

13 LANDSCAPE & VISUAL IMPACT

13.1 Introduction

This section has been prepared by Doyle + O'Troithigh Landscape Architecture. The purpose of this study is to appraise the existing landscape settings of the site and to assess the likely impacts arising from the proposed development and describe the proposed mitigation measures.

This assessment should be read in conjunction with Chapter 3: Description of Proposed Development. Photomontages have been prepared for the scheme (refer to the proposed views for photomontages in Section 13.11 and Appendix 13.1).

The study was prepared by David O'Sullivan, Master of Agricultural Science & Master of Landscape Architecture University College Dublin. A member of the Irish Landscape Institute – MILI.

Relevant experience includes: -

- Landscape Architect in the village character assessment of the Fingal Area Housing Guidelines Study
- Stepside Commercial & Residential scheme project leader from planning, EIS preparation to site commissioning.
- Preparation of Landscape & Visual chapters for EIAR studies for recent mixed developments in Dublin City Docklands, Rathfarnham, Ballsbridge, Lucan, Porterstown and Sandyford.
- Rathborne residential and commercial Development for Ballymore Properties and Castlethorn Construction, including design proposals for adjoining Royal Canal. Design team member and site liaison for project.
- Adamstown SDZ – Design team member and team leader for private and public facilities.
- Preparation of LVIA studies for 25 solar farm projects across the country.

13.2 Assessment Methodology

This assessment has been based on the following guidelines: -

- *'Guidelines on the Information to be contained in Environmental Impact Statements'*, Environmental Protection Agency, 2002.
- *'Revised Guidelines on the information to be contained in environmental impact statements'* - Draft September 2015
- *'Advice Notes on Current Practice in the preparation of Environmental Impact Statements'*, Environmental Protection Agency, 2015.
- *'Draft 2017 EPA Guidelines on Environmental Impact Assessment'*, Environmental Protection Agency.
- *'Guidelines for Landscape and Visual Assessment'*, 3rd Ed., Landscape Institute and Institute of Environmental Management and Assessment, 2013.

This assessment has involved: -

- Undertaking a desk-top study of the site; including reviewing ordnance survey mapping and aerial photography.
- Reviewing the plans, sections and elevations of the proposed scheme.
- A review of statutory planning and other documentation in order to ascertain the local and wider; significance; and visiting the site and surrounding area during the winter of 2020 and preparing a photographic record of views and landscape features.

Nature of Impacts

Impact on landscape arising from development has two distinct but closely related aspects. The first is impact in the form of change to character of the landscape that arises from the insertion of the proposed development into the existing context. The second aspect is the visual impact; which depends on the degree and nature of change in the visual environment. It is recognised that the combined impact on character and views will draw responses, the significance of which will be partly informed by an individual's subjective perception of how much the changes matter.

The assessment of landscape and visual impacts include: -

- Direct impacts upon specific landscape elements and buildings within and adjacent to the site.
- Effects on the overall pattern of the landscape elements that give rise to the character of the site and its surroundings.
- Impacts upon any special features or interests in or around the site.
- Direct impacts of the scheme upon views in the landscape / townscape.
- Overall impact on townscape character and visual amenity.

Significance Criteria

Whenever appropriate the following terms are used to describe the degree, quality and duration of an impact: (Note this is based on the EPA Advice Notes and Guidelines) and provided in table 6.2 below.

Impact Criteria	Description
Profound	An impact which obliterates sensitive characteristics.
Significant	An impact which, by its character, magnitude, duration or intensity alters a sensitive aspect of the environment.
Moderate	An impact that alters the character of the environment in a manner that is consistent with the existing and emerging trends.
Slight	An impact which causes noticeable changes in the character of the environment without affecting its sensitivities.
Imperceptible	An impact capable of measurement but without noticeable consequences.

Table 13.1: Impact Significance Criteria.

Terms used to describe the quality of change: -

- **Positive Impact:** A change that improved the quality of the environment.
- **Neutral Impact:** A change that does not affect the quality of the environment.
- **Negative Impact:** A change that reduces the quality of the environment.

Terms relating to the duration of impacts as described in the EPA Guidelines are listed as follows: -

- **Temporary Impact:** Lasting one year or less.
- **Short-term Impact:** Lasting one to seven years.
- **Medium-term impact:** Lasting seven to fifteen years.
- **Long-term Impact:** Lasting fifteen to sixty years.
- **Permanent Impact:** Lasting over sixty years.

Photomontages

A collection of 13no. photomontages have been prepared surrounding the site to fully illustrate the physical and visual nature of the proposed development. Please note the proposed photomontage photo location points were prepared by Doyle + O'Troithigh from publicly accessible viewpoints around the location of the subject lands.

13.3 Receiving Environment

13.3.1 Proposed Development

Site Context

The site is located on the western development boundary of Dunshaughlin in the townlands of Roestown, Readsland and Knocks. The subject lands, some 18.8 Ha, are currently under pasture grazing farmland, and lie to the west of Dunshaughlin Town. Existing residential estates lie to the east of the site including the recently completed Dún Ríoga Estate through which part of the new development will be joined by road, cycle and footpath connections. Dunshaughlin Gaelic Football Club and Dunshaughlin Community College and associated recreation grounds lie to the east of the lands. The agricultural lands to the west of the site are separated by the R125 and the M3 Motorway is further to the west.

The development lands are in two separate parcels, the main section A (14.8 Ha.), lies to the east of the R125 and section B (3.75 Ha.) lies to the north of the L2208 Dunshaughlin / Dunsany Rd. and the west of the R125. The lower section of the site A lies between 94.00 and 96.00 Metres OD and it is set in a depression compared to the surrounding landscape which would make it less visible. Section B lands are between 102.00 & 106.00 Metres OD which potentially makes them more visible in the surrounding landscape. The general landscape to the west of the site is agricultural in nature extensive fields surrounded by mature hedgerow.

