

13 Landscape and Visual

13.1 Introduction

Mitchell + Associates was engaged by Indaver to prepare a Landscape and Visual Impact Assessment (LVIA) Chapter for the EIAR for the proposed development at Carranstown.

This Chapter summarises the impact of the proposed development on the landscape character and visual amenity of the site and on the contiguous area and the site environs. It describes the landscape character of the subject site and its hinterland, together with the visibility of the site from significant viewpoints in the locality. It includes an outline of the methodology utilised to assess the impacts and descriptions of the receiving environment (baseline) and of the impacts of the development. Mitigation measures introduced to ameliorate or offset impacts are outlined and considered in **Section 13.6** and the resultant predicted (residual) impacts are assessed.

This section should be read with reference to the selection of photomontages produced by Arc Digital, which are presented in **Appendix 13.1** of **Volume 3** of the EIAR.

13.2 Assessment Methodology

13.2.1 General

The assessment takes account of the existing landscape's capacity to accommodate the proposed development and assesses the landscape and visual impacts upon existing roads and public spaces within the broader environs of the site.

13.2.2 Guidance

The standard evaluation methodology used in the preparation of the Landscape and Visual Impact Assessment (LVIA) for Environmental Impact Assessment (EIA) is utilised. The evaluation methodology is therefore based on the following:

- 'Guidelines on the information to be contained in Environmental Impact Statements' - Environmental Protection Agency (EPA) 2002.
- 'Advice Notes on Current Practice in the preparation of Environmental Impact Statements' - Environmental Protection Agency (EPA), September 2003.
- 'Guidelines for Landscape and Visual Impact Assessment', prepared by the Landscape Institute and the Institute of Environmental Assessment, published by Routledge, 3rd Edition 2013.
- Reference is also made to the DRAFT 'Revised guidelines on the information to be contained in Environmental Impact Statements' - Environmental Protection Agency (EPA), September 2015 and to the DRAFT 'Guidelines on

the information to be contained in Environmental Impact Assessment Reports’
- Environmental Protection Agency (EPA), August 2017.

13.2.3 Study Methodology

This Landscape and Visual Impact Assessment involved:

- Visiting the site and preparing a photographic record of the main landscape features including landscape elements, features and characteristics;
- Undertaking a desk study of the subject site and its environs in relation to its local and broader landscape significance using the photographic record, studying aerial photography and Ordnance Survey mapping;
- Establishing and describing the receiving environment in terms of the existing landscape and its visual amenity;
- Assessing the nature, scale and quality of the proposed development through examination of the design team’s drawings, illustrations and descriptions of the proposed scheme;
- Assessing potential viewpoints, selecting those (from the public realm) which are considered most important and most representative in terms of visual impact; and
- Assessing the landscape and visual impact of the proposed development with reference to the photomontages contained in **Appendix 13.1** of this assessment.

13.2.4 Study Area and Selection of Views

The existing site and the proposed development may theoretically be visible from a range of populous and sensitive locations near the site and from further afield, and from a range of locations between these and the site. However, topography and existing vegetation often intervene and the visibility created by weather conditions, coupled with distance also tend to reduce such potential visibility.

In the context of the scale of proposed development, relative to the existing facility or indeed to the neighbouring Irish Cement works, Platin site (which is located 350 metres north of the subject site), a broad reconnoitre around the subject site was undertaken. This focussed particularly on visibility from roads, public places and sensitive historic sites and was also carried out to check on the accuracy and currency of the selected views for previous assessments carried out for developments on the subject site. Earlier assessments have included more viewpoints, however most of these yielded very slight or imperceptible impacts only, because they were either too distant or existing topography and/or vegetation intervened. Four of these viewpoints were established as potentially the most sensitive in previous viewpoint selections for assessments of this site. These four views are considered potentially relevant to the current proposals and most likely to be of significance (i.e. Views 1-4 incl.). A fifth viewpoint (View 5) is located on the public road (R152), across from the entrance to the nearest residential property, just east of the site. It was included following discussions between the applicant and the property owner/occupant concerning potential visual impact upon the neighbouring property.

