

12 LANDSCAPE AND VISUAL IMPACT ASSESSMENT

12.1 Introduction

This chapter of the Environmental Impact Assessment Report (EIAR) provides an assessment of the likely effects of the Proposed Development (Phase 1D) at St. Marnock's Bay, Portmarnock South (known as Portmarnock Phase 1D) on the landscape and visual aspects of the environment.

The Landscape and Visual Impact Assessment, which includes series of Photomontages prepared from the surrounding areas and included in Appendix 12.1 of the EIAR, has been prepared with regard to the statement under Section 5.3.1 of the Portmarnock South Local Area Plan (LAP) 2013 (As extended), which states that: -

"All planning applications will need to be accompanied by a visual impact assessment, including cross sections and photomontages to assist the Planning Authority to determine the full visual impact of proposed development on the plan lands and on the high amenity lands adjoining."

It is noted that the Portmarnock South LAP also includes a detailed assessment of the landscape and visual characteristics of the lands, the wider area, and of the envisaged development and its treatment.

The assessment was carried out by Thomas Burns, B.Agr.Sc. (Landscape), Dip. EIA Mgmt.; Ad Dip. En. & Plan. Law; MILI, MIELA. Thomas is a Landscape Architect, Environmental Planner and Partner with Brady Shipman Martin, environmental, landscape and planning consultants.

12.2 Assessment Methodology

12.2.1 Study Area

The study area includes the proposal site, the lands within the Portmarnock South Local Area Plan and the surrounding landscape context, especially along the coast and over Baldoyle Bay to the east and southeast.

12.2.2 Relevant Legislation, Policy and Guidelines

The assessment has been carried out with reference to the following legalisation, policy and guidelines.

12.2.2.1 Legislation

- Directive 2014/52/EU of the European Parliament and of the Council of 16 April 2014 amending Directive 2011/92/EU on the assessment of the effects of certain public and private projects on the environment (the EIA Directive).
- Planning and Development Act 2000, as amended.
- Planning and Development Regulations 2001, as amended.
- European Landscape Convention 2000.

12.2.2.2 Policy

- Fingal Development Plan 2017 – 2023.
- Portmarnock South Local Area Plan 2013 (As extended).

12.2.2.3 Guidelines

- Draft Guidelines on the Information to be contained in Environmental Impact Assessment Reports (hereafter the 'EPA Guidelines') (EPA 2017).
- Guidelines for Landscape and Visual Impact Assessment (hereafter the 'GLVIA') 3rd edition (Landscape Institute and the Institute of Environmental Management and Assessment [IEMA] 2013).
- Technical Information Note 05/2017 (Revised 2018) on Landscape Character Assessment (hereafter the 'TCA') (Landscape Institute 2018).
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment (hereafter the 'GEIA') (Department of Housing, Planning and Local Government DHPLG 2018).
- Landscape Institute Technical Guidance Note 06/2019 on Visual Representation of Development Proposals (hereafter the 'VRDP') (Landscape Institute 2019).

While the EPA Guidelines (EPA 2017) provide a general methodology, impact ratings and assessment structure applicable across all environmental factors, the GLVIA (Landscape Institute and IEMA 2013) provides specific guidance for landscape and visual impact assessments. The TCA (Landscape Institute 2018) is a resource for the application of landscape character assessment to landscapes. Therefore, in this assessment, a combination of the approaches outlined in the EPA Guidelines (EPA 2017) and in the GLVIA (Landscape Institute and IEMA 2013), supported by the TCA (Landscape Institute 2018) and the professional experience and expertise of the assessor, is utilised in the landscape and visual assessment.

12.2.3 Key Definitions

The following key definitions are relevant to the methodology for the landscape and visual impact assessment: -

- **Landscape** means an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors' (European Landscape Convention 2000).
- **Landscape Character Assessment** is the process of identifying and describing variation in the character of the landscape. It seeks to identify and explain the unique combination of elements and features (characteristics) that make landscapes distinctive' (Natural England 2014).
- **Landscape and Visual Impact Assessment** 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' (Landscape Institute and IEMA 2013).
- **Landscape Impact vs. Landscape Effect** 'Impact' is defined as the action been taken, whilst 'effect' is defined as result (change or changes) of that action, *e.g.* the 'impact' of the Proposed Development on the woodland has a significant 'effect' on the character of the landscape.

12.2.4 Data Collection and Collation

Data collection and collation is based on initial desk studies, supported by site full walkovers and augmented by further specific site reviews, within the Study Area, together with the selection and preparation of verified Photomontages of the Proposed Development.

Desk studies, which allow for identification of designated and potential significant / sensitive areas, involved a review of: -

- Fingal Development Plan 2017 – 2023.
- Portmarnock South Local Area Plan 2013 (As extended to 2023).

- Historical and current mapping and aerial photography (e.g. ordnance survey Ireland, google earth, google maps).
- Mapping of the Proposed Development.
- Other reports and documents relating to the receiving environment.

