FEHILY TIMONEY

CONSULTANTS IN ENGINEERING, ENVIRONMENTAL SCIENCE & PLANNING

ENVIRONMENTAL IMPACT ASSESSMENT REPORT FOR THE EXPANSION OF A MATERIALS RECOVERY FACILITY AT CAPPOGUE AND DUNSINK, BALLYCOOLIN ROAD, DUBLIN 11.

Volume 2 – Main Body of the EIAR
Chapter 15 – LVIA

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15. LANDSCAPE AND VISUAL IMPACT ASSESSMENT

This section describes the existing landscape, the visual character of the existing facility and the potential visual impact of the proposed development on the surrounding area. Photomontages were prepared by Macroworks and these are provided with this application.

15.1 Introduction

The LVIA report describes the landscape context of the proposed development and assesses the likely landscape and visual impacts of the proposed development on the receiving environment. Although closely linked, landscape and visual impacts are assessed separately.

Landscape Impact Assessment (LIA) relates to assessing effects of a development on the landscape as a resource in its own right and is concerned with how the proposal will affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character.

Visual Impact Assessment (VIA) relates to assessing effects of a development on specific views and on the general visual amenity experienced by people. This deals with how the surroundings of individuals or groups of people may be specifically affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape and/or introduction of new elements. Visual impacts may occur from; Visual Obstruction (blocking of a view, be it full, partial or intermittent) or; Visual Intrusion (interruption of a view without blocking).

15.1.1 Description of the proposed development

The proposed development is defined in Chapter 1 and a detailed description of the proposed development is set out in Chapter 4: Description of the Existing and Proposed Development.

15.1.2 Statement Of Authority

This LVIA was prepared by Rory Curtis, Senior Landscape Architect at Macro Works Ltd. Relevant experience includes landscape and visual assessments for a range of industrial, commercial and infrastructural developments. Company experience extends to the assessment of over 150 wind energy developments, 120 solar energy developments and includes numerous Strategic Infrastructure Development (SID) projects.

15.2 Assessment Methodology

This LVIA uses methodology as prescribed in the following guidance documents:

- Environmental Protection Agency (EPA), Advice Notes on Current Practice (in the preparation of Environmental Impact Statements), 2003;
- Environmental Protection Agency (EPA), Guidelines on the Information to be contained in Environmental Impact Assessment Reports, May 2022;

- Landscape Institute (LI) and Institute of Environmental Management and Assessment (IEMA), Guidelines for Landscape and Visual Impact Assessment (GLVIA) (eds.) 2013; and
- Landscape Institute, Advice Note 01/2011: Photography and Photomontage in Landscape and Visual Impact Assessment, 2011.

15.2.1 Data Sources

Data to inform the assessment was extracted from the following data sources:

- Fingal County Development Plan 2017-2023;
- National Parks and Wildlife Service;
- The Heritage Council – HeritageMaps.ie;
- Ordnance Survey maps;
- Coillte Recreation;
- Discover Ireland – DiscoverIreland.ie;
- Sport Ireland Trails; and
- Google Maps.

15.2.2 Desk Study/Field Study

The desk study element of data collection involved a review of project documents and Geographical Information System files for the proposed development. These were read against a backdrop of aerial photography and topographical information. Geographical Information System datasets related to sensitive landscape areas and scenic designations, and these were cross-checked against the Fingal County Development Plan 2017-2023, in the interests of thoroughness. Fieldwork was undertaken on 14th august 2022 as part of the preparation of this assessment. This involved reviewing and recording aspects of landscape character as well as the capture of photography in clear viewing conditions, at selected key locations.

15.2.3 Assessment criteria

15.2.3.1 Landscape Assessment Criteria

When assessing the potential impacts on the landscape resulting from the proposed Project, the following criteria are considered:

- Likely Landscape character, value and sensitivity;
- Likely magnitude of likely impacts; and
- Likely significance of landscape effects.

15.2.3.1.1 Landscape sensitivity

The likely sensitivity of the landscape to change is the degree to which a particular landscape receptor (Landscape Character Area or landscape component) can accommodate changes or new elements without unacceptable detrimental effects to its essential characteristics.