The potential impacts of the proposed development on important views from sensitive sites such as Brú na Bóinne, its prehistoric site complexes of Dowth, Newgrange and Knowth and other Protected Views and Prospects within the environs of the proposed development site, is discussed in detail in **Sections 13.3.4 ‘Cultural Heritage Context’ and 13.3.5 ‘Views and Prospects’** and explains how the proposed development will not perceptibly impact on such views from distance. Please also refer to **Chapter 12 Archaeology, Architectural and Cultural Heritage**, which also addresses the impacts of the proposed development upon views and prospects from these sensitive sites.

A total of five photomontages has therefore been prepared which clearly illustrate the visual impact of the proposed development on the surrounding landscape from the selected viewpoints (1 to 5), which as illustrated in **Figure 13.1** below, tend to be nearer the subject site. These viewpoints are discussed further in **Section 13.8.2** below.



Figure 13.1: Location of selected viewpoints (1 to 5). Source Google Earth.

13.2.5 Site Visits

Two site visits have been carried out, one was the broad reconnoitre outlined above and the second to check the photomontage images produced, from the actual viewpoints.

13.2.6 Desk Study

In addition to the normal desktop study of the site survey information and the relevant description of the proposed development, additional scrutiny of Google maps and Streetview information was also undertaken from the outset, primarily as a further check regarding intervisibility.

13.2.7 Impact Assessment Methodology

The appropriate significance criteria for the landscape and visual assessment are based on those given in Section 5 Glossary of Impacts of the EPA ‘*Guidelines on the information to be contained in Environmental Impact Statements*’ (2002), and the DRAFT ‘*Guidelines on the information to be contained in Environmental Impact Assessment Reports*’ (EPA, August 2017).

For this chapter they may be described as follows:

Degree or magnitude of effects (significance)

- Imperceptible / Not Significant: The development proposal is either distant or adequately screened by existing landform, vegetation or built environment.
- Slight Effects: The development proposal forms only a small element in the overall panorama / field of view, or there is substantial intervening screening by the existing landform, topography and/or vegetation. The view or character of the landscape is noticeably changed but without affecting its sensitivities.
- Moderate Impact: An appreciable segment of the existing view is affected by the proposed development or the development creates visual intrusion in the foreground. The view or the character of the landscape is altered but in a manner that is consistent with existing and emerging baseline trends.
- Significant Effects: Effects which, by their character, magnitude, duration or intensity alter a sensitive aspect of the environment.
- Very Significant Effects: Effects which, by their character, magnitude, duration or intensity alter most of a sensitive aspect of the environment.
- Profound Effects: Effects which obliterate sensitive characteristics.

Quality of effects

The quality of potential visual and landscape effects are assessed according to EPA guidelines (2017) as follows:

- Positive Effects: Changes which improve the quality of the landscape/view.
- Neutral Effects: Changes which do not affect the quality of the landscape/view.
- Negative Effects: Changes which reduce the quality of the visual environment or adversely affect the character of the landscape.

Duration of effects

Effects arising from a proposed development may also be considered in terms of duration as described in the EPA guidelines (2017):

- Temporary: Effects lasting less than one year
- Short-term: Effects lasting one to seven years
- Medium-term: Effects lasting seven to fifteen years

- Long-term: Effects lasting fifteen to sixty years
- Permanent: Effects lasting over sixty years.

13.3 Receiving Environment

13.3.1 Site Location

The Indaver Waste to Energy facility is located on the west side of the R152 at Carranstown, 4.5km to the south-west of Drogheda. The village of Duleek is located a further 2.7km south-west. The M1 motorway runs north-south approximately 2km east of the site. The majority of the proposed development works are proposed for the north-eastern area of the existing site, north-west of the 110kV power line exclusion zone which traverse the site. The proposed development works are largely on or adjacent to parts of the site which are already developed, including storage and hard-standing areas.