Site-based studies, which allow for verification of desk study findings and for analysis of current conditions in the baseline environment, involved: -

- Full walkover surveys of the site and the area surrounding of the Proposed Development.
- Further field surveys to verify conditions at specific locations of the Proposed Development.
- Selection of locations for verified Photomontages of the Proposed Development.

12.2.5 Assessment of Landscape and Visual Impacts

Assessment of potential effects involves: -

- Classifying the sensitivity of the receiving landscape and visual environment.
- Describing and classifying the magnitude of change in the landscape and visual environment resulting from the Proposed Development.

These factors are combined to provide a classification of significance of impacts of the Proposed Development.

12.2.6 Sensitivity of Landscape and Visual Environment

The sensitivity of the landscape and visual environment is a function of its existing land use, existing and emerging patterns and its scale, enclosure, visual characteristics and values. The nature and scale of the Proposed Project is taken into account, as are trends of change and relevant policy framework. Four categories are used to classify sensitivity, as set out in Table 12.1.

12.2.7 Magnitude of Change in Landscape and Visual Environment

The magnitude of change is a factor of the scale, extent and degree of change imposed on the landscape and visual environment by the Proposed Project, with reference to its key elements, features and characteristics and the affected surrounding character areas. Four categories are used to classify magnitude of change, as set out in Table 12.1.

Description of Baseline Sensitivity	Rating	Description of Magnitude of change arising from Proposed Development
Landscapes / views that are recognised in policy or otherwise designated as being of national value. The composition, character and quality of the landscape / view are such that its capacity to accommodate change is very low. The principle management objective for the landscape / view is its protection from change that reduces landscape value / visual amenity.	High	Change that is large in extent, resulting in the loss of or major alteration to key elements, features or characteristics of the townscape / view, and / or introduction of large elements considered totally uncharacteristic in the context. Such development results in fundamental change in the landscape/view.
Landscapes / views that may not have features or characteristics that are of particular value, but have no major detracting elements, and which thus provide some landscape value / visual amenity. These landscapes / views may have capacity for	Medium	Change that is moderate in extent, resulting in partial loss or alteration to key elements, features or characteristics of the landscape / view, and / or introduction of elements that may be prominent but not necessarily substantially uncharacteristic in the context.

Description of Baseline Sensitivity	Rating	Description of Magnitude of change arising from Proposed Development
appropriate change and the principle management objective is to facilitate change to the composition that does not detract from landscape value / visual amenity, or which enhances them.		Such development results in change to the landscape / view.
Landscapes / views that have no valued feature or characteristic, and where the composition and character are such that there is capacity for change. This category includes landscapes / views experienced by people involved in activities with no particular focus on the landscape. For such landscapes / views the principle management objective is to facilitate change that does not detract from landscape value / visual amenity or enhances them	Low	Change that is moderate or limited in scale, resulting in minor alteration to key elements, features or characteristics of the landscape / view, and / or introduction of elements that are not uncharacteristic in the context. Such development results in minor change to the landscape/view.
Landscapes / views that have no valued feature or characteristic, or in which the composition may be unsightly (e.g. in derelict landscapes). For such landscapes / views the principle management objective is to facilitate change that repairs, restores or enhances landscape value / visual amenity.	Negligible	Change that is limited in scale, resulting in no alteration to key elements features or characteristics of the landscape / view, and / or introduction of elements that are characteristic of the context. Such development results in no change to the landscape / view.

Table 12.1: Rating of Landscape / Visual Sensitivity and Magnitude of Change.

12.2.8 Significance of Effects on Landscape and Visual Environment

In classifying the significance of effects the magnitude of change is measured against the sensitivity of the landscape / view based on the guidance in the EPA Draft Guidelines and presented in Figure 3.5 of the Guidelines, as adapted and included in Table 12.2 in this Chapter of the EIAR.

Determining significance of effects that are rational and justifiable is also based on the professional judgement, expertise and experience of the author.

12.2.9 Quality, Duration and Frequency of Landscape and Visual Effects

Consideration of quality (i.e. positive, neutral, negative), duration (i.e. temporary (lasting up to 1 year); short-term (lasting 1 to 7 years); medium-term (lasting 7 to 15 years); long-term (lasting 15 to 60 years); or permanent (lasting over 60 years)) and frequency of effects, is as described in Table 3.3 of the EPA Guidelines (EPA 2017).