15.2.3.1.2 Magnitude of landscape effects

The likely magnitude of a predicted landscape effect is a product of the scale, extent or degree of change that is likely to be experienced as a result of the proposed Project. The magnitude of effect takes into account whether there is a direct impact resulting from the loss of landscape components and/or a change that extends beyond the extents of the proposed Project that may have an effect on the landscape character of the area.

15.2.3.2 Visual Assessment Criteria

As with landscape impacts, the visual impacts of the proposed Project will be assessed as a function of sensitivity versus magnitude. In this instance the likely sensitivity of the visual receptor, weighed against the likely magnitude of the visual effect.

15.2.3.2.1 Visual sensitivity

Unlike landscape sensitivity, the sensitivity of visual receptors has an anthropocentric basis. It considers factors such as the perceived quality and values associated with the view, the landscape context of the viewer, the likely activity they are engaged in and whether this heightens their awareness of the surrounding landscape. A variety of factors are outlined in the GLVIA and were considered by the assessor when estimating the likely level of sensitivity for a particular visual receptor.

15.2.3.2.2 Magnitude of visual effects

The likely magnitude of visual effects is determined on the basis of two factors; the visual presence (visual prominence within the scene) of the proposed Project and its effect on visual amenity (nature of change to the visual qualities of the scene).

15.2.3.3 Significance of effects

The likely significance of an impact is based on a balance between the likely sensitivity of the receptor and the likely magnitude of the effect. This applies to both landscape receptors and visual receptors alike and is represented in Table 15.1, which is derived from the GLVIA and EPA EIAR Guidance.

Table 15-1: Landscape sensitivity

Landscape sensitivity	Description
Very High	Areas where the landscape character exhibits a very low capacity for change in the form of development. Examples of which are high value landscapes, protected at an international or national level (World Heritage Site/National Park), where the principal management objectives are likely to be protection of the existing character.
High	Areas where the landscape character exhibits a low capacity for change in the form of development. Examples of which are high value landscapes, protected at a national or regional level (Area of Outstanding Natural Beauty), where the principal management objectives are likely to be considered conservation of the existing character.
Medium	Areas where the landscape character exhibits some capacity and scope for development. Examples of which are landscapes, which have a designation of protection at a county level or at non-designated local level where there is evidence of local value and use.
Low	Areas where the landscape character exhibits a higher capacity for change from development. Typically, this would include lower value, non-designated landscapes that may also have some elements or features of recognisable quality, where landscape management objectives include, enhancement, repair and restoration.
Negligible	Areas of landscape character that include derelict, mining, industrial land or are part of the urban fringe where there would be a reasonable capacity to embrace change or the capacity to include the development proposals. Management objectives in such areas could be focused on change, creation of landscape improvements and/or restoration to realise a higher landscape value.

The magnitude of a predicted landscape impact is a product of the scale, extent or degree of change that is likely to be experienced as a result of the proposed development. The magnitude takes into account whether there is a direct physical impact resulting from the loss of landscape components and/or a change that extends beyond the application site boundary that may have an effect on the landscape character of the area. Table 15.2 refers.

Table 15-2: Magnitude of landscape effect

Magnitude of Landscape Effect	Description
Very High	Change that would be large in extent and scale with the loss of critically important landscape elements and features, that may also involve the introduction of new uncharacteristic elements or features that contribute to an overall change of the landscape in terms of character, value and quality.
High	Change that would be more limited in extent and scale with the loss of important landscape elements and features, that may also involve the introduction of new uncharacteristic elements or features that contribute to an overall change of the landscape in terms of character, value and quality.

Magnitude of Landscape Effect	Description
Medium	Changes that are modest in extent and scale involving the loss of landscape characteristics or elements that may also involve the introduction of new uncharacteristic elements or features that would lead to changes in landscape character, and quality.
Low	Changes affecting small areas of landscape character and quality, together with the loss of some less characteristic landscape elements or the addition of new features or elements.
Negligible	Changes affecting small or very restricted areas of landscape character. This may include the limited loss of some elements or the addition of some new features or elements that are characteristic of the existing landscape or are hardly perceivable.