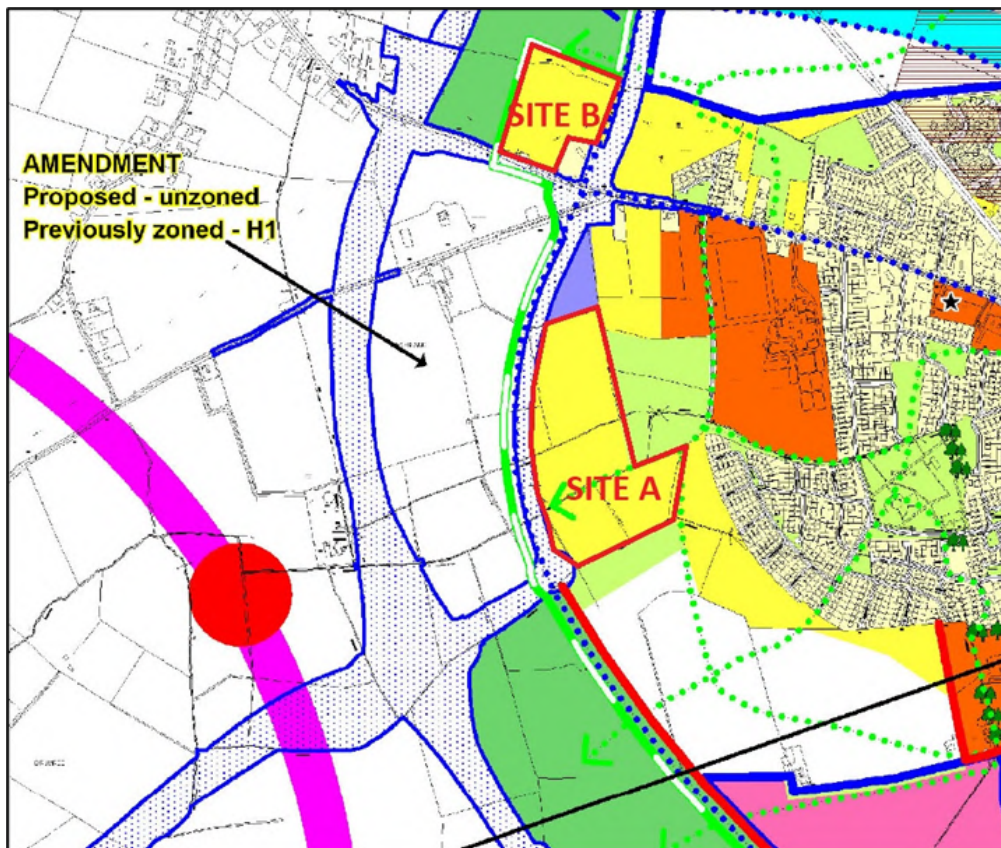


Figure 13.1: Dunshaughlin LAP Zoning Map with A & B Land Parcels.

Relevant Planning Policy

The subject SHD site lies within the Dunshaughlin Local Area Plan (LAP) as defined in the Meath Co. County Development Plan 2013 – 2019 (CDP) and is zoned A2 – “to provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate in this settlement hierarchy”, and F1 – “to provide for and improve open spaces for active and passive recreational amenities.”

The Dunshaughlin LAP (2009-2015) also contains several landscape related objectives such as: -

LAP Policy – OS – 2

“To create a hierarchy of open space as mapped in order to achieve a choice of open space facilities, thus enabling greater accessibility to a variety of open space types. New parks will be developed comprehensively and may occupy slightly different boundaries than the zone but must; match the area zoned, include the required play provision, be designed to a high standard and connect as shown to the pedestrian and cycleway network.”

LAP Policy – OS – 3

“To ensure access to play areas and equipment is provided for every child in Dunshaughlin within a walkable distance from home to promote physical wellbeing and social interaction for families in accordance with the Draft Meath Play Policy.”

LAP Policy – OS – 4

“To promote and facilitate the development of cycling and walking facilities in and around Dunshaughlin through implementation of the primary Pedestrian and Cycleway routes schematically outlined on the Open space and Recreation Strategy Map 2. This will occur through both new development and upgrades to existing road corridors.”

LAP Policy – BH – 4

“To have regard to the visual amenity provided by views of the spire of Saint Seanchall’s Church in the consideration of any new development proposals, and to discourage developments which would block existing views.”

LAP Policy – NH – 2

“New primary pedestrian walkway connections as mapped will be developed as ‘green corridors’. The paths design will result in the walkways being safe (overlooked), readily identifiable walking/running routes connecting parks and open spaces throughout Dunshaughlin. These pedestrian routes will not simply provide a footpath. Provision for connection from the residential areas out to the Green Belt zone will promote biodiversity, access and high visual amenity as green ‘wedges’ maintaining a strong visual and physical connection from the rural landscape into the town. The walkways network will create and strengthen habitat links throughout the town.”

LAP Policy – NH – 3

“To protect and conserve existing hedgerows and prevent loss and fragmentation of ecological corridors where possible. Maintenance and management of hedgerows will be in accordance with best practice guidelines issued by Teagasc and the Heritage Council.”

LAP Policy – NH – 4

“To promote the protection and preservation of existing hedgerows and to encourage planting of native hedgerows of native provenance in accordance with the County Development Plan policy HER POL24.”

LAP Policy – NH – 7

“Mature trees and hedgerows will be preserved and protected in recognition of the contribution mature trees make to the landscape and character of an area and their value as wildlife corridors. Open space and walkways will incorporate where possible and appropriate existing mature trees and hedgerows and contain new planting to strengthen potential habitat links. Refer to the Heritage Map below for detail of existing habitat mapping and Map 1 for existing trees to be preserved.”

The site plan includes a short section of connecting road with runs across F1 Zoned Open Space connecting Character Areas 3 and 4. It is proposed that this is a minimal intervention and is a preferred option to provide connectivity between the sections of development. The alternative option excluding the roadway would include a series of footpaths and cycleways through the open space providing connectivity within the site with a landscape & visual impact similar to that if the short section roadway was included.

Landscape Character Assessment

Landscape Character Assessment forms Appendix 7 to the Meath County Development Plan. It provides guidance for a detailed understanding of the landscapes in Co. Meath and sets out guidance and recommendations to assist the development of related planning policies, development of strategies, and development management within the County. In the assessment of an individual application, all of the relevant policies and objectives contained in the Development Plan must be considered in a holistic manner in order to take an informed and balanced decision.