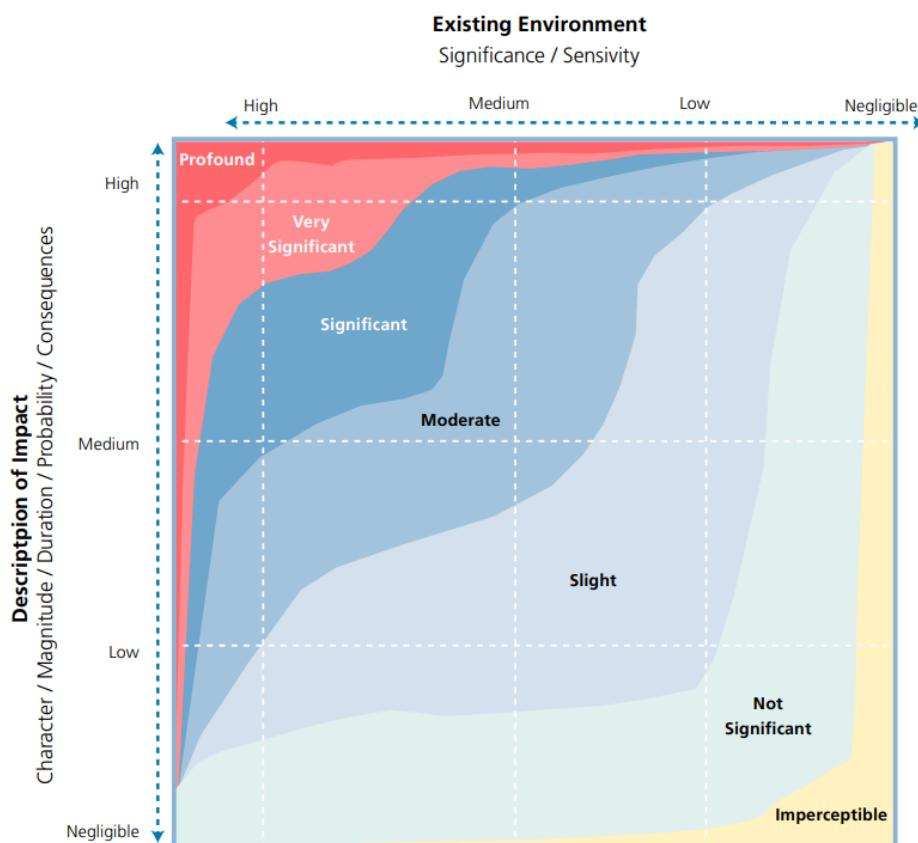


Figure 12.1: Chart showing typical classifications of the significance of impacts (Figure 3.5, Draft EPA Guidelines 2017, page 53).

12.2.10 Photomontage Methodology

The methodology for the preparation of Photomontages has regard to the Landscape Institute Technical Guidance Note 06/19 Visual Representation of Development Proposals (Landscape Institute 2019), and is further informed by experience in photomontage production. The Photomontages are prepared as accurate verified photo-realistic views following five main steps: -

- Photography.
- Survey.
- 3D Modelling and Camera Matching.
- Rendering and Finishing of Photomontages.
- Presentation.

Photomontages are presented, in 'as existing' and 'as proposed' versions, on A3 pages in landscape format in Appendix 12.1 of the EIAR.

12.3 Receiving Environment

12.3.1 Proposed Development

12.3.1.1 Background

The Proposed Development comprises a fourth phase of development (Phase 1D) at St. Marnock's Bay located off Station Road, Portmarnock South in County Dublin. Development on the overall lands are guided by the Portmarnock South Local Area Plan, which identifies lands for residential

development, lands for wider open space provision (including for connectivity to lands within Baldoyle / Stapolin Local Area Plan further south), and lands for ecological and landscape mitigation and protection areas (refer to Figure 12.2).

There are three previous phases of permitted development on the lands (refer to Figure 12.3): -

- FCC Planning Ref. No.: F13A/0248 (Phase 1A) for 101no. dwellings.
- ABP Ref. No.: 300514-17 (Phase 1B) for 150no. dwellings.
- ABP Ref. No.: 305619-19 (Phase 1C) for 153no. dwellings and ‘Local Centre’.

Phases 1A and 1B are complete and Phase 1C is under construction on site. In addition to the provision of residential development the three previous phases include for the following key elements: -

- Phase 1A included the provision of significant areas of ecological and landscape buffer / open space to the east and south of the residential zoned lands within the Portmarnock South LAP (refer to Figure 12.3). The open space zoned lands, which extend to c. 32 hectares and included for provision of a dedicated ‘bird quiet zone’ have been transferred to Fingal County Council (FCC). An additional c. 10 hectares of conservation lands on the Murragh, east of the Coast Road, were also transferred to FCC.
- In 2018, FCC received permission from An Bord Pleanála (ABP Ref.: JP06F.300840¹) for a 1.8km Pedestrian and Cycle Scheme between Baldoyle and Portmarnock. The pedestrian / cycleway, which opened in June 2020, passes through the transferred open space lands to the east of the residential zoned lands.
- In September 2021, FCC lodged a Section 177AE application with ABP for a ‘park development project at the Racecourse Park located between Baldoyle and Portmarnock, Co. Dublin’², (ABP Ref.: JP06F.311315³). Again the proposed park development includes for works within open space lands transferred to FCC under the Phase 1A development.
- The Phase 1B development included for the provision of a regional wetland within the open space lands (in accordance with the requirements of the LAP). The wetland was constructed in 2019 and is fully operational.
- Phase 1B also included for the incorporation of a recorded monument – a mound (DU0015-014) within a distinctive central open space within this phase of development.