The significance of a landscape impact is based on a balance between the sensitivity of the landscape receptor and the magnitude of the impact. The significance of landscape impacts is arrived at using the following matrix set out in Table 15.3.

Table 15-3: Key for Determining Significance of Impacts

Magnitude of Impact	Sensitivity of Receptor				
	Very High	**High**	**Medium**	**Low**	**Negligible**
Very High	Profound	Profound-substantial	Substantial	Moderate	Slight
High	Profound-substantial	Substantial	Substantial - moderate	Moderate-slight	Slight-imperceptible
Medium	Substantial	Substantial - moderate	Moderate	Slight	Imperceptible
Low	Moderate	Moderate-slight	Slight	Slight-imperceptible	Imperceptible
Negligible	Slight	Slight-imperceptible	Imperceptible	Imperceptible	Imperceptible

*The significance matrix provides an indicative framework from which the significance of impact is derived. The significance judgement is ultimately determined by the assessor using professional judgement. Due to nuances within the constituent sensitivity and magnitude judgements, this may be up to one category higher or lower than indicated by the matrix.

**Judgements deemed 'substantial' and above are considered to be 'significant impacts' in EIA terms.

15.2.3.4 Visual Impact Assessment Criteria

As with the landscape impact, the visual impact of the proposed development will be assessed as a function of sensitivity versus magnitude. In this instance, the sensitivity of the visual receptor, weighed against the magnitude of the visual effect.

15.2.3.4.1 Sensitivity of Visual Receptors

Unlike landscape sensitivity, the sensitivity of visual receptors has an anthropocentric basis. It considers factors such as the perceived quality and values associated with the view, the landscape context of the viewer, the likely activity they are engaged in and whether this heightens their awareness of the surrounding landscape. A list of the factors considered by the assessor in estimating the level of sensitivity for a particular visual receptor is outlined below and used in Table 1.5 to establish visual receptor sensitivity at each VRP:

1. Susceptibility of Receptors - In accordance with the Institute of Environmental Management and Assessment (IEMA) Guidelines for Landscape and Visual Assessment (3rd edition 2013) visual receptors most susceptible to changes in views and visual amenity are;
   - "Residents at home;
   - People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focussed on the landscape and on particular views;
   - Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;
   - Communities where views contribute to the landscape setting enjoyed by residents in the area; and
   - Travellers on road rail or other transport routes where such travel involves recognised scenic routes and awareness of views is likely to be heightened".

   Visual receptors that are less susceptible to changes in views and visual amenity include;
   - "People engaged in outdoor sport or recreation, which does not involve or depend upon appreciation of views of the landscape; and
   - People at their place of work whose attention may be focussed on their work or activity, not their surroundings and where the setting is not important to the quality of working life".
2. Recognised scenic value of the view (County Development Plan designations, guidebooks, touring maps, postcards etc). These represent a consensus in terms of which scenic views and routes within an area are strongly valued by the population because in the case of County Developments Plans, for example, a public consultation process is required;
3. Views from within highly sensitive landscape areas. Again, highly sensitive landscape designations are usually part of a county's Landscape Character Assessment, which is then incorporated within the County Development Plan and is therefore subject to the public consultation process. Viewers within such areas are likely to be highly attuned to the landscape around them;
4. Primary views from dwellings. A proposed development might be seen from anywhere within a particular residential property with varying degrees of sensitivity. Therefore, this category is reserved for those instances in which the design of dwellings or housing estates, has been influenced by the desire to take in a particular view. This might involve the use of a slope or the specific orientation of a house and/or its internal social rooms and exterior spaces;