The CDP defines Landscape Character Types as *“distinct types of landscape that are relatively homogenous in character and are generic in nature in that they may occur in different localities throughout the country. Nonetheless, where they do occur, they commonly share similar combinations of geology, topography, land cover and historical land use, e.g. Hills and Upland Areas. Landscape Character Areas are defined as: - are units of the landscape that are geographically specific and have their own character and sense of place. Each has its own distinctive character, based upon patterns of geology, landform, land use, cultural, historical and ecological features e.g. the Boyne Valley.”*

The Landscape Character Assessment divides the county into 4 landscape character types (LCTs). These are: -

- Hills and Upland Areas
- Lowland Areas
- River Corridors and Estuaries
- Coastal Areas

These Landscape Types are subdivided into 20 geographically specific landscape character areas. These areas are also classified in terms of sensitivity from ‘High’ to ‘Low’ and the capacity of the landscape to absorb development. A Strategic Policy relating to Landscape Character is stated as follows: -

LC SP 1

“To protect the landscape character, quality, and local distinctiveness of County Meath in accordance with relevant government policy and guidelines and the recommendations included in Meath Landscape Character Assessment (2007) in Appendix 7.”

The site is located at the boundary of the South East Lowlands (Area 11) which has a very high Landscape Value with a medium Landscape Sensitivity and the Tara Skryne Hills (Area 12) which has an exceptional Landscape Value, High Landscape Value and High Sensitivity. The landscape character of the site, close to existing residential and educational development, and bounded by a regional road would be more accurate to be described as urban fringe rather than open countryside and therefore the landscape has the capacity to accept a well-designed development incorporating existing landscape features and providing extensive open space areas softening the urban edge without negatively impacting on the character of the adjoining landscape.

Views & Prospects

The CDP states that the scenery and landscape of the County are of amenity and economic value to the residents and tourists and contribute greatly to the quality of life. It is a Meath County Council Objective: -

LC OBJ 5

“To preserve the views and prospects and the amenity of places and features of natural beauty or interest listed in Appendix 12 and shown on Map 9.5.1 from development that would interfere with the character and visual amenity of the landscape.”

View No. 77 from Piercetown north east towards Killen Castle is over 3 Kms to the west of the site will not be impacted by the proposed development as the viewpoint is distant from the site and in a different direction from the site.

Character and Visibility

The site is agricultural in nature, currently used as tillage and pasturelands. The fields are large in size and are edged with traditional mature hedges and associated drainage-runs. Where feasible, existing hedgerows will be retained and integrated into the landscape design of the site. The Section A lands are located in a low-lying area as does Dunshaughlin itself but the R125 as it comes off the M3 interchange provides clear views into the site (Photomontage 4) albeit with a backdrop of existing developments to the east and north. There are also views into the site from the Dún Ríoga development to the north of Section A lands.

Section B lands are located in a somewhat higher topography and therefore would be potentially more visible. The L2208 Dunsany / Dunshaughlin Road passes to the south of the lands and the M3 is in cutting close to the site but there is an elevated section of the M3 where it passes over the R147 to the north of Section B lands which provides clear views into the site. There is a cluster of housing in Roestown on the far side of the M3 which face onto the L2208 and the closest houses are approx. 200m from the site. The most eastern of these houses would have some views of the site but these views would have the backdrop of the residential development associated with the town of Dunshaughlin. The R125 passes to the east of the lands but is in a cutting with extensive screen planting which means the site is well screened from this roadway (Photomontages 10 & 11).



Figure 13.2: Dunshaughlin SHD Lands and surrounds.

Site Hedgerows

A tree survey was carried out on for the proposed development lands by The Tree File. A Tree Impacts Drawing (No. DX-TCP-AIA-TPP) shows the sections of hedgerows to be retained and removed. Retained trees and hedgerows can provide screening for the development reducing the visual impact of the construction proposals. In accordance with the LAP Policies NH 3, 4 & 7 a significant number of hedgerows will be preserved and incorporated into the development with additional planting.

The R125, which forms the western boundary of the southern (A) lands and the eastern boundary of the northern (B) lands, was re-aligned following the construction of the M3 motorway and sections of existing mature hedgerows were removed to facilitate construction of the M3 and ancillary road connections. Native species hedgerows were planted along its edge as part of the road development works. These hedgerows are now developed particularly on the northern lands B where they reach a height of up to 6 metres and contain a mixture of Ash (*Fraxinus excelsior*), Alder (*Alnus glutinosa*) and Hawthorn (*Crataegus monogyna*) and an understorey of Ivy (*Hedera helix*) and Dog Rosa (*Rosa canina*). The roadside hedge on the southern lands while relatively well developed has some gaps and the DOT Landscape Plan (LP-01-PP), Planting Plans (PP-01 & 02-PP) and Boundary Plan show additional native species tree and hedgerow planting along with an acoustic barrier (See DOT Drawing BP-01-PP) which will screen the majority of views of the development from the R125 (See Photomontage No. 5) .

