

Lissywollen Development,
Athlone, Co. Westmeath

Ronan Mac Diarmada & Associates

Landscape Architects & Consultants



LVIA VIEWPOINTS

January 2021





We have noted images from various receptor points as per the aerial plan. They have been prepared to illustrate the impacts, if any, with respect to the proposed development.

View 1
View west from Garrycastle Roundabout

View 8
South-easterly view along Brawney Road

 Development Location

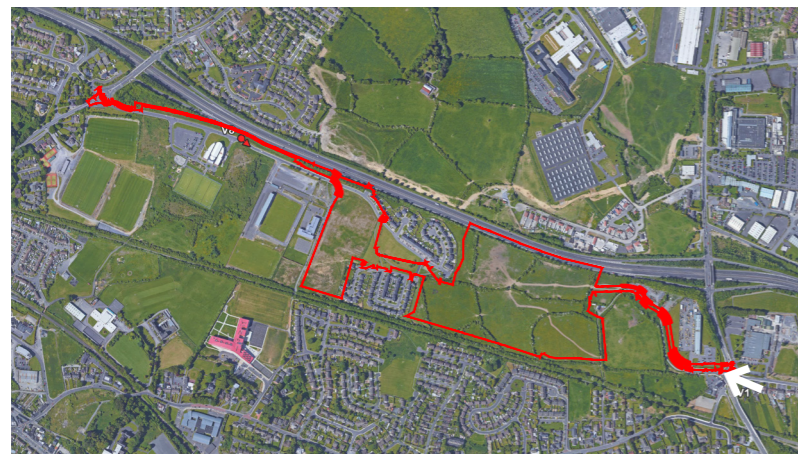




Baseline



Proposed Development



View 1	
Existing View	View west from Garrycastle Roundabout towards the lands.
Proposed View	The image shows the extent and height of the proposed development from a distance. The image shows the visual impact the development shall have on the landscape. Dense vegetative screen on both sides of the road lend the street a particular character and minimise the development visibility.
Sensitivity	Low
Magnitude of Change	Low
Significance of Effects	Slight, Neutral