¹ <https://www.pleanala.ie/en-ie/case/300840>

² <https://consult.fingal.ie/en/consultation/section-177ae-application-bord-plean%C3%A1la-racecourse-park-development-project>

³ <https://www.pleanala.ie/en-ie/case/311315>



Figure 12.2: Extract from Figure 5.0 of Portmarnock South LAP – with area of Existing residential development in Phases 1A, 1B and 1C outlined in Blue and proposed Phase 1D outlined in Red.

12.3.1.2 Site Context

The Phase 1D lands are located within the south-western area of the residential zoned lands covered by the Portmarnock South LAP. The overall LAP lands runs south from Station Road to Moyne Road and east from the Dublin-Belfast Railway to the R106 Coast Road adjoining Baldoye Estuary. The proposed Phase 1D Site is located immediately south of the previous Phases of development (i.e. 1A, 1B and 1C) (refer to Figure 12.3).

The Phase 1D site is located to the east of the hedgerow-lined Dublin – Belfast railway and straddles the townland boundary hedgerow which runs through the centre of the residential zoned land in the LAP area. Lands to either side of the hedgerow are arable or former arable lands. The former arable lands are unmanaged and some areas are used for temporary storage of soil material.

The townland boundary between Portmarnock to the west and Maynetown to the east comprises a prominent ash, elm and hawthorn dominated hedgerow / tree line with an associated damp ditch. As was the case with Phases 1A, 1B, and 1C, the proposed Phase 1D development is located in accordance with the provisions of the LAP prepared for the Portmarnock South lands.

The wider area is undergoing significant on-going change with residential development established and under construction to the immediate north of the Site. As such, construction-related activities, including earthworks, soil movement and storage, building works and construction traffic movements are all prominent in the vicinity of the Site.

In landscape terms, the boundary hedgerows along the railway and internally along the Portmarnock / Maynetown townland boundary are prominent landscape features, as are longer range views where available, south over Baldoyle to Howth and the Dublin Mountains. Other than the presence of trees within field hedgerows, there are no standalone trees on the Phase 1D Site.

The wider landscape is notably more open to the east and southeast approaching the coastal corridor of Coast Road / Baldoyle Estuary, where there are panoramic views extending eastwards and southeast towards Ireland’s Eye, Lambay and Howth and long-range background views south to the Dublin Mountains.

The landscape around the Phase 1D site is generally enclosed to the north by existing / emerging residential development; to the west by the railway corridor and to the east and south by hedgerows and a broad visually flat topography. The Portmarnock South LAP acknowledges (at Section 3.3.1. Visual Analysis) the presence of an east-west ridge through the lands and notes that the lands to the east and south are more visually open and sensitive than those to the west where the Phase 1D lands are located.



Figure 12.3: Extract from Figure 5.2 of Portmarnock South LAP – Annotated to show existing residential and wetland development areas in Phases 1A, 1B and 1C (blue shading) and proposed Phase 1D area (red shading).

12.3.2 Cumulative

The previous Phases of development (1A, 1B and 1C) and existing Phase (1D) comprise part of larger area of residential zoned lands within the Portmarnock South LAP (refer to Figure 12.2). Phases 1A to 1D provide for 576no. residential units, a local centre, Skylark Park and other open spaces. Realisation of the full policies and objectives of the LAP will a further c. 507no. residential units (c. 1,100 total based on the Framework Plan, prepared by Burke Kennedy Doyle Architects) on the lands together with completion of the open space network as set out in the LAP.

The residential development area is encircled by a significant area of ecological and landscape buffer / open space, which is subject to on-going progressive development and enhancement by Fingal County Council. These works include the completed pedestrian / cycleway and the planned Racecourse Park enhancements currently before ABP (Ref.: JP06F.311315⁴).

It is envisaged that further amenity and heritage-related developments will continue to be delivered on the open space lands in accordance with the Portmarnock South LAP.

Irish Water previously sought permission for the Greater Dublin Drainage Project and was granted permission in November 2019 (ABP Ref.: PA06F.301908⁵). The projected proposed utilising some of the open space / landscape area (now in FCC ownership) located to the southeast of the residential zoned lands in Portmarnock South for a temporary construction / tunnel boring compound. However, the decision was subsequently overturned. It is likely that the project will be re-submitted for permission at some stage in the future.

Irish Water has submitted a new application for permission for a wastewater pumping station at the junction of Strand Road / Station Road to the north of St. Marnock's Bay lands (FCC Plan Ref. No.: F21A/0389⁶). The proposed development is still under consideration with FCC.

In addition to the above new residential development is also on-going in the wider environment, including off Station Road northwest of St. Marnock's Bay, at Drummingh west of the railway corridor and west of St. Marnock's Bay and also south of Moyne Road at Clongriffin and Stapolin.