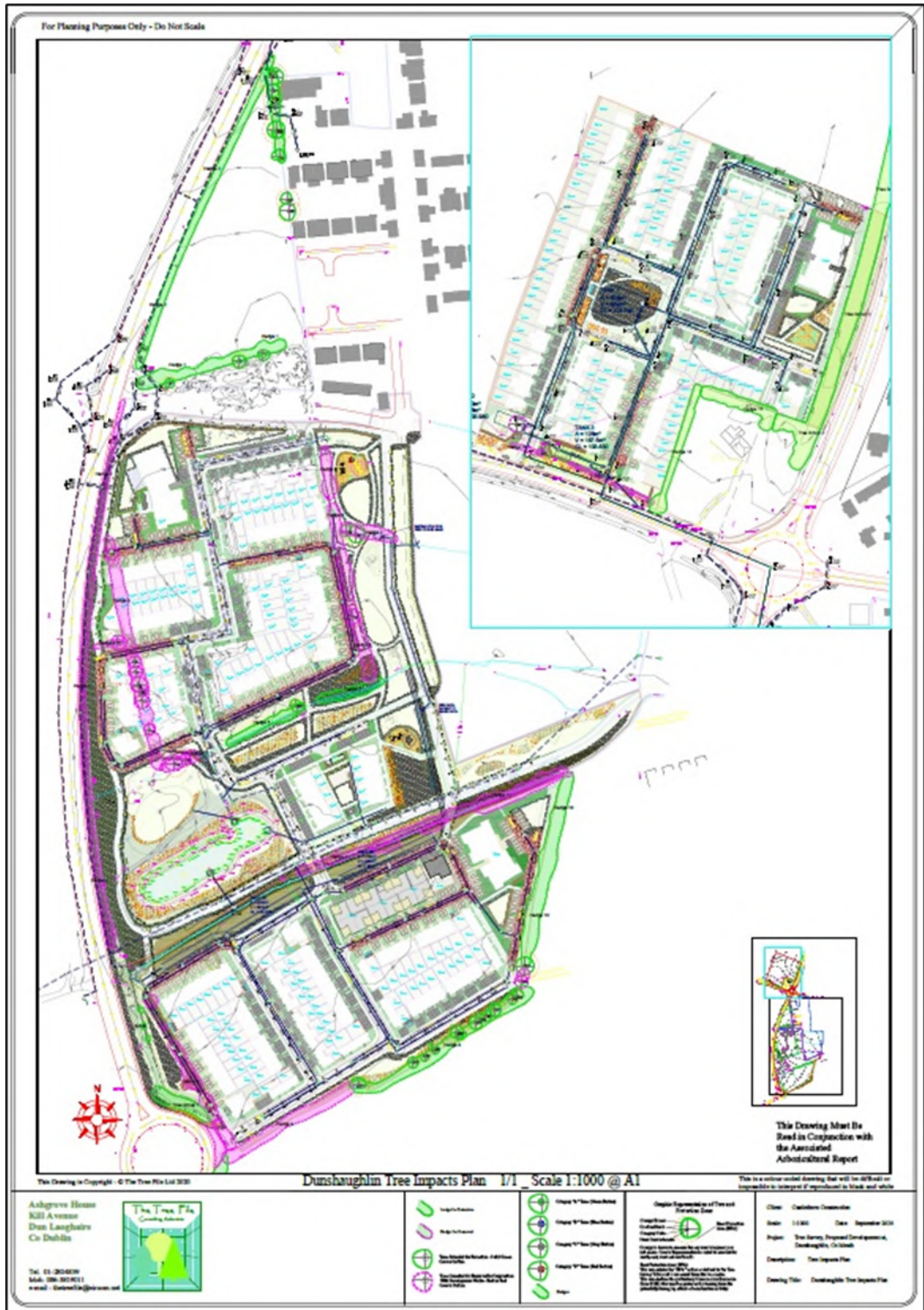


Figure 13.3: Dunshaughlin SHD Lands and surrounds.

A selection of site images was taken to demonstrate the character and setting of the proposed development lands. The existing boundary hedgerows, as shown in these images, provide significant screening to adjoining housing and roadways.



Figure 13.4: Site Images (Direction and position of views within site in orange).



Plate 13.1: View north east over lower section of site close to L2208 roadway (B Lands).



Plate 13.2: View north east over lower section of site close to L2208 roadway (B Lands).



Plate 13.3: View south from close to R125 (A Lands).



Plate 13.4: View south east towards College Park (A Lands).



Plate 13.5: View south west towards existing roundabout on R125 (A Lands).

Key Receptors

The site's location, adjoining existing residential development and close to Motorway and Regional Roads means that there is a range of potential receptors in the surrounding area. The residential receptors are located to the west and to the east of the site (See Fig. 6.4.1).

Western Receptors

The west of the site is composed of scattered housing mainly along the L2208 and some isolated farm dwellings. The housing adjoining the motorway located at Roestown on the western side of the M3 would have some views of the Section B lands which are approx. 200m to the east. Native species planting along the western edge of the development will help screen views of the development from the west (See DOT Planting Plans PP-01 & 02-PP). The M3 motorway with its associated raised intersections generally screens views from the west towards the site. Because of this and the additional intervening hedgerow vegetation in the area there would be minor visual impact on the receptors to the west of the site.

Eastern Receptors

The town of Dunshaughlin and its developing suburbs lies to the east of the site along with GAA pitches and schools. Included in this area is the Dún Ríoga development which is nearing completion which will be the closest development to the proposed SHD site. The residential areas of College Grove and Manor Court to the south east of the site will have glimpse views of the taller elements in the development but the majority of the views towards the site will be screened by intervening housing and vegetation (See Photomontages 1 & 2). The southern section of the Dún Ríoga development which adjoins the SHD site will have clear views into the site A however there will be a significant area of open space leading down to the River Skene opposite. The northern section of the Dún Ríoga development is screened from the Section B development by dense roadside hedgerows which run alongside the eastern boundary of the proposed development with only glimpse views of the taller apartment element on the east of the site (see Photomontage No.13) .

Roads

The M3 Motorway runs north south 300m to the west of the Section A and the motorway is in a cutting and therefore there are no views from the M3 towards the site. The M3 passes 200m to the west of Section B and is partially in a cutting but rises to pass over the R147 to the north of Dunshaughlin which means there are oblique glimpse views towards the site from this elevated section of the motorway. The R125 runs north south past the site and there are intermittent glimpse views towards the Section A from this roadway. Section B land adjoining the R125 is screened by a retained dense roadside hedgerow on top of an embankment (Photomontage 10). Photomontages 3,4,5 & 7 show the visual impacts of the development on this roadway. Additional screen planting and an acoustic barrier along the boundary with Section A will reduce the visual impacts of the proposals. The L2208 runs to the south of Section B and there will be clear views into Section B of the site particularly coming down from the M3 overbridge (See Photomontages 8 & 9).