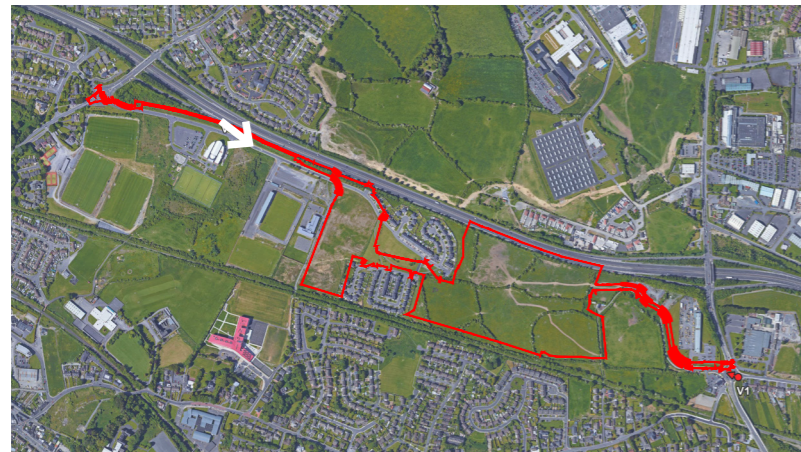
VIEW 8 - Brawney Road



Baseline



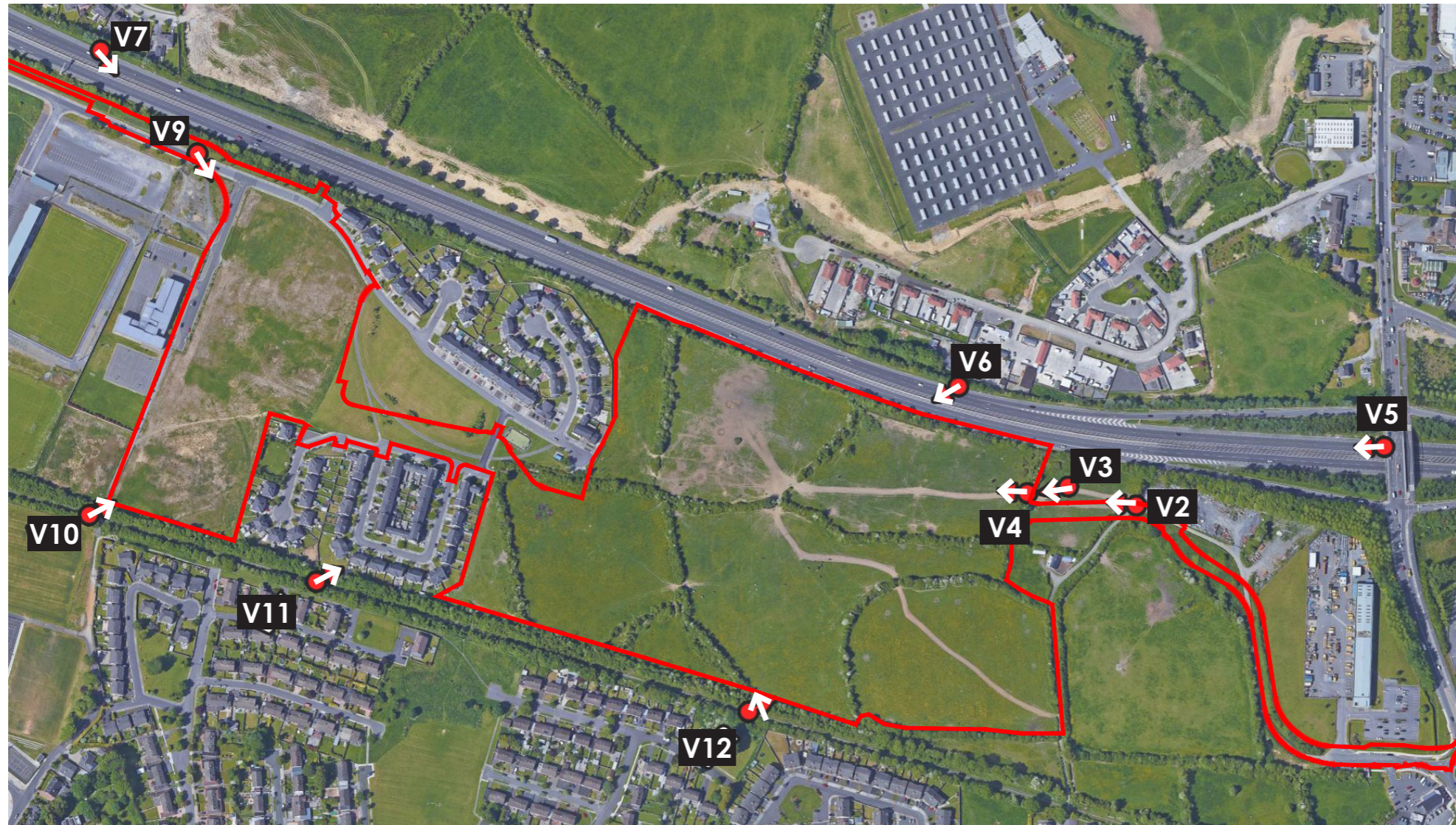
Proposed Development



View 8	
Existing View	South-easterly view along Brawney Road
Proposed View	The image shows the proposed development at a scale that is harmonious with the existing infrastructure and neighbouring Athlone Town Football Club and leisure facilities.
Sensitivity	Low
Magnitude of Change	Medium
Significance of Effects	Slight, No significance to the character or quality of the view



Site Location - Perimeter Viewpoints



We have noted images from various receptor points as per the aerial plan. They have been prepared to illustrate the impacts, if any, with respect to the proposed development.

 Development Location





Baseline



Proposed Development



View 2	
Existing View	View west of lands
Proposed View	The image shows the tree lined approach to the proposed development in the background. Visual impact on the view from adjacent lands, mitigated by proposed planting to integrate into existing environs.
Sensitivity	High
Magnitude of Change	Medium
Significance of Effects	Significant change to the view

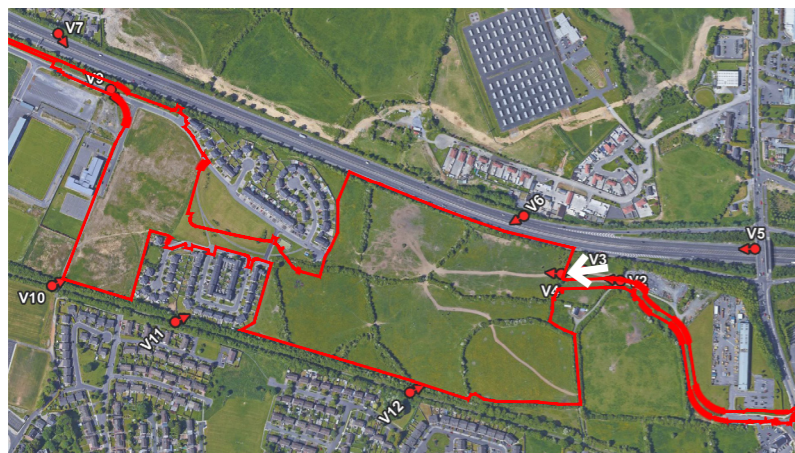




Baseline



Proposed Development



View 3	
Existing View	View west of site, from adjacent lands
Proposed View	The image shows proposed residential units at the east entrance to the site. Visual impact mitigated by integrating the proposal into the existing green infrastructure, retaining hedgerows where possible.
Sensitivity	High
Magnitude of Change	High
Significance of Effects	Very significance change to the view