12.4 Characteristics of the Proposed Development

12.4.1 Proposed Development

The Proposed Development (Phase 1D) (refer to Figure 12.4) provides: -

- 172no. residential units consisting of 22no. duplex / apartments and 150no. houses ranging in heights between 1.5 and 3 storeys.
- Provision of public open space including Skylark Park and extension to Railway Linear Park and Townland Boundary Linear Park.
- Vehicular access to serve the development is proposed off the existing / under construction access points on roads serving the St. Marnock's Bay development.
- A new vehicular road is proposed to serve the Proposed Development which will connect with Moyne Road. The permanent road includes the provision of a new junction with Moyne Road and SuDS features to control surface water run-off.
- Upgrade of existing temporary foul water pumping station and storage tank to increase capacity.
- All associated and ancillary site development, landscaping and boundary treatment works on a site of c. 11.05 hectares.

⁴ <https://www.pleanala.ie/en-ie/case/311315>

⁵ <https://www.pleanala.ie/en-ie/case/301908>

⁶ <https://planning.agileapplications.ie/fingal/application-details/90300>

The Proposed Development (Phase 1D) builds upon and extends the approach to delivery of residential development and associated open space and amenity as set out in the Portmarnock South LAP and as established / emerging under previous Phases of development (1A, 1B and 1C).

A detailed description of the project is set out in Chapter 3: Description of Proposed Development.

12.4.1.1 Construction Phase

The Construction Phase of the Proposed Development will see the continuation of existing construction works at Phase 1C across the Phase 1D lands to the south. This will involve: -

- Temporary fencing for security and for protection of retained hedgerows / tree-lines.
- Provision of a temporary Site compound.
- Topsoil stripping and temporary storage for re-use.
- Subsoil excavation and removal from Site.
- Limited removal of short sections of existing hedgerow for provision of connecting roads, services, footpaths and cycleways.
- Grading and preparation of the Site for construction works.
- Construction of roads, houses, installation of services, etc.
- Construction of Skylark Park – a regional park being provided for the overall residential development at Portmarnock South.
- Construction of a southern extension to the area of Railway Park previously provided under Phase 1A.
- Construction of linear parks along sections of the townland boundary within the Site (i.e. as an extension of the townland linear parks provided / being provided under Phases 1B and 1C).

12.4.1.2 Operational Phase

The Operational Phase of the Proposed Development will see delivery of a fourth phase of residential development and an expansion of the emerging residential community at St. Marnock's Bay in accordance with the approach and principles established in the Portmarnock South LAP.

In effect the Operational Phase of Phase 1D will complete the western portion of development on the residential zoned lands and also delivers the key open spaces in the form of extended linear parks and a central open space. The central open space includes a public park, 'Skylark Park', which provides a core element of the green infrastructure, open space, amenity and recreational network for the wider lands.

As previously noted under section 12.3.3.1, ecological and landscape buffer lands, including the Bird Quiet Zone, located to the east and south of the residential zoned lands (refer to Figure 12.3) were completed in accordance with the Conservation Management Plan prepared for the lands; and the lands have been handed over to Fingal County Council (under compliance with grant of permission for Phase 1A). These open space lands now form the northern part of the larger Racecourse Regional Park (See Figure 12.2).

Since taking charge of the lands, FCC has developed a greenway to the east of the residential zoned lands linking Portmarnock, in the north, to the Baldoyle lands south of Moyne Road. FCC has also lodged an application to An Bord Pleanála for further development of its Racecourse Park lands, which lie south of the Phase 1D Site.

The Operational Phase of the Proposed Development will involve: -

- Establishment of an extended residential development, with extended roads, roadside lighting and emerging community.

- Access to Skylark Park – the central open space, and to an expanded open network of spaces.

12.4.2 Cumulative

12.4.2.1 Construction Phase

Construction works are on-going at Phase 1C of St. Marnock's Bay directly north of the Phase 1D Site. However, this will be substantially complete / nearing completion as works begin on Phase 1D. Likewise it is envisaged that subject to future permissions, construction works will continue at St. Marnock's Bay to develop out all of the residential lands within the Portmarnock South LAP.

Significant construction works are also on-going and will likely continue at Drumnigh west of the Site and at Clongriffin / Stapolin south of the Site. Subject to securing permission, relatively small scale construction works would also be required for the new wastewater pumping station at Strand Road / Station Road.

If the Greater Dublin Drainage Project were to proceed as per the previous application, and subject to securing permission, large-scale construction works would be required for the construction / tunnel boring compound to be located on the open space lands southeast of St. Marnock's Bay.

12.4.2.2 Operational Phase

The Operational Phase would see the completion of residential and open space development at St. Marnock's Bay with provision of a community based around c. 1,100no. residential units.

12.5 Potential Impact of the Proposed Development

12.5.1 Proposed Development

12.5.1.1 Construction Phase

Potential landscape and visual impacts from the Construction Phase are associated with: -

- Site-based landscape disturbance, earthworks, stockpiling of soils and materials.
- Removal of trees / sections of hedgerows.
- General construction activity, traffic.
- Inconvenience and / or visual effects from dust, dirt, noise.