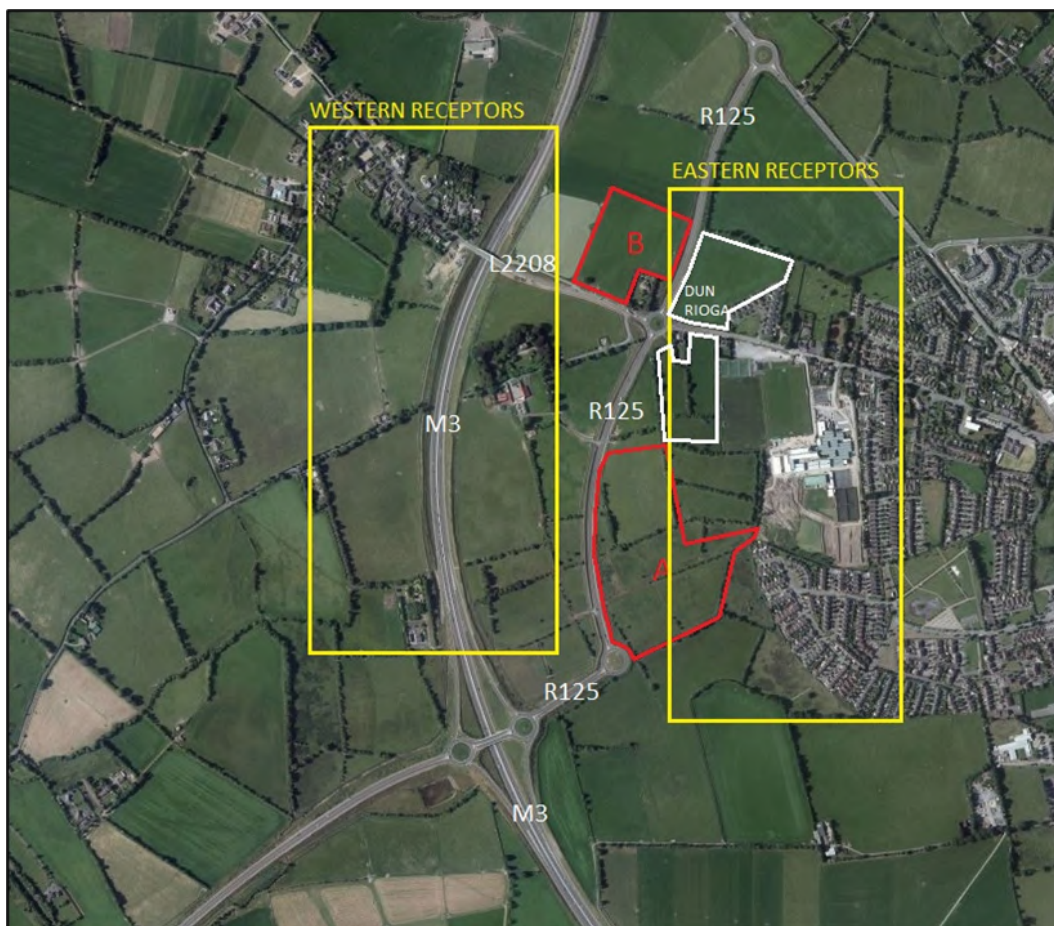


Figure 13.5: Visual Receptors.

13.4 Characteristics of the Proposed Development

The subject site forms part of the Applicant's wider landholding of c. 18.8 Ha extending north and beyond the Drumree Road. These lands are irregularly shaped and largely comprise two distinct sites within the western part of the Dunshaughlin Local Area Plan and are bisected by Drumree Road and Dunshaughlin Link Road and comprise a total area of c. 14.8 Ha (which includes the lands zoned F1 – Open Space).

The proposed development is set out in three-character areas. Character Area 6 (c. 3.75 Ha) comprises a greenfield site which lies north of Drumree Road and to the west of the Dunshaughlin Link Road. A single private dwelling adjoins the subject site along the south eastern boundary.

Character Areas 3 & 4 (c. 8.47 Ha) are generally bounded to the west by the existing Dunshaughlin Link Road, to the south and east by lands zoned for open space, to the north by Phase 1 lands (currently under construction by the Applicant) and lands identified for neighbourhood centre use.

In summary, the proposed Strategic Housing Development broadly comprises: -

- 415no. residential units (254no. houses, 55no. duplex and 106no. apartments) in buildings ranging in height from 2 to 5-storeys.
- 1no. childcare facility (c. 409 sq. m gross floor area).
- Provision of access from Drumree Road (Character Area 6) and Dunshaughlin Link Road – R125 (Character Areas 3 & 4) and provision of internal road network including pedestrian and cycle links.
- Provision of public open space including facilitation of planned pedestrian and cyclist connection along River Skane Greenway toward Dunshaughlin Town Centre.

- Provision of wastewater infrastructure including connections to main sewers on Drumree Road and to foul networks in permitted Phase 1 development and provision of SuDS infrastructure.
- All associated and ancillary site development and infrastructural works, hard and soft landscaping and boundary treatment works.

13.4.1 Proposed Development

13.4.1.1 Construction Stage

Construction stage will commence with site clearance of trees hedgerows and scrub along with tree protection as described in the Tree File Tree Impacts and Tree Protection Drawings. This will be followed by soil stripping and service laying. Road construction and building construction would commence and as buildings complete landscaping works would commence to the house gardens. Open space would be landscaped as sections of the housing is completed so that residents would have access to open space areas and play areas. Tree planting would take place normally in the dormant season from November to March.

13.4.1.2 Operational Stage

Completed housing areas and open space would have a maintenance regime in place to maintain all landscaped areas. Replacement planting would be installed as required during the defects liability period and thereafter by the local management of the development.



Figure 13.6: Dunshaughlin SHD Landscape Masterplan – Northern Section B.

13.5 Potential Impact of the Proposed Development

13.5.1 Proposed Development

13.5.1.1 Construction Stage

The change from a primarily agricultural landscape to that of a mixed housing development will result in a local material change in the landscape character of the site. The creation of new housing and ancillary facilities are the most visually negative in the early stages of development but as the project completes and the planting establishes and develops the negative visual impacts are lessened and the development integrates into the wider landscape. The landscape around the site area is classified as being of moderate to high sensitivity in the Meath Development Plan (Areas 11 & 12) in Section 6.3 but is zoned for residential and active and passive recreation therefore the change from agriculture to residential has been planned for some time. The presence of the Manor Court / College Park housing developments to the east of the site and the Dún Ríoga development to the north will mean the proposed development will be visually linked to existing built environment and will be seen as a natural extension of the existing built form associated with Dunshaughlin Town reducing the negative visual impact of the change from an agricultural landscape to a mixed housing development. The landscape character of the particular site could be described as urban fringe given its location and setting. The existing hedgerows on the boundaries provide screening to receptors around the site. Where appropriate and sustainable in the long-term, most of the existing hedgerows site will be retained on the development lands, (see Arborists Drawings and Landscape Plan Drawings). Approx. 7041M2 of sections of hedgerow and scrub within the site will be removed to facilitate access and development (See Tree File Tree Impacts Drawing) but significant native tree and hedgerow planting as part of the landscape design strategy. The removal of sections of hedgerow / scrub along the boundary with the R125 will visually open up the site to views from the roadway but this will be mitigated by planting and erection of an acoustic barrier.

13.5.1.2 Operational Stage

The proposed development will incorporate the existing retained natural features such as the Skane River and sections of mature hedgerows (See Tree File Tree Protection Plan - Hedgerow No 5 in the centre of the site, Hedgerow No. 9 on the south of the site, Hedgerow No. 10 on the south east of the site and Tree Group No. 1 near the existing R125 roundabout at the southern site entrance.) The landscape design for the area around the Skane includes the use of native species that will enhance the river side setting and integrate the natural feature into the development. Significant native species hedgerow planting and native species woodland planting will create a strong planted edge to the R125 roadway screening views into the site. (See Doyle O'Troithigh Landscape Masterplan Drawings LP-01-PP to LP-05-PP and Planting Plans PP-01-PP to PP-03-PP) and this planting will enhance the development and assist the integration of the site into the landscape of the wider area.

