character with large areas of grassland, and large clumps of trees. Several lakes are also located in the park, which straddles the M50 and is connected by a pedestrian bridge. The river corridor character here is open, and naturalistic, and flowing through a series of ponds. The river is not wide but is easily visible and is a feature of the park, particularly where it flows through the lakes. Plates 10-1 and 10-2 illustrate views of Tymon Park.

South of Limekiln Road, the river and lakes are located at a considerably lower level than the Limekiln road area, and the land slopes to the lake as shown in **Plate 10-3**, with distant views to the hills to the south. The park includes a variety of formal sports areas, but the majority of areas are for informal recreation.

10.5.2.2 *Tymon to Kimmage Manor*

From Tymon Park, the Poddle flows through several residential areas where it is an open, steeply sided channel, as in **Plate 10-4**. It continues between the rear of houses, and there are some clumps of trees, and access becomes limited. It emerges at Wellington Lane, adjacent to residences where the channel is again open in character, as seen in **Plate 10-5**.

The river then passes through several green spaces adjacent to residential areas, between at Wellington Lane and Wellington Park, where the path continues through tree planting and a wall to one side encloses the river. The Poddle emerges through a relatively green space north of Templeville road, where it is walled on one side, partly with sheet piling. The green space is walled on two sides and partially overlooked by houses, with a clump of trees and a wall at the northern end, as shown in **Plate 10-6**.

The river continues through another large residential green space at Wainsfort Manor Crescent, and the river is walled on one side, with vegetation and some trees lining the river corridor. The river corridor has no walls and flows through another green space at Priory Hall.

10.5.2.3 Kimmage Manor to St Anne's (Kimmage Road West)

The river is partly culverted in Kimmage Manor, a large area of green space around a church building, while a branch of the river runs through the grounds to the front of the building, among tree lined areas and open grassed areas. No works are proposed in the section. North of this, the river is culverted until it reaches St Anne's housing estate, where it is bounded by the rear of this estate, and houses on Fortfield Road. Here the river is bounded by walls on both sides, and not accessible. Mature trees line the river and are visible from Kimmage Road West.

10.5.2.4 Ravensdale Park to St Martin's Drive/Poddle Park

Ravensdale Park is a relatively large open space with areas of grass and trees, with some mature trees evident at the southern end of the park. The river Poddle runs through the park and under two bridges, along the western boundary of the park where it is bounded on one side by a concrete wall which varies in height, as shown in **Plates 10-8 and 10-9**.

The river is not a key element of the northern part of the park, as it runs to one side and is bounded by a wall, which is high in a certain section, as seen in **Plate 10-9**, which gives the area a somewhat unkempt and industrial character. Trees and vegetation grow in close proximity to the river, but it is clearly visible though the channel is relatively narrow. Residences on Kimmage Road Lower and Ravensdale Park overlook the park which is bounded by a low wall, as shown in **Plate 10-10**.

The river is partly culverted along Poddle Park, where it reappears above ground enclosed by low concrete walls and runs between Poddle Park and the green space adjacent to St Martin's Drive. This is another green space overlooked by dwellings, with grassed areas and mature trees, many of which are located in close proximity to the river. Railings are located along the Poddle Park side, as seen in **Plate 10-11**, but trees and understory vegetation give a semi naturalistic character and an increased sense of enclosure to the St Martin's Drive side, as shown in **Plates 10-12 and 10-13**.

The river Poddle when seen from St Martin's Drive is somewhat hidden from view but the mature trees give character and enclosure to the area.

The river is not accessible further north of this green space where it runs between the backs of houses, and continues between two built up areas, the shopping centre on Sundrive Road, and a track to the rear of residences at Blarney Park. Some vegetation is seen along here but hedging and wall to the rear of the shopping centre car park encloses the river and prevents views. No works are proposed in this area.

10.5.2.5 St. Martin's Drive – Mount Argus/Mt. Jerome

The river is culverted under Sundrive Road and emerges in the Mount Argus Close, where it emerges to flow between the two housing estates with a narrow grassy bank, with a low wall to one side as shown in **Plates 10-14 and 10-15**. Beyond this, it flows through Mount Argus Church grounds where there are several ponds, where the water level was low, and

the river is open in character and easily visible. Grass, trees and shrubs add some sense of naturalness to the area. No works are proposed in the vicinity of Mount Argus Church grounds.

A construction site lies along the river north of the Mount Argus grounds, and the site was inaccessible at the time of the site visit. The river is culverted north of this, until it reappears between behind the Orthodox church at Mount Jerome Cemetery and flows between the cemetery wall and Gandon Close as seen in **Plate 10-17**. The river is walled on both sides and vegetation grows in close proximity to the river bank.

The river enters a culvert between Mt Jerome and Gandon Close. Only manhole works are proposed beyond this point and no works are proposed in the vicinity of Mount Jerome.

10.5.3 Summary – Landscape Character and Values

In summary, the river Poddle is a relatively narrow watercourse which runs through several areas of differing character, from the urban edge through suburban and urban areas, which can be broadly described as follows:

- Industrial/commercial areas
- Large scale parks on the urban edge
- A variety of smaller open spaces and parks including linear open spaces along the river corridor, and larger spaces which are overlooked by dwellings
- Institutional open spaces

The river Poddle runs through some industrial and commercial areas, but these are few and it mainly runs through residential areas. Industrial areas are found at Airton Close and Greenhills industrial estate, and these areas do not have a strong sense of character. No works are proposed in these locations.

A series of large open spaces (Bancroft Park, Tymon Park) are found at the edge of the city. The river, though not large, is a key element in parts of Tymon Park, where it runs through a series of lakes which are a distinctive feature of the area and increase the visual amenity of the park. The areas around the lakes and woodlands create some sense of naturalness, and the river is accessible and easily visible.

There are a number of smaller open spaces in the primarily residential areas, including a number of smaller green spaces (in the vicinity of Wellington Road, between the northeastern corner of Tymon Park and the Templeville Road area). These include narrow, linear open spaces which connect streets or housing estates, and also larger green spaces many of which are overlooked or partly overlooked by dwellings. Examples of green areas partly overlooked by residences include the open spaces off Templeville Road, (Whitehall Park), Wainsfort Manor Drive, Wellington Drive/Crescent, Ravensdale Park, St Martin's Drive and Mount Argus.

The river Poddle also runs through institutional open spaces at Mount Argus church grounds and Kimmage Manor, where it is easily visible and accessible, and further adds to the character of the areas.

The river also runs through and several areas where it is bounded on both sides by rear walls of houses or properties and is not easily accessible. In certain sections the river is culverted.

The river itself is generally only visible in very close proximity, particularly in the residential areas, and often hidden by walls or dense vegetation. It is most open and visible in the larger open spaces. The riverbanks appear to have been modified in many areas. In some areas the riverbanks are vegetated and mature trees are found along the banks, such as in Tymon Park, Ravensdale Park and St Martin's Drive.

The river is a key element in parts of Tymon Park, and in several open spaces such as at Wellington Lane, Wainsfort Manor, the southern end of Ravensdale Park and St Martin's Drive, the river corridor has some sense of naturalness with mature trees along the bank. In other sections the river appears as a channel with grassed banks, or is bounded by walls, which lessen its natural qualities.