12.5.1.2 Operational Phase

Potential landscape and visual impacts from the Operational Phase are associated with: -

- Design, character and quality of proposed buildings.
- Design, amenity and quality of proposed park and open spaces.
- Overall quality of finish and management of development.

12.5.1.3 Do-Nothing Impact

The lands on which the Proposed Development are situated are zoned for residential and associated open space development in the Portmarnock South LAP. The Site is also follows the phasing sequence established in the LAP. Therefore, should this subject development not proceed (do-nothing), it is envisaged that some residential / open space development of a broadly similar nature will proceed on these lands at some stage.

12.5.2 Cumulative

12.5.2.1 Construction Phase

Potential cumulative landscape and visual impacts from the Construction Phase are associated with: -

- Wider site-based landscape disturbance, earthworks, stockpiling of soils and materials on the subject Site and other sites in the vicinity of the Site.
- Removal of trees / hedgerows on other sites in cumulation with the subject Site.
- More intensive construction activity, traffic from a number of sites / sources.
- Wider inconvenience and / or visual effects from dust, dirt, noise.

12.5.2.2 Operational Phase

Potential cumulative landscape and visual impacts from the Operational Phase are associated with: -

- Design, character and quality of a wider range of buildings, developments;
- Design, amenity and quality of open spaces within and around the Site; and
- Overall quality of finish and management of subject and surrounding developments.

12.5.2.3 Do-Noting Impact

The lands at Portmarnock South are zoned for residential and associated open space development in the Portmarnock South LAP. Therefore, should this and other subject developments not proceed (do-nothing), it is envisaged that some development of a broadly similar nature will proceed on these LAP lands at some stage.

12.6 Mitigation Measures (Ameliorative, Remedial or Reductive Measures)

12.6.1 Proposed Development

12.6.1.1 Construction Phase

Mitigation measures are proposed to avoid, reduce or remediate, wherever possible significant negative landscape and visual effects of the Construction Phase of the Proposed Development. In addition to the operation and management of all construction works in accordance to best methodologies and practice, that following measures are proposed for the mitigation of landscape / townscape and visual impacts: -

- Construction works will be guided by a Construction Environmental Management Plan (CEMP), which shall provide the environmental management framework to be adhered to and monitored during the pre-commencement and Construction Phases of the Proposed Development. The CEMP will incorporate all of the mitigating principles required to ensure that the work is carried out in a way that minimises the potential for environmental impacts to occur.
- Construction compounds will not be located within the root protection area of trees or hedgerows to be retained and will be enclosed by solid hoarding. The compound areas will be fully decommissioned and reinstated at the end of the Construction Phase.
- Trees, hedgerows and vegetation to be retained within and adjoining the works area will be protected in accordance with 'BS 5837:2012 Trees in relation to design, demolition and construction. Recommendations'. Works required within the root protection area (RPA) of trees, hedgerows to be retained will follow a project specific arboricultural methodology for such works, prepared / approved by a professional qualified arborist.

- Trees and vegetation identified for removal will be removed in accordance with 'BS 3998:2010 Tree Work – Recommendations' and best arboricultural practices as detailed and monitored by a professional qualified arborist.
- The Phase 1D construction Site will be fully enclosed and secured. Construction traffic accessing the Site will follow agreed routes and public roads will be maintained in a clean and safe manner.

Mitigation of landscape and visual impacts during the Construction Phase is focused on ensuring protection of elements to be retained (e.g. mature hedgerows) and providing for a degree of visual screening of particular aspects of the works (e.g. the construction compounds).

12.6.1.2 Operational Phase

The Operational Phase of the Proposed Development will not give rise to significant landscape and visual effects and therefore measures for the mitigation of significant landscape and visual impacts are not required. Nevertheless, the Proposed Development includes a number of measures which will ensure its integration within its setting. The Proposed Development includes: -

- Provision of a high-quality of architectural design, character and finish for the proposed buildings and development.
- Provision of significant areas of new and connected open space and park with play facilities as amenity and recreation for the new communities. The open spaces provide for retention and incorporation of townland boundaries and tree-lined hedgerows.
- Planting of new trees along streetscapes and within open spaces. Species selected will be appropriate to the street environment and to the characteristics of this coastal edge location.
- Provision of a high-quality of design and finish for landscape areas within the Proposed Scheme.
- Landscape areas will be maintained for twelve months during which any defective or dead material will be replaced.
- Open Spaces, including Skylark Park will be offered for taking-in-charge by FCC.

12.6.2 Cumulative

12.6.2.1 Construction Phase

N/A

12.6.2.2 Operational Phase

N/A

12.7 Residual Impact of the Proposed Development

12.7.1 Proposed Development

12.7.1.1 Construction Phase

Any development will give rise to some degree of landscape and visual impact. The greatest impacts tend to occur during the temporary / short-term Construction Phase when site disturbance associated with stripping of soils and movement of machinery maybe unfamiliar and draws particular visual attention to the Site.