13.5.1.3 Do-Noting Impact

The lands are currently being farmed and should the development not proceed the lands would remain as farmland in the short term. However, the fact that the lands are adjoining the town and are zoned for development and as there is currently a shortage of available housing it is likely that the lands would be developed for residential use in the near future.

13.5.2 Cumulative

13.5.2.1 Construction Stage

The construction proposals for this development comply with the Meath Co. Co. Development Plan 2013 -2019 and the Local Area Plan 2009 – 2015 with an A2 Zoning 'to provide for new residential communities and community facilities' and F1 for the provision of recreation.

Given the lack of housing construction during the economic downturn and the amount of zoned land available for development around the town, residential development will be a notable feature of the town in the years to come. Dunshaughlin has already seen a number of residential developments on the main access roads commence construction in 2018. This SHD development, if granted, will increase the level of development close to the town. Therefore, there will be a visually perceived cumulative level of development associated with the town of Dunshaughlin. However, this majority of this SHD development will be connected to the existing development to the north and east of Dunshaughlin Town. The cumulative impact of the proposed development on the town and main arterial routes would therefore be locally moderate negative in the construction phase and imperceptible neutral in the operational phase.

13.5.2.2 Operational Stage

In the operational phase of the development will be on a phased basis as each section is completed and handed over. Therefore, there will be gradual transformation of the development site into a residential area. The landscape design will have been implemented and would be developing. The cumulative impact associated with other developments will be lessened as the development proceeds and as the landscape matures.

13.6 Mitigation Measures (Ameliorative, Remedial or Reductive Measures)

13.6.1 Proposed Development

The development lands form the southern parcel A which sit in a low elevation compared to the surrounding landscape and Section B northern parcel which is in a slightly more elevated position. The lands in Parcel A are partially visible from the elevated M3/ R125 roundabout (photomontage 3) and the intermittent existing roadside hedgerow / scrub provides a level of screening of the site lands. Significant additional screen planting is proposed for the boundary along the R125 which will screen views of the site from views from the west. The recently completed Dún Ríoga development close to the northern part of the Section A lands will have views into the site (see Photomontage 6) and while the construction stage will be the most visually negative temporary hoarding will screen most of the negative construction related views. On completion the proposal for a significant open space area will enhance the space between the two sites.

The northern section B again is visible from the L2208 Drumree Road as it comes from the M3 overbridge to the west (Photomontage 04). A proposed separation strip at the entrance with tree planting will help screen views into the site from this direction and a strip of native species planting to the rear of the westernmost blocks of housing will screen views into the site from the west. View from the R125 to the east of Section B are screened by the road being in a cutting and dense roadside planting also screens views (Photomontage 10). The M3 roadway is in a cutting to the west of the southern and northern lands but it rises to pass over the R147 to the north of the Section B lands allowing glimpse views of the proposed development. The overall landscape design proposals include the Objectives as set out in the Local; Area Plan with respect to Open Space and 'Green Corridors' and the provision of easily accessible play areas, the provision of cycle links to existing residential areas, the retention of hedgerows and the provision of native species planting throughout the site areas.

13.6.1.1 Construction Stage

The construction stage is the most visually negative and has the greatest impact on the landscape of the site. Tree and hedgerow removal, soil stripping and stockpiling and the erection of site hoarding are the most visible aspects of the early construction phase. The visual impact of multi-storey apartment buildings also has a wider visual impact than standard house construction. Measures such as site hoarding and temporary screening reduce local visual impacts. A well-run site with timely full completion of phases will help mitigate any ongoing negative construction stage impacts.

13.6.1.2 Operational Stage

In the operational phase landscape maintenance has a big impact on how the development appears to residents or visitors. Timely grass and shrub maintenance operations along with weed control and litter collection will enhance the area and help integrate it into the surrounding landscape.

13.7 Residual Impact of the Proposed Development

The residual impacts of the proposed development would comprise of the change from agricultural lands to medium density residential development. However, as the lands are zoned for development and adjoin a town that has an increasing population there is a certain inevitability in this transformation. The proposed landscape design with significant open space areas, pedestrian and cycle links and the emphasis on native species planting and biodiversity will all integrate the built environment into the adjoining landscape. The inclusion of photomontages describing the existing and proposed representative views in the area impacted by the development show the residual impacts of the proposed development.

13.7.1 Visual Impact: Photomontage

Thirteen photomontages (Refer to Modelworks submission Appendix 13.1) have been prepared to illustrate the physical and visual character of this residential development and its effects on its surrounds. In each instance the existing publicly accessible view is illustrated together with the proposed development as seen from the same viewpoint. A description of each viewpoint is illustrated in Table 13.2 below.

View	Description	Location in Relation to Site
View 01	View west towards site from College Grove	East
View 02	View west towards site from Manor Court	East
View 03	View north east from R125 roundabout	South West
View 04	View north east from R125 / M3 overbridge	South West
View 05	View east from R125 into site	West
View 06	View southwest from Dún Ríoga	North east (Contd.)
View 07	View south east from R125	North west
View 08	View north east from L2208 Drumree Rd. overbridge	South west
View 09	View north from L2208 Drumree Road	South
View 10	View south west from R125	North East
View 11	View north west from R125/ L2208 roundabout	South East
View 12	View south west from Dunshaughlin Community College	North east
View 13	View west from Dún Ríoga Estate	East

Table 13.2: Visual Impact: Photomontage Locations.



Figure 13.8: Dunshaughlin SHD -Location of 13 No. Views.