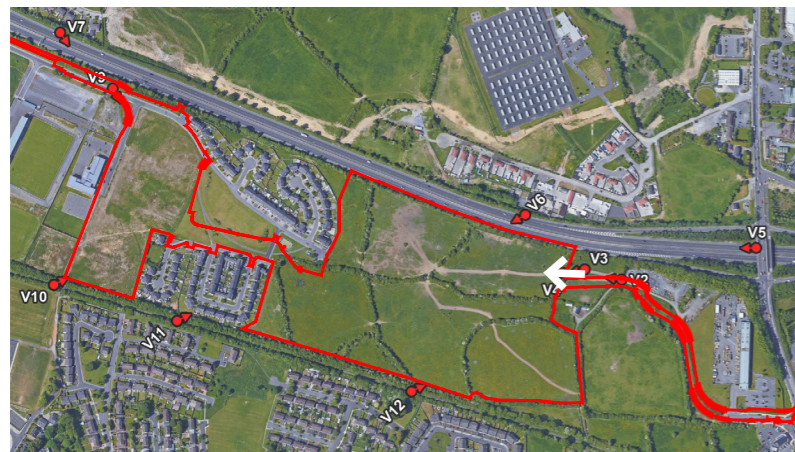




Baseline



Proposed Development



View 4	
Existing View	View west of proposed development
Proposed View	The image shows proposed residential with screen planting to parking areas and defensive planting to building perimeter.
Sensitivity	High
Magnitude of Change	High
Significance of Effects	Moderate, positive





Baseline



Proposed Development



View 5	
Existing View	View west from N6 overpass
Proposed View	The image shows the proposed development screened by existing boundary planting buffer to N6
Sensitivity	Low
Magnitude of Change	Low
Significance of Effects	Negligible

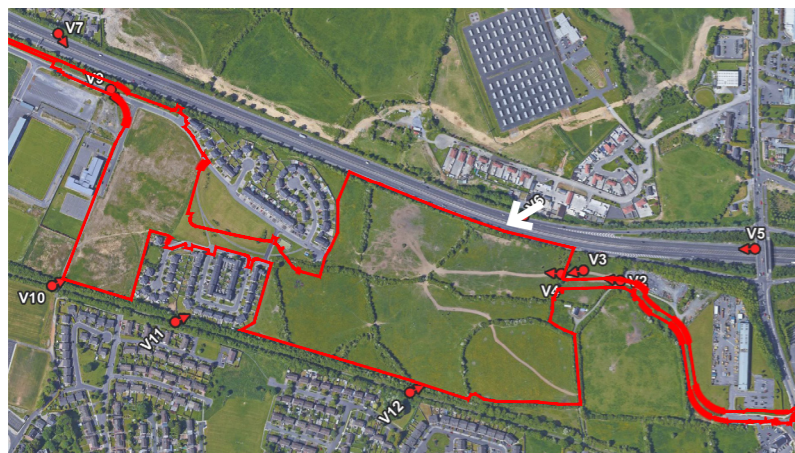




Baseline



Proposed Development



View 6	
Existing View	View south across the N6
Proposed View	The image shows the proposed development screened by existing vegetative buffer to the N6, which is to be supplemented by an augmented hedgerow on the northern site boundary, creating a stronger visual barrier along the road.
Sensitivity	Low
Magnitude of Change	Low
Significance of Effects	Slight, Neutral





Baseline



Proposed Development



View 7	
Existing View	View south across the N6
Proposed View	The image shows the proposed development screened by existing vegetative buffer to the N6.
Sensitivity	Low
Magnitude of Change	Not visible
Significance of Effects	No effect





Baseline



Proposed Development



View 9	
Existing View	View of existing housing on Brawny Road
Proposed View	The image shows the proposed Lissywollen Village development, a new landmark on the approach from the West.
Sensitivity	Medium
Magnitude of Change	Medium
Significance of Effects	Moderate, positive