5. Intensity of use, popularity. This relates to the number of viewers likely to experience a view on a regular basis and whether this is significant at county or regional scale;
6. Connection with the landscape. This considers whether or not receptors are likely to be highly attuned to views of the landscape i.e. commuters hurriedly driving on busy national route versus hill walkers directly engaged with the landscape enjoying changing sequential views over it;
7. Provision of elevated panoramic views. This relates to the extent of the view on offer and the tendency for receptors to become more attuned to the surrounding landscape at locations that afford broad vistas;
8. Sense of remoteness and/or tranquillity. Receptors taking in a remote and tranquil scene, which is likely to be fairly static, are likely to be more receptive to changes in the view than those taking in the view of a busy street scene, for example;
9. Degree of perceived naturalness. Where a view is valued for the sense of naturalness of the surrounding landscape it is likely to be highly sensitive to visual intrusion by distinctly manmade features;
10. Presence of striking or noteworthy features. A view might be strongly valued because it contains a distinctive and memorable landscape feature such as a promontory headland, lough or castle;
11. Historical, cultural and / or spiritual significance. Such attributes may be evident or sensed by receptors at certain viewing locations, which may attract visitors for the purposes of contemplation or reflection heightening the sense of their surroundings;
12. Rarity or uniqueness of the view. This might include the noteworthy representativeness of a certain landscape type and considers whether the receptor could take in similar views anywhere in the broader region or the country;
13. Integrity of the landscape character. This looks at the condition and intactness of the landscape in view and whether the landscape pattern is a regular one of few strongly related components or an irregular one containing a variety of disparate components;
14. Sense of place. This considers whether there is special sense of wholeness and harmony at the viewing location; and
15. Sense of awe. This considers whether the view inspires an overwhelming sense of scale or the power of nature.

Those locations which are deemed to satisfy many of the above criteria are likely to be of higher sensitivity. No relative importance is inferred by the order of listing above. Overall sensitivity may be a result of a number of these factors or, alternatively, a strong association with one or two in particular.

15.2.3.5 Quality and Timescale of Effects

In addition to assessing the significance of landscape effects and visual effects, EPA Guidance for EIAs requires that the quality of the effects is also determined. This could be negative/adverse, neutral, or positive/beneficial. Landscape and Visual effects are also categorised according to their duration:

- Temporary – Lasting for one year or less;
- Short Term – Lasting one to seven years;
- Medium Term – Lasting seven to fifteen years;
- Long Term – Lasting fifteen years to sixty years; and
- Permanent – Lasting over sixty years.

15.2.4 Scoping and Consultation

An overview of the scoping and consultation process is presented in Chapter 6 Scoping and Consultation.

One landscape and visual impact related consultation response was received. A pre-planning consultation meeting took place with An Bord Pleanála on the 11th of February 2022. At this meeting the project was discussed with representatives from the SID section of An Bord Pleanála. The Board's representatives advised that landscaping screening should be provided to ensure the proposed development does not impact visually on users of the M50 or on persons present in Premier Business Park to the east of the proposed development.

A Landscape Mitigation Plan has been developed for the proposed development. This plan proposes that screening be provided along the site perimeter to screen views from off-site visual receptors, including the M50 and Premier Business Park.

15.3 Baseline Environment

The landscape baseline represents the existing landscape context and is the scenario against which any changes to the landscape and visual context brought about by the development will be assessed. A description of the landscape context of the application site and wider study area is provided.

15.3.1 Definition of the Study Area

The proposed development is likely to be difficult to discern beyond approximately 1km, due to screening afforded by intervening vegetation and / or landform. Even if discernible from greater distances, it is not likely to give rise to significant landscape or visual impacts beyond this threshold. However, out of an abundance of caution, a 2km radius study area is used in this instance (refer to Figure 15.1, below).

Figure 15-1: Landscape and visual study area (blue outline) and application site boundary (red outline)

15.3.1 Site Description

15.3.1.1 Landform and Drainage

At approximately 70m above ordnance datum, the application site is located in a low lying area and slopes gently to the south. The landform in the immediate vicinity rises gently from the application site to the north and south. There is a locally elevated area in the south of the application site that reaches approximately 90m above ordnance datum. The land drains into the Tolka valley to the southwest, which hosts the Tolka River, as it meanders from west to east along the base of the valley.