Photomontage View 01	View west towards site from College Grove
Existing View	This view to the north of the College Estate and the Community College is where the proposed pedestrian / Cycleway from the site approx. 350M to the west would connect with the existing residential development at College grove.
Proposed View	The proposed development is not visible from this viewpoint due to intervening buildings and vegetation
Impact (Construction Stage)	<i>Imperceptible neutral short-term visual impact</i>
Impact (Operation Stage)	<i>Imperceptible neutral long-term visual impact</i>

Photomontage View 02	View west towards site from Manor Court
Existing View	The site lands are approx. 50M to the west of this viewpoint. The view from the cul-de-sac is screened by existing vegetation but the site trees are visible in the distance.
Proposed View	The view contains a section of a 4-storey apartment block and section of roofs from the 2-storey housing. The view is partially screened by existing boundary walls and vegetation. The intervening hedgerow is to be retained and additional tree planting is to be carried out
Impact (Construction Stage)	<i>Slight negative visual impact short term</i>
Impact (Operation Stage)	<i>Slight and neutral to imperceptible long term</i>

Photomontage View 03	View north east from R125 roundabout
Existing View	This view across the R125 roundabout shows the existing roadside screening a section of which will be removed to create access into the site.
Proposed View	The proposed south west section development will be visible from this viewpoint as the existing roadside vegetation will be removed to facilitate construction of the buildings and access roadway. Significant native hedgerow and woodland planting will be carried out between the buildings and roadway to replace removed hedgerows.
Impact (Construction Stage)	<i>Moderately visually negative visual impact short-term</i>
Impact (Operation Stage)	<i>Slight negative to imperceptible visual impact in the short to medium term</i>

Photomontage View 04	View north east from R125 / M3 overbridge
Existing View	This view from the locally elevated section of the R125 provides views over the local countryside and the residential development to the west of Dunshaughlin. Roadside screen planting partially screens views into the site.
Proposed View	The elevated viewpoint gives wide views eastwards and the proposed development is partially screened by developing roadside vegetation.
Impact (Construction Stage)	<i>Moderately visually negative visual impact short-term</i>
Impact (Operation Stage)	<i>Slight to imperceptible neutral visual impact in the short to medium term</i>

Photomontage View 05	View east from R125 into site
Existing View	There is little existing roadside vegetation along this section of the subject lands and the view into the site shows the attenuation on the left and roof and gable of the existing residential development in the distance.
Proposed View	The proposed view shows duplex units to the right of the image and significant native species hedgerow and woodland planting along the boundary of the development. This will develop over time into a strong visual barrier between the roadway and the development.
Impact (Construction Stage)	<i>Moderately visually negative short-term</i>
Impact (Operation Stage)	<i>Moderate & positive visual impact for the medium to long-term</i>

Photomontage View 06	View southwest from Dún Ríoga
Existing View	The view from the recently completed Dún Ríoga Estate shows the palisade site security fence with soil heaps to the rear and the completed section of the Dún Ríoga development on the right.
Proposed View	The development proposals show 2-storey housing on the left and a 5-storey apartment building in the background. A brick plinth wall and railing and semi mature tree planting form the boundary of this section of the development.
Impact (Construction Stage)	<i>Moderately visually negative impact short term</i>
Impact (Operation Stage)	<i>Moderate and neutral visual impact in the short to medium- term</i>

Photomontage View 07	View south east from R125
Existing View	This view from the R125 south east into the site shows a glimpse view through the roadside hedgerow with mature hedgerows in the background.
Proposed View	The development proposals for this area include the provision of a roundabout and a 5-storey apartment building with creche provides a visually strong element at the edge of the roundabout. Proposed native species hedgerow planting bounds the R125 along the western edge of the development.
Impact (Construction Stage)	<i>Moderately visually negative impact short term</i>
Impact (Operation Stage)	<i>Slightly negative to imperceptible visual impact in the short to medium term</i>

Photomontage View 08	View north east from L2208 Drumree Rd. overbridge
Existing View	This section of L2208 over bridge roadway is elevated over the M3 and there are views over the surrounding countryside. The Dunshaughlin water supply tower is on the left and there is a line of developing roadside trees bounding the lands adjoining the site.
Proposed View	The development proposals show the western edge of the development backing onto agricultural lands. A proposed native species hedgerow bounds the edge of the gardens with the farmland.
Impact (Construction Stage)	<i>Moderately negative visual impact short-term</i>
Impact (Operation Stage)	<i>Moderate and neutral visual impact in the short to medium term</i>

Photomontage View 09	View north from L2208 Drumree Road
Existing View	This view into the entrance area of the northern section B shows an open pasture field with a mature hedgerow bounding the R125 in the background.
Proposed View	The proposed houses are set to the rear of a boundary brick plinth wall and railing with semi mature tree planting with ornamental bulb planting to the roadside.
Impact (Construction Stage)	<i>Moderately negative visual impact short-term</i>
Impact (Operation Stage)	<i>Slight and negative visual impact in the short-term, turning to slight and neutral visual impact in the medium to long-term</i>

Photomontage View 10	View south west from R125
Existing View	This section of roadway is in a slight cutting below the level of the lands of Section B. The developing roadside planting provides screening into the site.
Proposed View	Sections of the proposed apartment block are visible above the existing dense developing roadside planting. Additional tree planting will be carried out beside the apartment building which will strengthen the existing roadside planting.
Impact (Construction Stage)	<i>Slight to Imperceptible negative visual impact short-term</i>
Impact (Operation Stage)	<i>Slight and negative visual impact in the short-term; turning to slight and neutral visual impact in the medium to long-term.</i>

Photomontage View 11	View north west from R125 / L2208 roundabout
Existing View	The view towards the site shows the boundary planting of the house which adjoins the site and the R125 road in cutting with developing screen planting on the embankment.
Proposed View	The proposed view shows a section of the proposed apartment block above the existing roadside hedgerow. Additional tree planting in the subject lands will strengthen the roadside hedgerow over time adding screening to the visible sections of the development.
Impact (Construction Stage)	<i>Slight negative to Imperceptible visual impact short-term</i>
Impact (Operation Stage)	<i>Slight and neutral impact in the short term; turning to imperceptible and neutral impact in the long-term</i>

Photomontage View 12	View south west from Dunshaughlin Community College
Existing View	This view across Dunshaughlin GAA grounds shows the existing site vegetation in the centre of the image with the Dún Ríoga residential development on the right.
Proposed View	The view across the GAA pitches shows the taller apartment building above the recently completed Dún Ríoga development.
Impact (Construction Stage)	<i>Slight to Imperceptible short-term visual impact</i>
Impact (Operation Stage)	<i>Imperceptible neutral long-term visual impact</i>

Photomontage View 13	View west from Dún Ríoga Estate
Existing View	The view is across the open space in the Dún Ríoga Estate which also contains an archaeological feature. Some of the boundary vegetation of the R125 is visible to the rear of the houses.
Proposed View	The proposed apartment building and houses are partially visible above the roofs of the Phase 2 Dún Ríoga development. The roadside hedge is also visible in front of the proposed development.
Impact (Construction Stage)	<i>Imperceptible and negative visual impact short-term</i>
Impact (Operation Stage)	<i>Imperceptible and neutral visual impact in the long-term</i>

13.8 Monitoring

The retained hedgerows will be monitored by the project arborist for the duration of the construction period and will advise on maintenance and management over this period. Similarly, with the landscape construction and subsequent planting will be monitored by the consultant Landscape Architect during the landscape defects period. Ongoing landscape maintenance of all the site's planting as part of the development plans will ensure the planting will provide screening into the future.