10.5.3.1 Values to be retained

The river is an attractive element of many open spaces. The natural qualities of the river are evident in a number of open spaces and should be retained where possible. Bankside vegetation removal should be minimised and where trees are removed, replanting should be carried out where possible. Trees are a feature of a number of areas along the River Poddle and should be retained where possible.

10.5.3.2 Values to be enhanced

The character of certain parts of the river corridor is degraded where the river is walled by high walls and gives it an industrial character such as parts of Ravensdale Park, and Whitehall Park on Templeville Road. In certain locations, opening up access or views to the river may be regarded as a positive feature.

10.5.4 Views and Visual Amenity

As the river itself is narrow, and often not visible from outside its immediate surroundings, views to the river are limited to areas where it is easily accessed, mainly in parks and open spaces as outlined above. In addition, walls and vegetation do restrict views even from some of these open spaces. Many of the views towards the river (and the proposed works) will therefore be visible only in close proximity. However, where the removal of vegetation or larger trees is proposed, these will be more noticeable from outside the immediate vicinity of the river corridor.

Visual Amenity is considered to be high in some of the open spaces, and in Tymon Park in particular, where the combination of open areas, woodland clumps and the lakes connected by the Poddle, result in high visual amenity. Other areas which have some pleasant qualities include sections of the river near Wellington Lane, where mature trees line the bank on one side, and at St Martin's Drive, where the mature trees and bankside vegetation have a semi natural quality. The aesthetic qualities of mature trees also contribute to areas such as Ravensdale Park and Mount Argus. Some areas of the river corridor are degraded with concrete walls or sheet piling, and have a more industrial character, including the end of Mount Argus Close, a part of Ravensdale Park and the green space at Templeville road (Whitehall Park). Areas where the river emerges from or enters a culvert also tend to have few natural qualities and little visual amenity such as at

Mount Argus Close, at Poddle Park adjacent to the pavement, and at the northern end of Ravensdale Park.

10.5.5 Potential Visual Receptors

Potential visual receptors which would be most sensitive to the proposed works include those in residences overlooking the river corridor, and those using the variety of open spaces that occur along the river corridor for recreation and amenity.

Those less sensitive would be those driving through areas close to the river corridor, or those engaging in sport in the larger open spaces, or those working in close proximity of the river corridor.

A number of viewpoint locations were chosen to represent the range of viewers which will experience the proposed works, from the larger Tymon park at the city's edge, to the many residential open spaces and streets where viewers may have views from the houses and immediate vicinity. The photomontages also represent a variety of proposed works, including walls of varying heights, embankments and removal of vegetation. The photomontages are discussed and the locations are listed in **Table 10-7**.

10.6 Proposed Development

The proposed development consists of flood alleviation measures along parts of the River Poddle. The works which are most relevant to the Landscape and Visual Assessment are located along the River Poddle between Tymon Park in Tallaght, and Mount Argus Close in Kimmage. The proposed works include flood defence walls, grass embankments, and re-grading of ground and paths, to facilitate attenuation areas. A flow control structure is proposed at Tymon Lake. The river is to be realigned in one location, in the vicinity of Whitehall Park. These works will result in tree and vegetation loss in some locations.

A number of these measures will be concentrated in certain areas, which include Tymon Park, in the vicinity of Tymon Lake, as well as Whitehall Park/Wainsfort Manor in Terenure. Works are also proposed in Ravensdale Park where flood relief walls, path realignment and tree removal are proposed. A number of works are also proposed in the vicinity of St. Martin's Drive.

A full description of the proposed works is included in EIAR Chapter 5. However, the main proposed works which are relevant from a Landscape and Visual aspect are as follows:

- Temporary Works Compounds are proposed at Tymon Park, Wainsfort Manor Crescent, Ravensdale Park and St. Martin's Drive. The compound at Tymon Park is to be fenced with a chain-link fence and site hoarding and will be re-instated using stored topsoil following works. The other compound locations will be fenced works or set down areas.
- Temporary access tracks will be necessary in a number of locations at Tymon Park around Tymon Lake and Tymon North. Temporary River crossings are proposed in Tymon North and Tymon Park.
- Earth embankments ranging in height from approximately 0.5m to 2.7m are proposed at several locations in Tymon Park, with a large embankment at Tymon Lake to the east and south of Tymon Lake to provide the main flood storage. Re-grading of ground and pathways is also proposed. These embankments will be seeded with grass.

- An Integrated Constructed Wetland (ICW) is proposed northeast of Tymon Lake. The river will be diverted into the ICW. This is proposed as an enhancement measure to improve water quality.
- A Proposed spillway/overflow weir at eastern end of lake at Tymon Park
- River channel realignment and regrading in Whitehall Park is proposed.
- Flood defence walls, ranging in height from 0.54m to 1.5m, are proposed in several locations. These will be either reinforced concrete or sheet piles. This will include reinforcing existing walls, construction of new walls and replacement of existing walls. New walls will have a precast base and will be constructed in situ. The walls will be finished in stone cladding or pointed with concrete capping beam on top.

Locations where walls are proposed are as follows:

- Tymon Park – flow control structure Whitehall Park/Wainsfort Manor Drive
- Rear of Fortfield Road south of Kimmage Cross Roads (KCR)
- Ravensdale Park (and wall at KCR Builder’s Provider’s)
- Green space at St Martin’s Drive
- Mount Argus Close
- Works at a number of manholes in Poddle Park, Poddle Park, Crumlin and in the vicinity of Saint Teresa’s Gardens and Donore Road, and at the rear of the National Stadium, South Circular Road, Merchant’s Quay. These works are not expected to have any visual or landscape effects.
- Ancillary works and associated development including drainage channel clearance and removal of trees where required for the works; rehabilitating or replacing culvert screens in locations as required; installing flap valves in all culverts draining to the River; biodiversity enhancements including installation of floating nesting platforms in Tymon Lake, Tymon Park, Tallaght.
- Tree and vegetation removal: The proposed works will involve the removal of trees and vegetation in a number of areas along the River Poddle, including:
 - Tymon Park (both north and south of M50) in several areas
 - Wainsfort Manor Green/Drive, Whitehall Park,
 - Fortfield Road to the rear of St Anne’s Terrace
 - Ravensdale Park
 - Green space between St Martin’s Drive/Poddle Park
 - Mount Argus Close

10.7 Mitigation/Avoidance by Design

During the design process, it was considered that more detailed landscape design was necessary in some locations, to avoid and minimise adverse landscape and visual effects.

Tree Surveys were carried out in the following locations where works are proposed (See **EIAR Volume 3** for Drawings and **Volume 4, Appendix 5-2**, for accompanying Report).

- Tymon Park (both North and South of M50)
- Whitehall Park/ Wainsfort Manor Crescent
- Fortfield Road
- Ravensdale Park
- St. Martin's Drive

Landscape mitigation plans were prepared for the following areas:

- Tymon Park in the vicinity of Tymon Lake
- Ravensdale Park

A tree planting plan was prepared for the green area in the vicinity of St. Martin's Drive to address tree replacement in this area. The drawings are included in Appendix 3 of the EIAR.

The mitigation and avoidance measures are set out at the end of this chapter.

The construction phase of the project is expected to last approximately 24 months.

10.8 Potential Effects

10.8.1 Construction Phase landscape effects

Construction Phase Landscape Effects include setting up of construction compounds removal of trees and vegetation, and movement of machinery and earthworks in the vicinity of the river and associated open spaces and parks.