15.3.1.2 Vegetation and Land Use

The southern portion of application site currently consist of disused grassland / scrubland, while the northern portion contains an existing waste management facility, which is partially bordered by landscape screening along its northern and western perimeter. Lands to the south and west of the application site are predominantly utilised for agricultural purposes. Approximately 250m to the north and 300m to the northwest of the application site are the Keypoint Business Park and the Premier Business Park respectively. The northern and eastern extents of the study area are dominated by a variety of business and enterprise parks. The Huntstown Roadstone quarry occupies the north-eastern portion of the study area. Adjoining this quarry is the Huntstown Power Station. Adjacent to this is the Finglas 220kV Substation from which a number of high voltage overhead lines emanate. To the west of the application site trees from the historic Abbotstown House demesne are identifiable between several sporting facilities at the National Sports Campus and the James Connolly Memorial Hospital. To the north of these is the Veterinary Research Laboratory. Similarly, but more extensively, there is mature vegetating associated with the Elmgreen Golf Club located in the south of the study area.

15.3.1.3 Centres of Population and Houses

The western, south-eastern and south western portions of the study area are occupied by built-up urban areas composed of a high proportion of residential dwellings. The nearest dwellings are located immediately to the west of the site.

15.3.1.4 Transport Routes

Separated by a mature belt of vegetation, the M50 is a 6 carriageway motorway immediately to the south of the application site and is the busiest road in the country. The R843 and the R102 regional roads are located to the northwest and southwest respectively. The N3 national primary road intersects with the M50 in the southwestern portion of the study area. The study area contains a comprehensive local road network. The nearest local road, Barnlodge grove, is a cul-de-sac adjacent to the west and runs in a north-south direction. An Irish rail line runs along the Tolka valley connecting Dublin City Centre to its northern suburbs and satellite settlements.

15.3.1.5 Public Amenities and Facilities

The Royal Canal and associated Royal Canal Way is the most notable facility for outdoor recreation. As the study area is within the urban conurbation of Dublin, there are multiple other public amenities and sporting facilities scattered across the study area.

15.3.2 Planning Context Review

15.3.2.1 Fingal County Development Plan 2017-2023

15.3.2.1.1 Landscape

Section 9.4 of the Fingal County Development Plan (CDP) relates to landscape.

Landscape Character Assessment

A Landscape Character Assessment has been prepared for Fingal and this has been incorporated into the CDP. According to page 326 of the CDP:

> *"The Development Plan's Landscape Character Assessment (LCA) provides for the classification of Fingal's landscapes into the following (1) types and values and (2) sensitivities. The LCA divides the County into 6 Landscape Character Types representing generic areas of distinctive character that makes one landscape different from another such as uplands or the coast. The LCA places a value on each landscape character type ranging from exceptional to low. Subsequent to the type and value being identified, the sensitivity of each character type is defined as its overall ability to sustain its character in the face of change. Sensitivity is evaluated using criteria ranging from high to low. A highly sensitive landscape is likely to be vulnerable to change whereas a landscape with a low sensitivity is likely to be less at risk from change. It is important to note that it does not necessarily follow that an exceptional value landscape will be highly sensitive to change or similarly a low value landscape will have a low sensitivity to change. The LCA will inform decision making in relation to the protection of the environment, natural resources and heritage and will be used to guide development."*

Of the 6 Landscape Character Types identified within the CDP, the site is located where the eastern portion of the 'River Valleys & Canal' Landscape Character Type interfaces with the southwestern portion of the 'Low Lying Agricultural' Landscape Character Type. This is illustrated in Figure 15.2 (a graphic based on geospatial data from Fingal County Council). The northern portion of the application site falls within the 'Low Lying Agricultural' Character Type and the southern portion of the application site falls within the 'River Valleys & Canal' Character Type. This Landscape Character type is described in the Fingal CDP as follows, but it is worth noting that both the Tolka Valley and the Royal Canal Corridor are within the study area, but not the Liffey Valley:

> *"The Tolka and Liffey valleys together with the Royal Canal Corridor are the main landscape features in this area. The Tolka and Liffey valleys are characterised by areas of grassland along meandering river valleys which, especially in the case of the Liffey, are well wooded at the edge of the floodplain and along the valley slopes. Areas of both valleys support recreational facilities along their corridors.*
>
> *"A number of institutional and private demesnes along the valley edges maintain a rural and wooded character to the areas. However, housing estates are beginning to encroach into corridor areas."*
>
> *"The Royal Canal corridor is also included in this zone. The canal and its corridor provide valuable habitat for fish and other species and is a pNHA. The canal itself and the many bridges and other structures associated with it are an integral part of the County's architectural heritage."*
>
> *"This Character Type is categorised as having a high value, due to the visual and recreation qualities contained therein. This is evident by virtue of the High Amenity zoning and (*River Liffey*) SAA designation in the area in addition to the dense tree belts and steep river valley slopes. The river valleys and the canal are also important for their ecology and biodiversity."*