13.3.2 Landscape Context

The landscape surrounding the existing Indaver site is generally rural with pastoral agricultural land-uses predominating. However, there are significant areas of industrial and extractive uses immediately to the north and west of the existing Waste-to-Energy facility site. These land uses include the existing cement works and stone quarry, respectively. The mass of vertical structures on the Platin cement site is collectively a prominent visual feature and the dominant visual element which is seen from an array of distant vantage points. These structures consist of an array of tall silos, stacks and associated industrial plant and buildings. The extensive areas of extractive industry west of the cement works, whilst not overly intrusive, creates local visual impacts upon the broader agricultural landscape. It is not however, greatly visible from surrounding areas.

The topography immediately surrounding the subject site is gently rolling, typically between 35m and 70m OD. In a broader context, there is higher ground to the west and north-west of the site at Red Mountain and Donore Hill, which sit at approx. 100-120mOD. This higher ground is high enough to effectively screen views to the site from the Boyne Valley, including from the Brú na Bóinne World Heritage Site and from the main individual sites at Dowth, Newgrange and Knowth, all of which are located more than 4.5km to the north-west of the Indaver site.

Generally, the underlying topography of the facility site itself is a relatively even gradient, from a high point in excess of 39.0mOD at the eastern corner to a low point of just under 30.0mOD adjacent to the western corner. The existing buildings largely occupy the lower parts of the site and planted earth berms in the eastern part of the site further mask the natural underlying site slope. The parts of the site proposed for the larger elements of the proposed development also lie within the lower parts of the existing facility site.

The site is bounded by low hedgerows featuring occasional mature tree specimens. This reflects the general agricultural landscape around the facility site. During the original construction of the Waste-to-Energy plant, extensive screen planting was carried out, in and around the facility. This was provided as part of the visual mitigation for the main facility. In the intervening years this has been maintained, managed and supplemented. Since its original planting it has matured significantly to provide an effective partial screen which merges well with the existing field boundary hedgerows. This is particularly effective from nearer vantage points along the R152. Rates of growth are much in line with the projected growth expressed in the photomontages provided with the Landscape and Visual Impact Assessment contained in the EIS accompanying the 2009 planning application¹.

Other development in the area is largely confined to residential and farm related buildings, typically dispersed along local roads. Such development has gradually increased over time in this rural hinterland of Drogheda, along the R152 and is also clustered around the smaller villages, including Duleek and Donore, over 2km to the south-west and north-west respectively.

13.3.3 Planning Context

Appendix 7 to Meath County Development Plan 2013-2019 outlines the variation in Landscape Character within the County. The purpose of this is to identify the value, importance and sensitivity of each landscape character type and their potential capacity to accommodate development. Within Appendix 7, Map 02 indicates that the site lies within the 'Central Lowlands' Landscape Character Area 6, considered to be of 'high value' (which is actually mid-range, between 'exceptional' at the top end and 'low value' at the bottom) and it is of regional importance. Map 03 also indicates it is in an area of 'moderate' landscape sensitivity. It should be remembered that these are broad based landscape categorisations and it is accepted that within them there are distinct local variations and anomalies. Such is the case for the subject site, particularly in the context of the neighbouring cement works and associated quarries.

More sensitive landscape character areas are located some distance from the site. The southern edge of the 'Boyne Valley' (Landscape Character Area 5), is located approximately 2 km to the north-west of the proposed development site and is indicated as a landscape of exceptional value, of international importance and high sensitivity. 'Bellewstown Hills' (Landscape Character Area 9), characterised as 'Hills and Upland Areas', lies 4 km to the south-east of the site. This area is described as being of very high value with regional importance and of moderate sensitivity.