10.8.1.1 Magnitude of Change

The magnitude of change will vary depending on the location. In general, areas where works are proposed will experience machinery on site to clear vegetation, carry out earthworks and construction. The magnitude of change is considered to be Low in the majority of areas, including Mount Argus, Wainsfort Manor/Drive, Fortfield Road and in Tymon Park south of the M50.

Areas which are likely to experience a Medium to High magnitude of change include Tymon Park, in the vicinity of Tymon Lake, where a construction compound and a considerable network of temporary access tracks is proposed during the construction phase, along with re-grading of areas around Tymon Lake. The construction of the ICW is also in this area.

10.8.1.2 Significance of Effect

The construction phase is likely to last for 24 months in total but the expected timescale for parts of the scheme will vary (see **EIAR Chapter 5, Table 5.1**). Areas such as Tymon Park will experience works for up to the 24 month period with much shorter periods of works in other areas. This will and is considered to have a **Temporary, Slight to Moderate adverse** landscape effect. Effects are expected to be Not Significant to Slight, and adverse in the majority of areas and Moderate, adverse in Tymon Park.

10.8.2 Operational Phase Landscape Effects

The landscape character of the river corridor where works are proposed varies between the large scale parks on the edge of the city, through the more densely built up suburban and urban areas.

- Large scale regional parks
- A variety of smaller open spaces including linear open spaces along the river corridor, and larger spaces which are overlooked by dwellings. These include Whitehall Park, Wainsfort Manor and St. Martin's Drive area.
- Formal parks such as Ravensdale Park are also included

The river passes through a high proportion of open space of varying types, and these spaces are considered the most sensitive to the proposed development.

The Landscape Effects are described below and summarised in Table 10.7

10.8.2.1 Landscape Sensitivity

Landscape Sensitivity, referred to in Table 10.1 refers to the susceptibility of the receptor to change, and also to the value of the landscape.

The landscape sensitivity of the river corridor itself varies throughout the study area. As a watercourse, the river is valued as a component of green infrastructure. The landscape sensitivity for each of the areas identified above is discussed below and ranges from Low to High. Certain areas including the residential areas and open spaces would be considered Medium sensitivity while the regional parks are considered High sensitivity.

There are no specific landscape designations along the river corridor.

10.8.2.2 Magnitude of Change

The magnitude of change varies throughout the river corridor. There are certain areas which will undergo a greater degree of change, including areas such as Ravensdale Park, and St Martin's Drive, and parts of Tymon Park, and other areas where there is a lesser magnitude of change, such as at Mount Argus Close, Fortfield Road, and areas where works consist of manhole replacements, which will not result in changes to the landscape or visual baseline.

The proposed development will result in both the removal of landscape elements and the addition of other elements:

- Removal of bankside vegetation and trees in the vicinity of the river
- Construction of flood defence walls and embankments
- Location of flood attenuation areas
- Realignment of the river with embankments at Whitehall Park

As with landscape sensitivity, the magnitude of change is discussed under each area, and the landscape effects are then discussed.

10.8.2.3 Landscape Effects on Character Areas

Large scale parks on the urban edge - Tymon Park

The landscape sensitivity of the Tymon Park area is considered to be Medium to High. The park is considered an important element in policy of the city's network of parks and open spaces and green infrastructure, and would appear to be a valued resource with a sense of openness and naturalness, in contrast the more confined and built up nature of the river corridor in the lower reaches of the River.

Magnitude of Change

There are several areas in Tymon Park which will undergo change, particularly around Tymon Lake. These changes include tree removal, grass embankments, and earthworks which include re-grading around the lake to facilitate attenuation, and a proposed spillway and flow control structure. An integrated Constructed Wetland (ICW) is also proposed near Tymon Lake, south of Limekiln Avenue.

In the park on the southwest side of the M50, several proposed grass embankments, one in the vicinity of the Tymon Castle site and the second to the west of the ESB substation. These vary in height up to 1.65 m, and length of 32 and 45m respectively. These proposed embankments are located in areas of tree cover and will necessitate some tree removal, however both locations, one near the river south of Tymon Castle and the other near the lake and substation compound, are surrounded by considerably large areas of trees which will remain. These changes are considered of Low magnitude, which are minor interventions in a large scale park of extensive areas of tree planting and will not change the overall character of this part of the park. The magnitude of change in this part of the park is considered Low:

Change that is moderate or limited in scale, resulting in minor alteration of landscape receptors, and/or introduction of elements that are not uncharacteristic in the context. Such development results in minor change to the character

On the opposite side of the M50, a series of embankments are proposed to allow the attenuation of flood waters in the vicinity of the larger and smaller lakes. A relatively long embankment (232m) is proposed around the eastern side of the main lake, near where the River Poddle flows out of the lake south of Limekiln Avenue. The embankment height varies up to 1.6 metres, however reaches 2.7 metres adjacent to the flow control structure. Some limited tree removal is necessary in the vicinity of the embankment, while a flow control structure and spillway is proposed to the east of the bridge, and a headwall along the River Poddle. To the north of the flow control structure, an embankment will result in the removal of a clump of trees.

A number of lower and shorter embankments, and path re-grading are proposed to the north and northwest, necessitating some tree removal, though this is minor in the context of the overall tree cover. The design proposed re-alignment of the paths and regrading, as shown in the Landscape Mitigation Plans (Drawings contained in Volume 3).

The proposed changes in this part of the park are considered of **Medium** magnitude of change. Medium is defined as:

Change that is moderate in extent, resulting in partial loss or alteration of landscape receptors,

This change is localised, and only occurring mainly in the vicinity of the spillway. The use of a park and existing lake for flood attenuation purposes represents a multi-functional use of an open space by combining flood attenuation which is an ecosystem service, with recreation and amenity. Significance of Effect

The significance of effect on Tymon Park ranges from Slight to Moderate, depending on the location. In the vicinity of Tymon Lake, effects are more pronounced while effects on the park south of the M50 are considered less evident.

Landscape Effects on the park south of the M50 are considered **Not Significant** effects which are **adverse** in quality.

Landscape Effects on Tymon Park north of the M50 are considered, in the short term, to be **Slight to Moderate effects**. The quality of the effect varies from neutral where areas of minor re-grading and path realignment is proposed, to adverse where the proposed flow control structure imparts a more industrial character to the area and where trees and vegetation are to be removed. The proposed ICW is considered to have a beneficial landscape effect.

Over time, in the medium term, it is considered that the landscape effects are considered to remain Slight, and many of these effects will become neutral as vegetation including marginal vegetation around Tymon Lake and the proposed ICW, establishes and softens the edges. Replacement trees will also mature.

Open spaces including linear open spaces along the river corridor

The majority of areas along the river corridor would be considered of Medium to High sensitivity – these are the open spaces along the river with some trees or vegetation, which lends a certain character to the area - especially important in urban areas. These are valued as important as naturalistic spaces within a built up suburban or urban area and those considered of Medium Sensitivity include Wainsfort, Ravensdale Park, the green space between St Martin's Drive and Poddle Park and Mount Argus,, Whitehall Park of Templeville Road is considered Low-Medium sensitivity.

Medium Sensitivity is defined as:

Areas where the landscape has certain valued elements, features or characteristics but where the character is mixed or not particularly strong. The character of the landscape is such that there is some capacity for change in the form of development.