The River Valleys & Canal Character Type is identified, in general, as having a 'High Sensitivity' to development and a 'High Landscape Value'. According to the CDP:

> *"Particular parts of these areas have a low capacity to absorb new development. The areas contained within these four character types which have a low capacity to absorb new development are identified as highly sensitive areas on the Green Infrastructure Maps … It is a challenge to locate new development in these areas without it becoming unduly obtrusive. Views of the high lying areas are available from long distances and panoramic views are available from the uplands to the surrounding areas.*

"…The river valleys and canal have particular qualities, such as steep banks and mature woodland, which makes them particularly sensitive to development. Uses such as houses, forestry, masts, extractive operations, landfills, caravan parks and large agricultural/horticulture units have the potential to give rise to substantial impacts in the highly sensitive areas shown on the Green Infrastructure Maps."

Figure 15-2: Fingal Landscape Categories/Character Areas - River Valleys/Canals (green) and Low Lying Agricultural (blue)

High Sensitivity Landscapes

It is noted that according to the Fingal CDP:

"A High Amenity zoning (HA) has been applied to areas of the County of high landscape value. These are areas which consist of landscapes of special character in which inappropriate development would contribute to a significant diminution of landscape value in the County."

Whilst it is stated in the Green Infrastructure Chapter (Chapter 8) that High Amenity Areas and High Sensitivity Landscapes (HSL) are both mapped in the Green Infrastructure maps (Green Infrastructure Sheet 14 includes landscape zonings) it would appear that only the latter are included. The presumption is that these areas are one and the same and have simply been referenced differently. As can be seen in Figure 15.3 (a graphic based on geospatial data from Fingal County Council), the application site is located adjacent to the Premier Business Park and the M50 motorway, both of which occur just inside the eastern boundary of a High Sensitivity Landscape (HSL) zoning. This HSL is strongly associated the with Tolka Valley and Royal Canal, both of which are located over 1.3km to the southwest.