¹ Available to view from EPA IE Licence application W0167-02 at:
<http://www.epa.ie/terminalfour/ippc/index.jsp>

13.3.4 Cultural Heritage Context

Brú na Bóinne, a UNESCO World Heritage Site, lies some 4 km to the north-west of the proposed development site. It is one of the most significant archaeological and cultural heritage sites in the country. It is an objective of Meath County Council (Development Plan Objective CH OBJ 1) to protect and enhance the outstanding universal value of the cultural landscape within this World Heritage Site so that its integrity, authenticity and significance are not adversely affected by cumulative inappropriate change and development, and to enhance views within and adjacent to the site. Map 9.1 of the Meath County Development Plan indicates a designated core as well as a surrounding buffer zone. It is the policy of Meath County Council to refuse permission for new development within the core area of Brú na Bóinne and to permit only small-scale development in the buffer zone with appropriate planning conditions. The proposed development is located outside both the designated core and buffer areas associated with Brú na Bóinne – refer to **Figure 13.2** below.



Figure 13.2: Site in the context of Brú na Bóinne - Extract from Meath CDP 2013-2019, Fig. 9.1. Source Google Earth imagery.

Previous Landscape and Visual Impact Assessments carried out for both the existing Indaver Waste-to Energy Plant and the neighbouring Platin cement works have clearly indicated that only the upper parts of the taller structures of the existing cement works close to the proposed development site, are visible from the three main prehistoric site complexes of Dowth, Newgrange and Knowth. In addition, from Dowth alone, the chimney of the Waste-to-Energy plant is just discernible beyond Donore village, away in the distance. Given the relatively small scale of the built elements of the proposed development, there will be no perceptible visual impact on views from these sensitive locations.

13.3.5 Views and Prospects

Meath County Development Plan, 2013-2019 (Map 9.5.1 and Appendix 12), identifies a total of 94 Protected Views and Prospects within the county – see **Figure 13.3** below.

Rather than intending to prohibit appropriate development within these views, the purpose of listing them is to inform the location and design of such proposed development, so as not to be intrusive in the landscape as seen from these vantage points.



Figure 13.3: Extract from Map 9.5.1 Views and Prospects. Source: Meath County Development Plan 2013-2019, Meath County Council.

Of the listed views, four are relevant in the context of the proposed development and include views from the three main prehistoric site complexes at Brú na Bóinne, including; Dowth (View 88); Newgrange (View 87, to the south-east) and; Knowth (View 59). These views are noted in the County Development Plan as being in the context of a working landscape (or working countryside), containing agricultural structures, dwellings and infrastructure. As previously noted, there will be no perceptible visual impact on views from these sensitive locations. In addition, listed View 66 is a view looking northwards from a viewpoint some 4 km from the site, on the county road between Duleek and Carnes East. It includes sight of the existing Waste-to-Energy plant, though this is somewhat dwarfed by the neighbouring Platin cement works to its east. This view is noted in the County Development Plan as already being very compromised by industry and urbanisation. The scale and positioning of the built elements of the proposed development, in the context of the existing buildings and from this distance, will have no perceptible impact on this view.

Given the aforementioned commentary in respect of Protected Views and Prospects (particularly those from the key sites at Brú na Bóinne), the principal views potentially yielding visual impacts are from along the R152 from the south and north-east. There are no significant views, from viable viewpoints closer to the site from the west, as existing hedgerows and earth berms with screen planting associated with the quarrying operations effectively block these views. This has informed the view selection for photomontages illustrating visual impact for this proposed development, as appropriate to its relatively small-scale in this context.

13.3.6 Other Landscape Aspects

There are no trees or woodlands identified for tree preservation on or surrounding the site. There are a number of walking/cycling/driving routes and tourist attractions within the vicinity of the site and in the wider area, including Brú na Bóinne as previously discussed and its associated visitors centre; the site of the Battle of the Boyne and; the River Boyne itself. Other than as already outlined above, the proposed development does not affect any of these in terms of landscape or visual impact.