The Construction Phase will involve removal of short sections of hedgerows for provision of road, footpath, cycleway and service connections. However, the vast majority of the existing hedgerows will be protected and retained within proposed linear parks and on the boundary of Skylark Park.

The Phase 1D Site is limited in extent and in part has been previously disturbed by construction and related works associated with Phase 1C. Construction works will be most visible from properties within the adjoining Phase 1A, 1B and 1C at St. Marnock's Bay and to a lesser degree from Moyne Lodge located on lower slopes south of the Proposed Development.

The Construction Phase will not give rise to significant landscape or visual effects on open space / buffer lands to the south or east of the residential zoned lands or on views from coast road or areas surrounding the estuary.

The sensitivity of the receiving landscape environment is assessed as being Low and the Magnitude of Change is considered Medium. The landscape impact of the Construction Phase is assessed as being of Slight to Moderate Negative Short-term Significance.

The sensitivity of the receiving visual environment and the Magnitude of Change are considered Medium. The visual impact of the Construction Phase is assessed as being of Moderate Negative Short-term Significance.

12.7.1.2 Operational Phase

On completion of the Construction Phase a new development will establish its presence on the environmental, physical and visual character of its environs. In this regard landscape and visual impacts must also be considered within the context of existing, planned, emerging and likely future development proposals for the area. The Phase 1D development is being provided in accordance with the approach and principles established in the Portmarnock South LAP. The LAP provides a detailed analysis of the area and provides a development framework for the lands, identifying development zones, as well as open spaces, green networks, connections and linkages, etc. The previous phases (1A, 1B and 1C) and the current Proposed Development (Phase 1D) are provided in accordance with these requirements.

Landscape Impact

It is considered that the proposed development is appropriately sited, designed and laid out so as to be capable of being fully integrated into the new emerging residential character of the wider area. This integration is underpinned by the architectural approach and by the landscape masterplan and landscape strategy that acknowledges and builds on the requirements of the LAP and the emerging character and finishes established in Phases 1A, 1B and 1C.

Therefore, the Proposed Development will have a positive impact on the emerging local character, and will not adversely impact on sensitive landscape characteristics, e.g. coastal setting and character or views to and from this landscape. It is considered that the Operational Phase of the development will make a continued positive contribution to the emerging residential community of the wider area.

The sensitivity of the receiving landscape environment is assessed as being Low and the Magnitude of Change is considered Medium. The landscape impact of the Operation Phase is assessed as being of Slight to Moderate Positive Medium to Long-term Significance.

Visual Impact

The Proposed Development is situated south of the existing Phase 1A, Phase 1B and Phase 1C (under construction) and is primarily located to the west of the townland boundary hedgerow. The townland hedgerow will be incorporated within public open space 'Skylark Park' and associated linear parks.

Therefore, this is one of the least visible areas of the LAP development lands – with views confined to properties within Phase 1A, Phase 1B and Phase 1C to the north as well as from the lands (agricultural, landscape buffer areas) immediately south of the Phase 1D area.

Development proposed to the east of the townland boundary / Skylark Park is located in a visually more open setting. However, these residential properties will be eventually subsumed into the build-out of the wider masterplan for the residential zoned lands. Properties, which define the southern limited of the Phase 1D residential development will be more visible from the south and have been specifically designed as 'edge properties' with a distinctive design and material finish. The southern leading edge of the Phase 1D development will be visible from Moyne Road in the vicinity of the proposed permanent road connection, and in views north from lands further south of Moyne Road, including Racecourse Park.

The Proposed Development, including the road connection to Moyne Road, is fully consistent with the objectives and requirements of the Portmarnock South LAP.

The sensitivity of the receiving visual environment and the Magnitude of Change are considered Medium. The visual impact of the Operational Phase is assessed as being of Moderate Positive Medium to Long-term Significance.

Photomontages

Photomontages of the proposed development have been prepared and included in Appendix 12.1 of the EIAR. Each view is presented in an 'As Existing' and 'As Proposed' version. The location of the Photomontage Views are shown on Figure 12.4. The views have been selected on the basis that they present the highest potential for visual impact within the existing landscape.



Figure 12.4: Location of Photomontages (extract from Figure 1.0 Photomontages booklet, BSM, 2021).

View 1: Golf Links Road opposite Strandmill Road, Portmarnock

The existing view is expansive and wide-ranging across the flat saltmarsh landscape of the northern end of Baldoye Bay. The view runs from existing development at Portmarnock and Portmarnock South (Phase 1A, B & C) to the Dublin Mountains in the background further south.

The proposed view sees the continuation south of existing residential development at St. Marnock's Bay. The proposed view is in-keeping with the character of existing and emerging nature of development in the area. The Phase 1D development does not impact on the sensitivity or significance of landscape or visual characteristics in the area.

View 2: Golf Links Road opposite Public Carpark, Portmarnock

The existing view is expansive and wide-ranging across the flat saltmarsh landscape of Baldoyle Bay. The view runs from existing development at Portmarnock and Portmarnock South (Phase 1A, B & C) to the Dublin Mountains further south (out of view on left-hand side).