Magnitude of Change

The magnitude of change also varies depending on the location, ranging from No effect in areas where the existing retaining walls are to be assessed, to Moderate effects. The areas experiencing a greater magnitude of change are Ravensdale Park, St Martin's Drive, Whitehall Park, and Wainsfort Manor Court. These areas are described separately below, in terms of the magnitude of change, and the significance of effect.

Whitehall Park, and Wainsfort Manor Crescent

Magnitude of Change

Whitehall Park will undergo a Medium magnitude of change due to the realignment of the river, tree removal and the creation of steep grassed terraces. Wainsfort Manor will undergo tree removal, including removal of some relatively large trees which will result in a change to the character of the area. This tree removal is as a result of proposed retaining walls adjacent to the river on the northern side. Medium is defined as:

Change that is moderate in extent, resulting in partial loss or alteration of landscape receptors, and/or introduction of elements that may be prominent but not necessarily substantially uncharacteristic in the context

Significance of Effect

The significance of effect is considered **Slight effect**. The quality of the effect is neutral to adverse. The removal of vegetation in particular a number of trees, at Wainsfort Manor, is considered an adverse effect. The building of walls is considered to be neutral to adverse effect. Realignment of the river in the green space near Templeville Road is considered a neutral effect, as the river becomes a central feature in the space and is moved away from the wall. The steep grass terraces may encourage users to spend time in the park.

Ravensdale Park

Magnitude of Change

The changes in Ravensdale Park include some minor tree removal, (Drawing (19150-T-103 included in Volume 3) to facilitate the construction of a flood defence wall along the western boundary and extending along the western side main path through the park, between the entrance on the Kimmage Road Lower and the park entrance at the northern end. This wall along the main path ranges from 0.7 metres to 1.35 metres and so will allow views over the park. The wall along the western boundary ranges from 1.1 to a maximum of 1.5 metres in the north-west corner. A new bridge is proposed to connect the path to the builder's yard to the west

The design was modified to incorporate mitigation and avoidance measures to reduce landscape and visual effects. Very few landscape elements of the park are removed – the bridge is replaced and tree removal was minimised (only 6 trees are to be removed).

The proposed wall height and extent was considerably reduced, and the paths retained. These measures are explained more fully in Section 10.7 under Mitigation and Avoidance measures.

These changes are considered to impart a Low magnitude of change to Ravensdale Park:

Change that is moderate or limited in scale, resulting in minor alteration of landscape receptors, and/or introduction of elements that are not uncharacteristic in the context. Such development results in minor change to the character of the landscape and no reduction in landscape quality and perceived value.

Significance of Effect

The significance of effect in Ravensdale Park is considered to be **Slight, neutral effect**. While a small number of trees are to be removed, the majority are to be retained, and any tree removal these will have the effect of slightly opening up the views to the park. The park entrance is to be enlarged, and the walls are designed to facilitate seating and encourage usage of the park. The central wall is very low in the southern end and will appear as a feature of the park with its wavy outline.

St. Martin’s Drive

Magnitude of Change

The green space to the rear of St Martin’s Drive is also likely to undergo a considerable magnitude of change as a number of trees (approximately 20 and three tree groups) are removed from the southern part of the green. The removal of mature trees and building of the wall will have an adverse effect on the character of the area. The magnitude of change is considered High.

Significance of Effect

The significance of the effect is considered to be **Moderate in the short term**. The quality of the effect is considered **adverse**. As the proposed tree planting plan is implemented and the vegetation establishes, in the medium term, this is expected to reduce to Moderate and neutral.

Other Areas

Other residential areas including the river corridor at Fortfield Road and Mount Argus Close will undergo the construction of flood defence walls and the removal of trees (1 at Mount Argus and 9 no trees and one tree group along Fortfield Road. Effects are considered to have **Not Significant to Slight, adverse effects**.

Table 10-6: Landscape Effects Summary Table

Location	Landscape Sensitivity	Magnitude of Change	Significance of Effect
Tymon Park South of M50	High	Low	Not Significant, adverse
Tymon Park North of M50	High	Medium	Slight-Moderate, neutral to adverse in Short-term,

Location	Landscape Sensitivity	Magnitude of Change	Significance of Effect
			Slight, neutral in Medium term.
Whitehall Park, Wainsfort Manor	Low to Medium	Medium	Slight, neutral to adverse
Ravensdale Park	Medium	Low	Slight, neutral
St. Martin's Drive	Medium	High	Moderate, adverse in Short term Moderate, neutral in Medium term
Others – Mt. Argus, Fortfield Road	Medium	Low	Not Significant, adverse

10.8.3 Construction Phase Visual Effects

Visual effects along the river corridor are, in general, confined to the river itself and the immediate vicinity. There are no long distance views to or from the river, however visual effects will result in wider areas where substantial tree removal is to take place.

Visual effects are assessed in this chapter, and photomontages are included from 11 viewpoints in the vicinity of the proposed works, as listed in **Table 10-7**.

Table 10-7: Location of Proposed Photomontages

Viewpoint	Description
1	View from Mount Argus Close towards river
2	St. Martin's Drive - view from pavement towards removed trees and proposed wall
3	View from pavement at corner of Clonard Rd/Poddle Park junction

Viewpoint	Description
4	View from pavement at junction of Ravensdale Park and Ravensdale Drive towards Ravensdale Park
5	View from pavement along Kimmage Road Lower towards Ravensdale Park
6	View from Ravensdale Drive towards Park
7	View from Kimmage Road Lower towards Park
8	View from greenspace off Templeville Road towards proposed realigned river and embankments
9	Tymon Park – View towards Tymon Lake East
10	Tymon Park - view from path on Tymon Lake North towards bridge
11	Tymon Park – view from Tymon Lake South towards bridge

These photomontages represent the proposed development at operational stage, at approximately 5-7 years.

Magnitude of Change

Construction phase visual effects are expected to be most pronounced in the vicinity of Tymon Lake and the area to the north and east of this where the construction compound and ICW are proposed. Machinery will be visible in this area to carry out the earthworks and the construction compound will be fenced and hoarding will be visible. The magnitude of change is considered High.

In other locations, the works will be of a smaller scale. Works will include earthworks and vegetation removal, and temporary works compounds are proposed at Wainsfort and Ravensdale Park. The magnitude of change at Whitehall Park (Viewpoint 8) and Wainsfort and at Ravensdale Park (Viewpoints 4,5,6,7) and St. Martin's Drive (Viewpoints 2,3) during construction is considered Medium to High.

The magnitude of change at Fortfield Road and Mount Argus Close (Viewpoint 1) is considered a Low magnitude of change during construction.

Significance of Effect

The visual effects are considered to be temporary, but Significant adverse visual effects in the vicinity of Tymon Lake (Viewpoints 9,10 and 11 represent Tymon Park) during the construction phase.

Visual effects further along the river at Whitehall Park (Viewpoint 8) and Wainsfort and at Ravensdale Park and St. Martin's Drive are considered to be temporary, Moderate, adverse effects during the construction period. Visual effects at Fortfield Road and Mount Argus Close are considered to be Slight, adverse effects.

Additional works in the city north of the Grand Canal and in the vicinity of South Circular Road, where minor works are proposed, are considered to have a Negligible magnitude of change during construction and no visual effects following the construction phase.

10.8.4 Operational Phase Visual Effects

10.8.4.1 Visual Receptor Sensitivity

Visual receptors along the River Poddle includes those of high sensitivity as well as those and those of medium and low sensitivity as outlined in this chapter.