13.4 Characteristics of the Proposed Development

13.4.1 General

The proposed development in terms of the proposed buildings, processes etc, is described in detail in **Chapter 4 Description of the Proposed Development**.

13.4.2 Aspects relevant to Landscape and Visual impact

The primary effects of the proposed development in terms of their potential effect on the landscape and upon views and visual amenity will be the proposed buildings, structures and other construction elements. These are outlined on drawing **29043/CD/003 Proposed Site Plan** in **Appendix 5.2 of Volume 3**. In summary these include:

- Area A; Proposed tank farm (North-west corner)
- Area B; Proposed Ash storage building (North-east corner)
- Area C; Concrete hardstand for access and parking
- Area D; Proposed warehouse/workshop/office and canopy over maintenance bay
- Area E; Internal movement of excavated material (from B, C, and D) onto existing berm, to increase overall height by approx. 7 metres, plus the extension of the existing berm along the southern boundary
- Area F; Proposed hydrogen electrolyser, including storage tank and access roads
- Area G; Replacement of existing modular office (single storey) with new office (single storey)
- Area H; Amendments to existing car park (31 new parking spaces, including 1 disabled space) plus the provision of the contractor's compound and access ramp and gates
- Various amendments to internal roads, parking and lay-by zones, unloading areas, concrete footpaths and steps and new landscape (screen) planting.

13.5 Likely Significant Effects

13.5.1 ‘Do-Nothing’ Effects

The effect of not proceeding with the proposed development essentially means the existing facility will remain in place and continue to function as is, for an undetermined period. It is however in the nature of the proposed development to improve the future prospects of the facility and improve its sustainability into the future. Doing nothing may therefore mean there is no change to its effect on the existing landscape and/or visual environment.

13.5.2 Construction Phase

The construction of this proposed array of small-scale development within the overall boundary of the existing large and working facility is likely to be of no significance. The effect of its construction will cause a small measurable change in the character of the site with, for example, a relatively small increase in site traffic. However, given the nature of the existing site this is likely to be of no significant consequence. The likely duration of any construction impacts is temporary.

13.5.3 Operational Phase

The main potential sources of impact are likely to arise from the height, scale and mass of the proposed buildings, tanks etc. The impacts on landscape and on visual amenity are however considered to be unlikely to be of a significant scale, given the relatively small scale of the proposed developments compared to the existing facility and the dominating presence of the nearby cement works. The nature of the proposal is also completely in character with other buildings in the immediate vicinity and are essentially an extension of their function. In this context, the proposed buildings are unlikely to be readily identifiable and will be effectively indistinguishable from the existing facility buildings.

In addition, as discussed in **Sections 13.3.4 ‘Cultural Heritage Context’** and **13.3.5 ‘Views and Prospects’** the proposed development will not perceptibly impact on the sensitive views from Brú na Bóinne or indeed from any views from distance.

13.6 Mitigation Measures and Monitoring

13.6.1 Construction Phase

Mitigation measures proposed during the construction stage of the development, revolve primarily around the implementation of appropriate site management procedures such as the storage of materials, placement of compounds, control of vehicular access, and effective dust and dirt control measures, etc. These are outlined in the Construction and Environmental Management Plan (CEMP) prepared by Indaver, which accompanies the EIAR (**Appendix 5.1**).

13.6.2 Operational Phase

Specific mitigation measures are not required for the operational phase.

The design of the proposed buildings and their scale, massing and heights are entirely in keeping with the existing buildings and the existing site operations. The proposed location of the proposed buildings, adjacent to existing buildings and behind the existing tree planted berms, assist further in screening them from the identified key viewpoints along the R152 road from Drogheda to Duleek. Extensions in height and length of some of the berm planted areas is proposed under the scheme proposals. The finishes of the proposed buildings, in matching with the existing main building finishes, will assist in assimilating the proposed buildings and should to an extent, reduce any visual impact.