13.9 Reinstatement

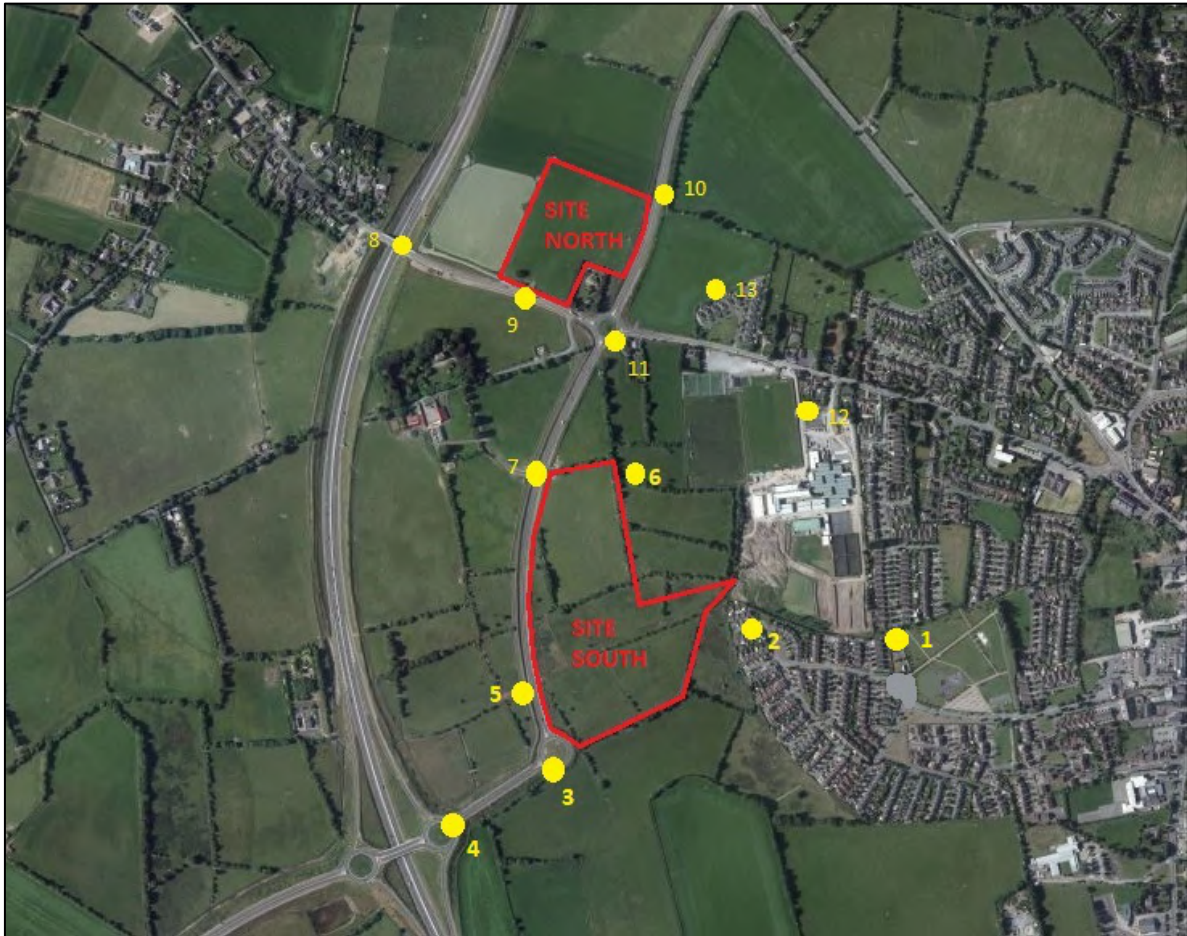
All public areas impacted by construction operations will be finished to a Taking in Charge level and to the satisfaction of the local authority.

13.10 Difficulties Encountered

There were no particular difficulties encountered during the compilation of this section of the EIAR Report.

13.11 Photomontage Views

See also Modelworks Photomontages with this application in Appendix 13.1



DUNSHAUGHLIN RESIDENTIAL SHD – PROPOSED 13 PHOTOVIEWS



VIEW 01 – Existing - College Park Estate



VIEW 01 – Proposed - College Park Estate



VIEW 02 – Existing - View from Manor Court



VIEW 02 – Proposed - View from Manor Court



VIEW 03 – Existing - Knockes Roundabout on R125



VIEW 03 – Proposed - Knockes Roundabout on R125



VIEW 04– Existing from M3 Roundabout on R125



VIEW 04– Proposed from M3 Roundabout on R125



VIEW 05 – Existing from R125 Slip Road



VIEW 05 – Proposed from R125 Slip Road



VIEW 06 – Existing from Dun Rioga Ave



VIEW 06 – Proposed from Dun Rioga Ave



VIEW 07 – Existing from R125 Slip Road



VIEW 07 – Proposed from R125 Slip Road



VIEW 08 – Existing from M3 Overbridge on the L2208



VIEW 08 –Proposed from M3 Overbridge on the L2208



VIEW 09 – Existing - proposed entrance on the L2208



VIEW 09 – Proposed - entrance on the L2208



VIEW 10 – Existing from the R125 at Cooksland



VIEW 10 – Proposed from the R125 at Cooksland



VIEW 11 – Existing from L2208 / R125 Roundabout



VIEW 11 – Proposed from L2208 / R125 Roundabout



VIEW 12 – Existing from school entrance over GAA Club on the L2208



VIEW 12 – Proposed from school entrance over GAA Club on the L2208



VIEW 13 – Existing view from Phase 2 Dun Rioga across central open space (Under construction).



VIEW 13 – Proposed view from Phase 2 Dun Rioga across central open space (Under construction)