A number of photomontages were produced to represent a range of visual receptors, with an emphasis on the most sensitive receptors including residents and those enjoying parks and open spaces.

Magnitude of Change

The magnitude of change experienced along the river varies, as indicated in the photomontages. Residents in the vicinity of open spaces along the river, and users of their open spaces, including Tymon Park, are likely to be most affected by the proposed development.

10.8.5 Viewpoints Assessment

Eleven viewpoints are included to represent areas where the proposed works will be most prominent, as well as locations where effects will be less obvious. The photomontages include views along the river from Tymon Park, Whitehall, Ravensdale Park, St. Martin's Drive, and Mount Argus. They also show a variety of the proposed works, including the proposed embankments, walls, flow control structure, tree and vegetation removal.

The viewpoints are outlined in **Table 10-7** and summarised in **Table 10-8**. The photomontages with photo location map are included in **EIAR Volume 3**. These are now described.

10.8.5.1 Viewpoint 1 – Mount Argus Close

Existing View

The existing view shows the river Poddle where it runs through a residential area. The river itself is in the centre of the view, bordered by vegetation on both sides, and with a footpath in the foreground. Parked cars are adjacent to the path. A bridge connects the

riverbanks, and a house is visible in the background, with walls and houses partly visible across the river, in the background. A large tree is located on the opposite riverbank.

Proposed View

The proposed view shows a short section of low wall topped with metal railings adjacent to the path, and the removal of the birch tree close to the bridge. The large tree in the foreground is unaffected.

Visual Receptor Sensitivity

The visual receptor sensitivity is considered Medium.

Magnitude of Change

The magnitude of change is considered Low. A low wall is seen adjacent to the path, with metal railings on top of this, similar to the railings on the existing bridge.

Significance of Visual Effect

The significance of the visual effect is considered **Not Significant**.

10.8.5.2 Viewpoint 2 – St Martin’s Drive

Existing View

The existing view shows a road in the foreground, with a pavement on the far side. Adjacent to the pavement is a grassed area, with some shrubby undergrowth, and a number of mature trees of considerable size in the background. There are glimpses through the trees of some houses and a terrace of houses is visible to the left of the image.

Proposed View

The proposed view shows the mature trees are removed, with the exception of some trees on the opposite side of the wall. A stone clad wall is visible but mostly screened by proposed vegetation. Some low level planting is shown in the grassed area. Proposed mature tree and shrub planting is shown in the montage, when the trees have matured (after approximately 5-7 years). The houses across the river are partly visible, as a result of tree removal, but the trees provide a certain level of screening.

Visual Receptor Sensitivity

Visual Receptor Sensitivity is considered to be High.

Magnitude of Change

The magnitude of change is considered High. The trees which occupy a large proportion of the view are removed, along with the undergrowth, allowing views to the houses on the opposite street and changing the character of the view. A proposed flood defence wall is visible adjacent to the river.

...introduction of elements that may be considered uncharacteristic in the context, to the extent that the development becomes co-dominant with other elements in the composition and affects the character of the view and the visual amenity.

Though the descriptions primarily refer to the addition of elements to a view, it is also appropriate to the removal of elements from the view which are considered characteristic.

The proposed view also shows the proposed trees to be re-planted along with shrub planting.

Significance of Visual Effect

The visual effect is considered **Significant and adverse** in the short term. However replacement, relatively mature tree planting is proposed, as shown in the montage, as well as shrub planting, and once this establishes, in the **medium term**, the visual effect is expected to reduce the quality of the effect to **neutral**.

10.8.6 Viewpoint 3 – Clonard Road/Poddle Park junction

Existing View

The road is visible in the foreground, with the railing and wall denoting the river. Extensive mature trees are visible behind the wall and fence, which partly screen the view to the houses opposite. The river is not visible in this view.

Proposed View

The proposed view shows a proportion of the mature trees to the right of the image are removed, and more open views are available to the housing estate (across the river). A proposed flood wall clad in stone, is visible. The trees to the left of the image are retained. The view also shows the proposed re-planting of mature trees, which provides some screening to the houses opposite, though views are available through the trees.

Visual Receptor Sensitivity

The visual receptor sensitivity is considered to be Medium at this location.

Magnitude of Change

The magnitude of change is considered to be Medium. The removal of the trees to the right of the image considerably changes the view, and the proposed wall is also visible. Though focussing on the addition of new elements into a view, Medium is defined as:

...introduction of elements that may be considered uncharacteristic in the context, to the extent that the development becomes co-dominant with other elements in the composition and affects the character of the view and the visual amenity.

Proposed re-planting is shown in the view, as outlined on the Tree Replacement Planting Plan included in Volume 3. The trees, once established in the Medium term, are expected to eventually provide a level of screening similar to the existing mature trees.

Significance of Visual Effect

The visual effect is considered to be **Moderate, adverse** visual effect in the short term. As the trees and vegetation matures, in the Medium term, the visual effect is likely to be neutral in quality.

10.8.6.1 Viewpoint 4 –Ravensdale Park - Ravensdale Drive junction

Existing View

The existing view shows the road in the foreground. On the opposite side, a low wall separates park from the footpath and an entrance is located to the left of the image. The park consists of grass areas with clumps of trees, with some areas of low planting, surrounded by low walls. In the background, the houses along Kimmage Road Lower are partly visible through the trees.

Proposed View

The proposed view shows a concrete wall, which follows the park boundary, to the left of the image. The existing entrance is retained and enlarged, and the trees in the park are retained.

Visual Receptor Sensitivity

This is an urban park in a residential area and the visual receptor sensitivity is considered High.

Magnitude of Change

The magnitude of change in this view is considered Low to Medium. The only change visible is the proposed wall, and the trees in the park (including the Tree of Hope, visible in the background,) are not affected.

Significance of Visual Effect

The visual effect is considered a **Slight effect**. The quality of the effect is considered to be adverse as some views are restricted in the north west corner. However, some viewers within the park and those walking along the pavement will have visibility over the wall.

10.8.6.2 Viewpoint 5 –Kimmage Road Lower looking southwest (Ravensdale junction)

Existing View

The existing view shows a view from Kimmage Road lower, looking across the road to the park. The road is seen in the foreground, with a low wall separating the park from the adjacent pavement. The park is composed of several trees in an area of grass, with some low planting beneath the trees. In the background, partial views across to Ravensdale Drive and the wall at the KCR Builder's yard are visible through the trees.

Proposed View

The proposed view shows a low concrete wall, part of which is wavy in outline, in the centre of the park. This wall extends throughout the view. Tree removal is very minimal, and barely perceptible, and a proposed tree is visible near the centre of the view.

Visual Receptor Sensitivity

This is an urban park in a residential area and the visual receptor sensitivity is considered High.

Magnitude of Change

The magnitude of change is considered Low to Medium.

Minor intrusion of the development into the view, or introduction of elements that are not uncharacteristic in the context"

Medium

"Partial intrusion of the development in the view, or introduction of elements that may be prominent but not necessarily uncharacteristic in the context"

The proposed view shows a low, concrete wall, which is partly a 'seat' wall, in the park, to the rear of the row of trees. The wall restricts some views of the park the wall, and the stone wall in the distance, are low enough to allow views to Ravensdale Drive to be retained. A very small number of trees in this view are removed but this is barely noticeable as they are behind other trees.