13.7 Cumulative Effects

13.7.1 General

Current guidelines suggest that a determination should be made as to whether cumulative effects are likely to occur – these are outlined in the current GLVIA guidelines (3rd Ed., 2013) as ‘*additional effects caused by the proposed development when considered in conjunction with other proposed developments of the same or different types*’. It has become accepted practice that such a determination generally needs to be made as to whether any likely pending or permitted development of a similar nature will have any bearing on the assessment of the proposed development and this is subject to the assessor’s judgement in the matter.

Cumulative Effects are dealt with in detail in **Chapter 18 Cumulative Effects, Other Effects and Interactions**. **Table 18.1** therein provides a list of planned projects (existing and/or recently approved schemes) identified in the local area as having potential cumulative effects due to the construction and/or operation of the proposed development. These potential cumulative effects have been considered in respect of landscape and visual effects.

The relevant projects reviewed are summarised below:

13.7.1.1 Irish Cement Limited – Planning Reference LB150375 & PL17.PA0050

This approved project relates to a dust silo and application for the additional replacement of fossil fuels with alternative fuels respectively. Due to the scale, nature and separate location of the development and given that the assessed impacts of the proposed development are imperceptible/not significant, both of these developments do not have any potential to alter the significance of effects associated with the proposed development. Any cumulative effect will be imperceptible/not significant. Thus, there is no potential for any significant negative direct nor indirect cumulative impacts to arise from the Indaver Site Sustainability Project in combination with the project above.

13.7.1.2 SSE Generation Ireland Ltd. Planning Ref : PL17.303678

This approved project is for a 110kV transmission substation in the townlands of Carranstown and Caulstown in County Meath. Due to the scale, nature and separate location of the development and given that the assessed impacts of the proposed development are imperceptible/not significant, this development does not have any potential to alter the significance of effects associated with the proposed development. Any cumulative effect will be imperceptible/not significant.

Therefore, there is no potential for any significant negative direct nor indirect cumulative impacts to arise from the Indaver Site Sustainability Project in combination with the project above.

13.7.1.3 Highfield Solar Ltd. Planning Reference: PL17 .303568 and .248146.

This approved project at Garballagh Lower Solar Farm, Co. Meath consists of two planning applications; a solar farm (Ref PL17.303568) and two substations (Ref. PL17.248146). This development is over 4km from the Indaver facility and will not result in any cumulative landscape or visual impact to the surrounding environment. Due to the scale, nature and distant location of the development and given that the assessed impacts of the proposed development are imperceptible/not significant, this development does not have any potential to alter the significance of effects associated with the proposed development. Any cumulative effect will be imperceptible/not significant.

Thus, there is no potential for any significant negative direct nor indirect cumulative impacts to arise from the Indaver Site Sustainability Project in combination with the project above.

13.7.1.4 Summary

Overall, given the relatively small scale of the built elements in the proposed development, their location and positioning within the existing facility site and the existing industrial context within which they are placed, it is the assessor's judgement in this case, that there are no additional effects caused by the proposed development when considered in conjunction with any of the listed proposed/permitted developments of the same or different types, which could be considered likely to create cumulative effects. These developments (as listed in **Table 18.1** of **Chapter 18**), do not have any potential to alter the significance of effects associated with the proposed development. Any cumulative effects will be imperceptible/not significant.

13.8 Residual Effects

13.8.1 Landscape Impact

The proposed development will effectively not be visible from the public realm, so it will not have any impact in changing the perceivable landscape. As the proposed development will only be visible from within the facility, it therefore represents a change only to those who work in or visit the facility.