The proposed view sees the continuation south of existing residential development at St. Marnock's Bay. The proposed view is in-keeping with the character of existing and emerging nature of development in the area and the Phase 1D development does not impact on the sensitivity or significance of landscape or visual characteristics in the area.

View 3: Baldoyle to Portmarnock Greenway, Portmarnock South

The existing view is west from the recently completed Baldoyle to Portmarnock Greenway located on open space lands to the immediate east of the residential zoned lands at St. Marnock's Bay. The view includes existing residential development and on-going construction works at Portmarnock South (Phase 1A, B & C).

The proposed view sees the continuation south of residential development at St. Marnock's Bay. While the rear of the houses proposed on the eastern side of the townland boundary are more visible in this view the future phases at St. Marnock's Bay will see the development of appropriate frontage (including appropriate landscaping) to integrate with the new greenway. Notwithstanding, the proposed view is in-keeping with the character of existing and emerging nature of development in the area.

View 4: Moyne Road east of Moyne Lodge

The existing view is north / northwest from Moyne Road towards the Phase 1D development area. The views is from the vicinity of where a previously permitted temporary haul route (FCC Ref.: F20A/0700) is to be constructed off Moyne Road.

The proposed view sees the conversion of what will be a temporary haul route (permitted) into a permanent road connection serving St. Marnock's Bay. Residential development within the proposed Phase 1D area is located in the background on what will be the southern edge of residential development as set out in the Portmarnock South LAP.

View 5: R106 Coast Road, south of junction with Moyne Road

The existing view is north along the R106 Coast Road from south of the junction with Moyne Road. Existing residential development in St. Marnock's Bay (Phase 1A, 1B and 1C) is not visible.

The Phase 1D will not be visible the proposed view. However, a red outline of the Phase 1D development is provided for ease of referencing.

View 6: Southern end of Baldoyle to Portmarnock Greenway (close to Red Arches Road junction with R106 Coast Road)

The existing view is north along the recently completed greenway, which parallels the R106 Coast Road. Existing residential development in St. Marnock's Bay (Phase 1A, 1B and 1C) is barely visible.

The Phase 1D development will be slightly more visible as it moves further south on the ridge – but in the context of wide-ranging view does not impact on the sensitivity or significance of any landscape or visual characteristics in the area.

12.7.1.3 Worst Case Impact

In a scenario where mitigation measures were not implemented or failed the worst-case landscape and visual impact of the Construction Phase is assessed as being of Significant Negative Short-term Significance.

In a scenario where mitigation measures were not implemented or failed the worst-case landscape and visual impact of the Operational Phase is assessed as being of Moderate Negative Medium to Long-term Significance.

12.7.2 Cumulative

12.7.2.1 Construction Phase

The sensitivity of the receiving wider landscape and visual environment is assessed as being Medium and the Magnitude of Change is considered Medium. The cumulative landscape and visual impact of the Construction Phase is assessed as being of Moderate Negative Short-term Significance.

12.7.2.2 Operational Phase

The sensitivity of the receiving wider landscape and visual environment is assessed as being Medium and the Magnitude of Change is considered Medium. The cumulative landscape and visual impact of the Operation Phase is assessed as being of Moderate Positive Medium to Long-term Significance.

12.7.2.3 Worst Case Impact

In a scenario where mitigation measures were not implemented or failed the worst-case cumulative landscape and visual impact of the Construction Phase is assessed as being of Significant Negative Short-term Significance.

In a scenario where mitigation measures were not implemented or failed the worst-case cumulative landscape and visual impact of the Operational Phase is assessed as being of Moderate Negative Short to Medium-term Significance.

12.8 Monitoring

12.8.1 Proposed Development

12.8.1.1 Construction Phase

Landscape and visual mitigation measures will be monitored during the Construction Phase. This will include siting of the construction compound; protection of trees / hedgerows to be retained; stripping and storage of topsoil; reinstatement of landscape / soil areas; and completion of landscape works.

12.8.1.2 Operational Phase

No monitoring other than management of landscape areas is required during the Operational Phase.

12.8.2 Cumulative

12.8.2.1 Construction Phase

As per section 12.8.1.1.

12.8.2.2 Operational Phase

As per section 12.8.1.2.

12.9 Reinstatement

12.9.1 Proposed Development

12.9.1.1 Construction Phase

All landscape areas disturbed by the construction works will be reinstated prior to the completion of construction works. Any materials or plants which fail within the twelve month aftercare period will be replaced.

12.9.1.2 Operational Phase

Any landscape materials, plants or areas which fail during the on-going Operational Phase will be replaced.

12.9.2 Cumulative

12.9.2.1 Construction Phase

As per section 12.9.1.1.

12.9.2.2 Operational Phase

As per section 12.9.1.1.

12.10 Difficulties Encountered

No difficulties were encountered in the preparation of this chapter of the EIAR.