Significance of Visual Effect

The visual effect is considered **Slight, adverse effect**. Though the wall is relatively low and retains views to Ravensdale Drive, it is of considerable length, and screens a proportion of grass and vegetation in the background, reducing the visible area of green space and creating an additional element of hard surface in the view.

10.8.6.3 Viewpoint 6 – Ravensdale Drive (looking East)

Existing View

The existing view shows the road in the foreground, with the riverbank evident in the middleground but the river itself hidden from view. The main element in the view are the large weeping willow trees which line the riverbank, and behind these, grass and some other scattered trees are visible. Partial glimpses of the houses opposite on Kimmage Road Lower are available between the trees.

Proposed View

The proposed view shows a low, stone clad wall in the foreground, and a concrete wall in the rear within the park, which is partly 'wavy' in formation. The weeping willow trees in the foreground are retained and tree removal in the park is barely noticeable. Some planting is proposed within the park, between the walls.

Visual Receptor Sensitivity

This is an urban park in a residential area and the visual receptor sensitivity is considered High.

Magnitude of Change

The magnitude of change is considered Low to Medium. Low is –

"Minor intrusion of the development into the view, or introduction of elements that are not uncharacteristic in the context"

Medium:

"Partial intrusion of the development in the view, or introduction of elements that may be prominent but not necessarily uncharacteristic in the context"

There are two walls visible, one adjacent to the road, which is stone clad, and another concrete wall in the centre of the park. The walls are relatively low, and do screen some views of the vegetation and grass, but allow views to the trees in the park. The removal of some trees is barely noticeable as they are partly screened by other trees. Views or glimpses across the park to Kimmage Road are maintained.

Significance of Visual Effect

The visual effect is considered **Slight, neutral effect**. Though the stone walls reduce the amount of grass and vegetation visible, they are low enough to allow views in and out of the park. The large weeping willow trees which in the foreground are the key characteristic of the view, remain, and the views across the park to the houses beyond are not affected.

10.8.6.4 Viewpoint 7 –Kimmage Road Lower

Existing View

This view shows the road and pavement in the foreground, with a low brick wall delineating the edge of the park. A gap in the wall serves as a narrow pedestrian entrance. A line of trees is visible inside the wall, with grass and some clumps of vegetation underneath the trees. In the background, other trees are visible, as well as glimpses of the buildings and cars on Ravensdale Drive and Ravensdale Park roads.

Proposed View

The proposed view shows a low concrete wall, which has a wavy outline, along the path within the park. One tree is removed near the end of the wall. The majority of the trees are retained, and the removal of a low number (six) in the park and a proposed new tree, are barely discernible.

Visual Receptor Sensitivity

This is an urban park in a residential area and the visual receptor sensitivity is considered High.

Magnitude of Change

The magnitude of change is considered Low:

"Minor intrusion of the development into the view, or introduction of elements that are not uncharacteristic in the context"

The low wall bounding the park remains, and the majority of the trees remain. The removal of a tree near the proposed wall, to the left of the image, is barely noticeable. A low concrete wall is introduced in the park, on the left of the existing path which is low enough to allow views and be used as a seat wall. In the background, the wall adjacent to the river is visible, slightly restricting low-level views of cars on along by Ravensdale Drive.

Significance of Visual Effect

The visual effect is considered **Slight**. The quality of the effect is considered to be **neutral**. The removal of the trees is not noticeable, and the walls are low enough to allow views into and out of the park. The trees, the key elements of the view, are retained.

10.8.6.5 Viewpoint 8 –Whitehall Park, Templeville Road

Existing View

The existing view shows an open grassed area, bounded by a high wall to the right of the image and to the left by the river Poddle. A wall on the left of the river divides the green area from a housing estate. In the background, a number of trees are visible along with other buildings.

Proposed View

The river is realigned and appears in the centre of the green space. The banks are terraced with grass. A gate is located in the wall to the left of the image, and a number of taller trees to the right of the view, in the background, are removed.

Visual Receptor Sensitivity

Viewers would be those in a green space which is partly overlooked by neighbouring residences. Viewers would be of Medium sensitivity.

Magnitude of Change

The magnitude of change is considered Medium to High. Medium is -

"Partial intrusion of the development in the view, or introduction of elements that may be prominent but not necessarily uncharacteristic in the context"

The river is to be realigned away from the wall, nearer to the centre of the view. The slopes are to be terraced and grassed. A gate is located in the boundary wall of the adjacent housing estate to the left of the view.

Significance of Visual Effect

The visual effect is considered to be **Moderate** effect. The quality of the effect is considered **neutral**. The river is realigned, but the channel is wider, making the river more visible, and more accessible. The grass terracing has potential to be used as a seating area.

10.8.6.6 Viewpoint 9 –Tymon Lake East, looking southwest

Existing View

The existing view shows a pathway on the right of the view, leading towards Tymon Lake. To the left of the path, a grassy river channel is visible (but no water is seen) and grassed fields beyond. In the middleground, a bridge over the river is visible, and a glimpse of Tymon Lake is available. To the left of the bridge, clumps of tree and shrub planting is visible. In the background of the view are large blocks of woodland planting. A distant view to the Dublin Mountains is seen to the left of the view.

Proposed View

The ground leading towards the lake has been raised up considerably, and the path now slopes up towards the new bridge which is at a higher level. Stone clad walls are visible along a section of the river channel on this side of the bridge. Some tree planting is evident along the path.

Visual Receptor Sensitivity

The visual receptors are people in a well-used regional park and would be considered of High sensitivity.

Magnitude of Change

The magnitude of change is considered Medium:

"Partial intrusion of the development in the view, or introduction of elements that may be prominent but not necessarily uncharacteristic in the context"

The ground leading towards the lake is raised up considerably, and the river channel is lined with stone clad walls, which are part of the flow control structure. The path and bridge are raised up and the lake is not visible from this view. Some open grass fields are seen on the opposite side of the lake.

Significance of Visual Effect

The visual effect is considered **Moderate**. The quality of the effect is considered **adverse**. The view towards the lake is lost, and the views of the trees and the land beyond the lake is restricted. However distant views to the hills are still available to the left of the image. The walling along the river channel somewhat alters the semi natural character of the area. It should be noted that in the winter months, the foreground trees will allow more views to the background vegetation.

10.8.6.7 Viewpoint 10– Tymon Lake North, looking East

Existing View

The existing view shows the lakeside path in the foreground, bordered by some grass and a tree to the right of the image. To the left of the path is a gently sloping grassed area. In the middle ground a pedestrian bridge crosses the water and the margins of the lake are visible. In the background is a stand of relatively young woodland planting.

Proposed View

The proposed view shows the proposed path re-graded and moved away from the lake, and the lakeside tree removed. The ground on the opposite side of the lake has been raised up, and the existing bridge removed and replaced by a new bridge further to the left. The woodland planting in the background, which has been retained with some new tree planting. A seating/picnic area is located adjacent to the lake.

Visual Receptor Sensitivity

The visual receptors are people in a well-used regional park and would be considered of High sensitivity.

Magnitude of Change

The path has been realigned and the embankment raises the ground level around the bridge, however the proposed path makes space for a picnic area, and the main elements of the view, the lake and the woodland in the background, are largely unchanged. The magnitude of change is considered Low, defined as:

"Minor intrusion of the development into the view, or introduction of elements that are not uncharacteristic in the context"

Significant of Visual Effect

The significance of the visual effect is considered to be **Slight, and neutral** in quality. The raised path and embankment cause some changes to the view but the character of the view remains.