13.8.2 Visual Impact

All of the key viewpoints selected for this assessment are located on or near to the adjacent R152 road from Drogheda to Duleek. Photomontages (verified views) have been prepared by Arc Digital, illustrating the proposed development in the context of the relevant existing view – please refer to **Appendix 13.1 of Volume 3**. The view map also is presented in **Figures 13.4.1 and 13.4.2 in Appendix 13.1**. The existing view from each viewpoint is illustrated together with the proposed development as seen from the same viewpoint. The location of each viewpoint is illustrated on the viewpoint location map accompanying the photomontages (refer also to **Figure 13.1**). The design life of the proposed development will be in excess of 30 years and therefore the duration of all visual impacts can be assessed as long term.

For each view the magnitude and quality are assessed and summarised below:

13.8.2.1 View 1

View 1 - Existing View Figure 13.5.1

This view is from the R152 looking north towards the main site entrance. The existing facility is seen left of centre and the stacks and silos of the existing cement works beyond are visible right of centre, beyond the site boundary tree planting.

View 1 - Proposed View Figure 13.5.2

The red line indicates the finished profile of the proposed development. The proposed development will not be seen as a result of intervening built elements, landforms and the earlier site boundary planting works.

Impacts from this location will be **Imperceptible / Not Significant**.

13.8.2.2 View 2

View 2 - Existing View Figure 13.6.1

This is a view from the R152 near the northern end of the site looking north-westwards. The existing facility is visible left of centre beyond the existing developing screen vegetation and the boundary fence.

View 2 - Proposed View Figure 13.6.2

The red line indicates the finished profile of the proposed development. The proposed development will not be seen as a result of intervening landform and planting.

Impacts from this location will be **Imperceptible / Not Significant**.

13.8.2.3 View 3

View 3 - Existing View Figure 13.7.1

This view is from the R152 north of the existing site, looking south-west. The existing facility and pylons for overhead power lines are visible in the centre of view, behind existing roadside hedgerows and more recent screen planting.

View 3 - Proposed View Figure 13.7.2

The red line indicates the finished profile of the proposed development. As a result of intervening landform and vegetation, only an extremely small part of one of the buildings of the proposed development will be seen to the right of view.

Impacts from this location will be **Imperceptible / Not Significant**.

13.8.2.4 View 4

View 4 - Existing View Figure 13.8.1

This view looks south-west from the minor road east of the R152, adjacent to the existing Platin cement works. The cement silos to the right dominate the view, though the landscape is generally an agricultural one of fields bounded by hedges and mature trees. The existing waste to energy facility is located in the centre of view in the distance.

View 4 - Proposed View Figure 13.8.2

The red line indicates the finished profile of the proposed development. The proposed development will not be seen as a result of intervening landform and vegetation.

Impacts from this location will be **Imperceptible / Not Significant**.

13.8.2.5 View 5

View 5 - Existing View Figure 13.9.1

This view is from the R152 road just east of the site, across the road from the entrance to a neighbouring property, looking west. The existing waste to energy facility is visible left of centre beyond the existing residential property.

View 5 - Proposed View Figure 13.9.2

The red line indicates the finished profile of the proposed development. As a result of intervening landform and vegetation, only an extremely small part of one of the buildings of the proposed development will be seen to the right of view.

Impacts from this location will be **Imperceptible / Not Significant**.

13.9 References

Guidelines on the information to be contained in Environmental Impact Statements prepared by the Environmental Protection Agency (EPA) 2002;

Advice notes on current practice in the preparation of Environmental Impact Statements - Environmental Protection Agency (EPA), September 2003;

Guidelines for Landscape and Visual Impact Assessment, prepared by the Landscape Institute and the Institute of Environmental Assessment, published by Routledge, 3rd Edition 2013;

Photography and photomontage in Landscape and Visual Impact Assessment - Landscape Institute (UK) advice note 01/11;

DRAFT 'Revised guidelines on the information to be contained in Environmental Impact Statements' - Environmental Protection Agency (EPA), September 2015;

DRAFT 'Guidelines on the information to be contained in Environmental Impact Assessment Reports' - Environmental Protection Agency (EPA), August 2017;

Meath County Development Plan, 2013-2019.