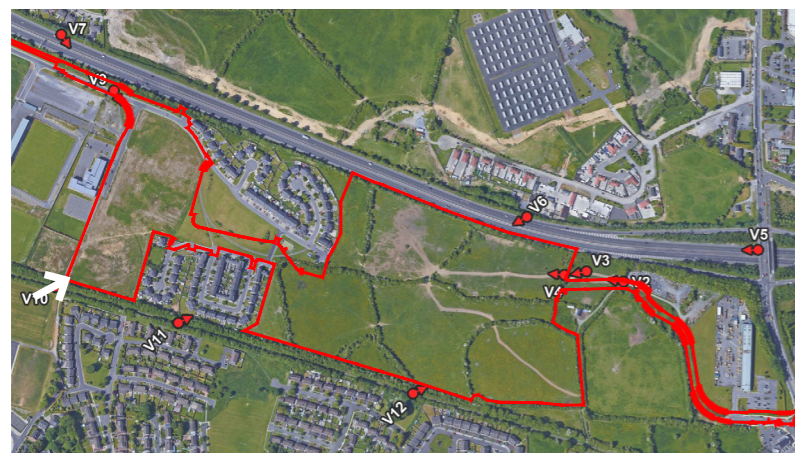




Baseline



Proposed Development



View 10	
Existing View	View from the south west corner of the site
Proposed View	The image shows the Old Rail Trail from proposed Lissywollen Village. Proposed Open spaces and access points create a sensitive transition between the existing trail and the proposed development.
Sensitivity	High
Magnitude of Change	High
Significance of Effects	Significant, positive





Baseline



Proposed Development



View 11	
Existing View	View east along the Old Rail Trail
Proposed View	The image shows the proposed development outlined beyond the existing housing, without visually impacting this public amenity.
Sensitivity	High
Magnitude of Change	Not visible
Significance of Effects	No effect

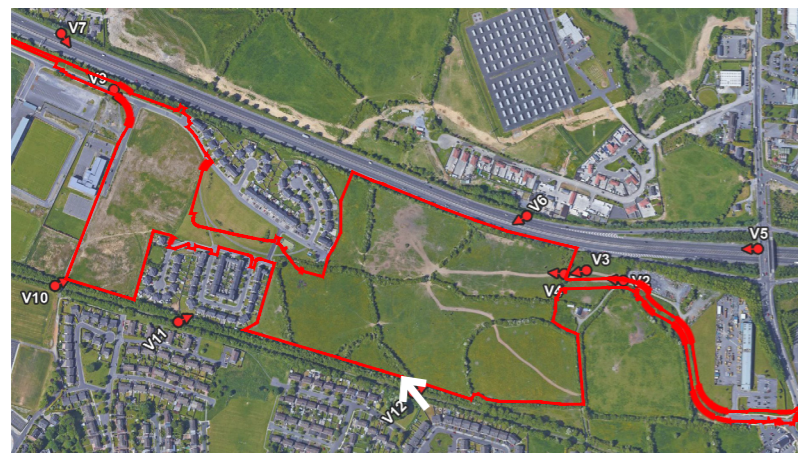




Baseline



Proposed Development

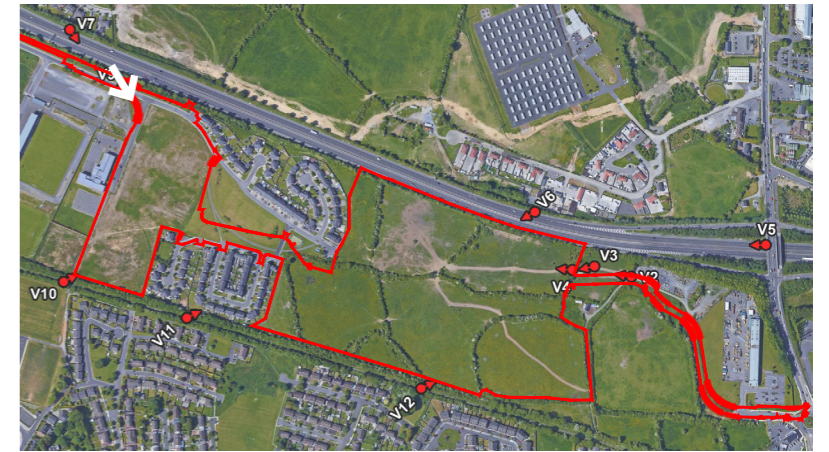


View 12	
Existing View	View along the Old Rail Trail
Proposed View	The image shows the proposed development directly adjacent to the trail, with minimal oversight from the proposed housing units.
Sensitivity	High
Magnitude of Change	High
Significance of Effects	Significant





Proposed Development - Representation of View 9 - Brawney Road





Proposed Development - Representation of View 3