10.8.6.8 Viewpoint 11– Tymon Lake South, looking Northeast

Existing View

This view shows Tymon lake looking towards the existing bridge where the lake flows into the River Poddle. The lake takes up a considerable proportion of the view, with the sloping grass areas and dense band of woodland planting forming a pleasant backdrop. Trees and grass on the lake shore in the foreground frame the view which has a semi-natural character.

Proposed View

The proposed view shows the proposed embankment across the lake, with the new bridge and flow control structure. Some trees and tree groups have been replaced with new trees but the main backdrop of woodland planting is not affected.

Visual Receptor Sensitivity

The visual receptors are people in a well-used regional park and would be considered of High sensitivity.

Magnitude of Change

The magnitude of change is considered Low. The proposed spillway is visible but at some distance across the lake, and the raised embankment on either side of the spillway and new bridge is evident. Tree removal is very limited, and some new tree planting is proposed on the embankment, and the picnic area is visible. However the main elements of the view, the lake and the woodland planting, remain unchanged, and the changes do not occupy a large proportion of the view.

Significant of Visual Effect

The visual effect is considered to be **Slight, adverse**. The spillway contrasts with the character or the area. However, the other aspects of the change are neutral.

10.8.7 Summary of Visual Effects

Table 10-8 summarises the visual effects for each viewpoint.

Table 10-8: Summary of Visual Effects

Viewpoint	Description	Visual Receptor Sensitivity	Magnitude of Change	Significance of Effect
1	View from Mount Argus Close	Medium	Low	Not Significant, neutral
2	St. Martin's Drive	High	High	Significant, adverse in short term, neutral in medium-long term
3	View from Clonard Rd/Poddle Park junction	High	High	Moderate, adverse in short term, neutral in medium-long term
4	View from Ravensdale Park/ Ravensdale Drive junction	High	Low to Medium	Slight, adverse
5	View from Kimmage Road Lower looking southwest	High	Low to Medium	Slight, adverse
6	View from Ravensdale Drive looking East	High	Low-Medium	Slight, neutral
7	View from Kimmage Road Lower	High	Low	Slight, neutral
8	View of Whitehall Park, Templeville Road	Medium	Medium-High	Moderate, neutral

Viewpoint	Description	Visual Receptor Sensitivity	Magnitude of Change	Significance of Effect
9	View of Tymon Park – View towards Tymon Lake East	High	Medium	Moderate, adverse
10	Tymon Park - view from path on Tymon Lake North towards bridge	High	Low	Slight, neutral
11	Tymon Park – view from Tymon Lake South towards bridge	High	Low	Slight adverse

Sensitive visual Receptors at Tymon Park will experience a Slight to Moderate, neutral to adverse visual effect, but these are restricted to certain locations within the park, mainly around Tymon Lake, and the changes are not considered widespread. The proposed spillway and embankments around the lake are likely to have the most pronounced visual effect. Other visual effects will result in the park, south of the M50, but these are considered very localised effects and will not have a widespread effect on the park as a whole.

Sensitive visual receptors overlooking and using residential open spaces at Ravensdale Park and Poddle Park/St Martin's Drive are also likely to experience visual effects. In Ravensdale Park, the visual effects range from Slight to Moderate visual effects, though these are considered neutral in quality.

Visual receptors in St. Martin's Drive are likely to experience short term Moderate to Moderate/Significant, adverse visual effects as a result of considerable tree removal. The trees are to be replaced, by relatively mature and fast growing species, however, as shown in the Tree Replacement Planting Plan (Drawing 19110-1-120) in Volume 3. Once the planting establishes it will reduce the visual effect, and the trees will, over time, contribute to screening the views (as shown in Viewpoints 2 and 3).

Visual receptors using other open spaces including the green space at Whitehall Park are likely to experience Slight, neutral effects.

10.9 Mitigation and Avoidance Measures

10.9.1 Landscape Effects -Mitigation Measures

Landscape Effects range from Not Significant to Moderate/Significant, adverse effects. Landscape Mitigation plans are proposed for Ravensdale Park, as well as parts of Tymon Park. A tree planting plan is also included for St. Martin's Drive.

Mitigation and avoidance measure were incorporated into the project design, and some of the measures taken and incorporated into the design are as follows:

- One of the project aims is to minimise tree removal. Consideration of alternative construction methods in all locations where walls proposed to minimise vegetation loss, and to ensure retention of trees. Where this is deemed necessary as a result of the proposed works, compensatory planting is proposed as required by the relevant Council's trees policies. Replacement tree planting is proposed where trees are to be removed. Information on the number of trees and tree groups to be removed is provided in Section 3 of the Tree Survey Report.

10.9.1.1 Ravensdale Park

- Consideration of alternative design solutions in Ravensdale Park including retention of the current river alignment, and retention of path alignment from Kimmage Lower entrance to minimise disruption to trees.
- Earlier design proposals would have necessitated extensive tree removal and the design was modified to greatly reduce tree removal with the result that very few trees will be removed. The river channel is not realigned, wall height was reduced through the design process, and high walls surrounding the park were modified, resulting in a lower wall height to the west of the park and a lower wall which doubles as a seating area, in the centre of the park adjacent to the path. It should be noted that a wall impounding the proposed attenuation area was the least impacting solution on the park.
- It should be noted that 'soft' landscape measures which were considered, involved creating earth bunds which required a larger footprint, and ultimately would have resulted in extensive tree removal. The proposals for the park can be seen in the Landscape Mitigation Plan (19110-1-111) in Volume 3)
- Regarding trees along Ravensdale Drive, the design was amended to avoid these trees. The existing retaining wall to the riverbank is retained and the new wall built in front of it. The "toe" of the retaining wall is beneath the channel rather than behind the wall. Construction access is generally from the streamside.
- As stated in Chapter 5, Section 5.4 of the EIAR, replacement planting may not occur in the affected locations due to space constraints but will be planted as closely as possible in nearby green spaces to benefit the local communities. The locations for replacement tree and woodland planting will be agreed with SDCC and DCC at detailed design stage.

10.9.1.2 St. Martin's Drive

- St. Martin's Drive: A tree planting plan (Drawing 19110-1-120 in Appendix 3) is proposed to reduce the effects of tree removal. Proposed replacement planting includes fast growing species and includes tree specification which ranging from 14-16 cm girth to 25-30cm girth.

10.9.1.3 Tymon Park

- The design process for this area included consideration of alternative pathways in Tymon Park to maintain connectivity as a result of the re-grading of certain areas. Tree removal in Tymon Park was minimised. Proposed grass embankments and path re-grading are tied into the contours where possible. Embankments to be seeded with species rich grassland where necessary. Trees which are to be removed will be replaced.
- An Integrated Constructed Wetland (ICW) is proposed as an enhancement measure for Tymon Park. This is located northeast of Tymon Lake and includes marginal planting and is expected to enhance the area and assist in improving water quality.

10.9.2 Visual Effects -Mitigation Measures

A number of mitigation measures were included in the scheme design and in the Landscape Mitigation Plans. Many of the landscape mitigation measures above are also relevant to visual effects - including those relative to tree removal and the change of character of an area.

- Consideration of alternative construction methods in all locations where walls proposed to minimise vegetation loss, and to ensure retention of trees to reduce adverse visual effect.
- Replacement tree planting is proposed where trees are to be removed. Information on the number of trees and tree groups to be removed is provided in Section 3 of the Tree Survey Report. Refer to section 10.9.1.1 above for comments regarding exact location of replacement trees.
- Consideration of alternative design solutions in Ravensdale Park including retention of the current river alignment, and retention of path alignment from Kimmage Lower entrance to minimise disruption to trees.
- Earlier design proposals would have necessitated extensive tree removal and would have resulted in considerable adverse visual effects in the park. Wall height and location was reduced through the design process, and high walls surrounding the park were modified. It should be noted that a wall impounding the proposed attenuation area was the least impacting solution on the park.
- Regarding trees along Ravensdale Drive, the design was amended to avoid these trees. The existing retaining wall to the riverbank is retained and the new wall built in front of it. The "toe" of the retaining wall is beneath the channel rather than behind the wall. Construction access is generally from the streamside.
- Walls vary in height, but are predominantly low enough to and allow for views into and out of the park, though these are restricted in some areas. The retaining wall to the

west of the park reaches a to a maximum of 1.5 metres in the northwest corner, but reduces to the south of the park to a height of 1.1 metres. The wall in the centre of the park ranges from 1.35m metres in the north, to 0.7 metres. at the southern end. All heights are below 1.65 metres which is the average adult eye height. The proposals for the park can be seen in the Landscape Mitigation Plan (Drawing 19110-1-111) in Volume 3)

10.9.2.1 St. Martin's Drive:

- A tree planting plan is proposed to reduce the effects of tree removal, which would remove all trees to the south of the green space at St Martin's Drive, resulting in a change of character and visual quality.

10.9.2.2 Tymon Park

- : The design process for this area included minimising tree removal. Proposed grass embankments and path re-grading are tied into the contours where possible. Embankments to be seeded with species rich grassland where necessary. Trees which are to be removed will be replaced.
- An Integrated Constructed Wetland (ICW) is proposed as an enhancement measure for Tymon Park. This is located northeast of Tymon Lake and includes marginal planting and is expected to enhance the visual amenity of the area.
- Throughout the scheme, consideration was given to alternative wall materials and wall design including to allow visual permeability and passive surveillance

10.10 Residual Impacts

As for Section 10.8.

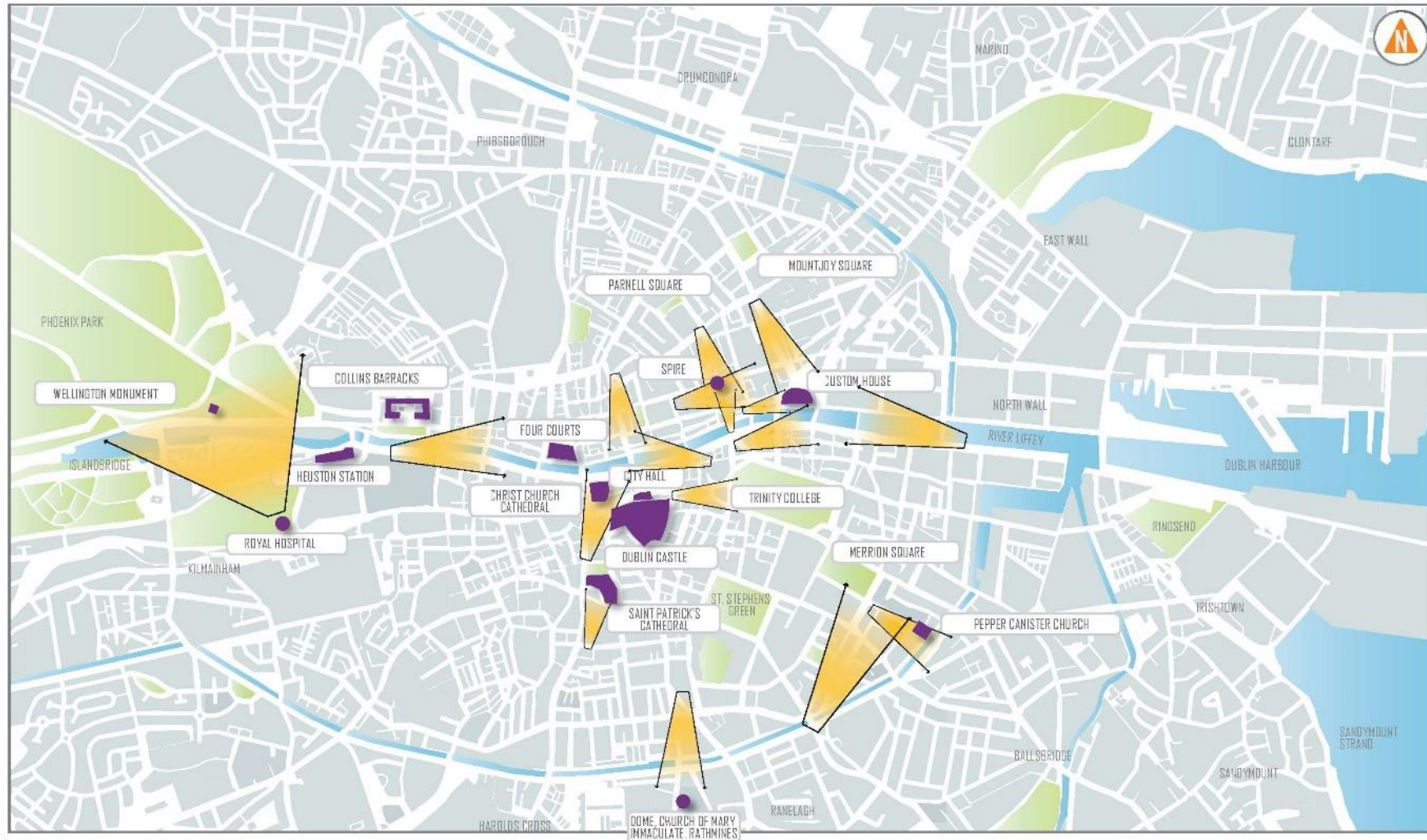


Figure 10-1. Key Views and Prospects (indicative). Source: Dublin City Development Plan



Plate 10-1: Lake, grassland and trees in Tymon Park



Plate 10-2: Open River channel in grassland at Tymon Park



Plate 10-3: Topography slopes towards the lakes south of Limekiln Road



Plate 10-4: View 1 of open grass lined channel from west of Wellington Lane



Plate 10-5: View 2 of open grass lined channel from west of Wellington Lane



Plate 10-6: River Poddle in open green space north of Templeville Road



Plate 10-7: View 1 of Bridge, wall and trees in southern end of Ravensdale Park



Plate 10-8: View 2 Bridge, wall and trees in southern end of Ravensdale Park



Plate 10-9: High concrete wall at Ravensdale Park



Plate 10-10: Mature trees and grass with low enclosing wall at Ravensdale Park



Plate 10-11: View 1 of dense trees and vegetation along riverbank at St. Martin's Drive



Plate 10-12: View 2 of dense trees and vegetation along riverbank at St. Martin's Drive



Plate 10-13: Mature trees and undergrowth and grass create enclosure give a sense of naturalness along the river corridor



Plate 10-14: View 1 of Poddle corridor at Mount Argus Close



Plate 10-15: View 2 of Poddle corridor at Mount Argus Close



Plate 10-16: River flows through grass with some trees on bank at Mount Argus Church Grounds



Plate 10-17: Wall contains river with dense vegetation along bank at Mt Jerome