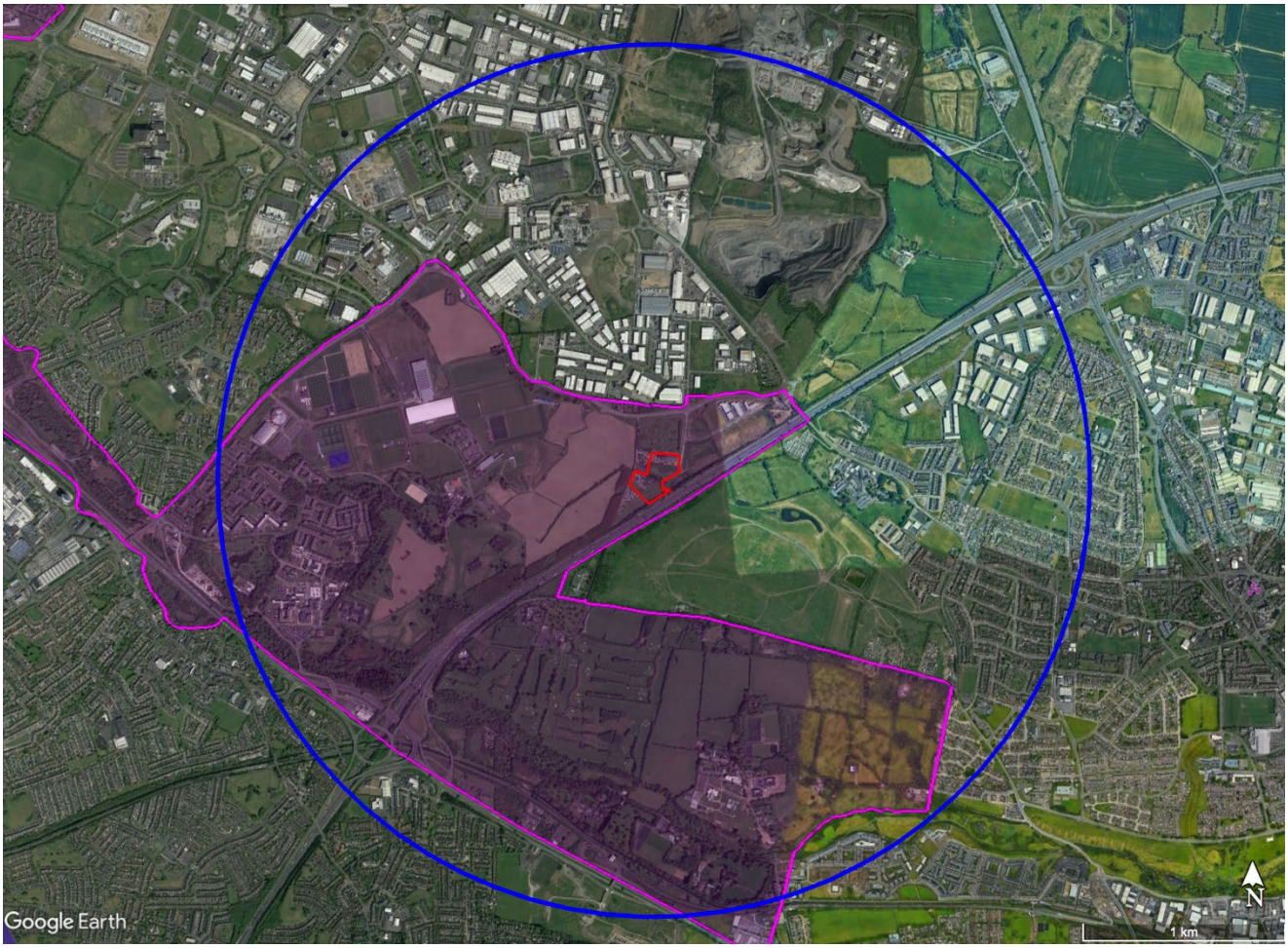

Figure 15-3: Fingal Highly Sensitive Landscape - Blanchardstown North (magenta)

Section 9.4 of the Fingal County Development Plan (CDP) lists "Principles for Development" within 'High Sensitivity Landscapes, those that are potentially relevant to the proposed development include:

"Skylines, horizon and ridgelines should be protected from development.

Sites with natural boundaries should be chosen, rather than elevated or open parts of fields.

The form of new developments should be kept simple and they should be sited within existing shelter planting or within the contours of the land to minimise visual impact.

Clustering with existing farmhouse and/or farm buildings is generally preferable to standalone locations.

Field and roadside hedgerows should be retained. Proposals necessitating the removal of extensive field and roadside hedgerows should not be permitted.

The retention and active management of trees and woodland blocks should be promoted.

The use of trees and woodlands to contain new development should be encouraged.

Strong planting schemes using native species, to integrate development into these sensitive landscapes, will be required. New planting needs to be carefully located and selected.

The management of the river margins should be promoted and development along the riverside which will intrude on the character of the river valleys should be restricted.

Establish riparian corridors free from new development along all significant watercourses in the County. Ensure a 10 to 15 metre wide riparian buffer strip measured from top of bank either side of all watercourses, except in respect of the Liffey, Tolka, Pinkeen, Mayne, Sluice, Ward, Broadmeadow, Corduff, Matt and Delvin where a 30m wide riparian buffer strip from top of bank to either side of all watercourses outside urban centres is required.

Estuary margins and any hedgerows along the margins must not be disturbed.

The special character of the coast should be protected by preventing inappropriate development on the seaward side of coastal roads."

Zoning Objectives

'Sheet 13 Blanchardstown South' of the Fingal CDP illustrates the zoning objectives within the study area (Figure 15.4 refers). The entire application site occurs within the General Employment zone. There is a zoning objective to Protect and Preserve Trees, Woodlands and hedgerows.

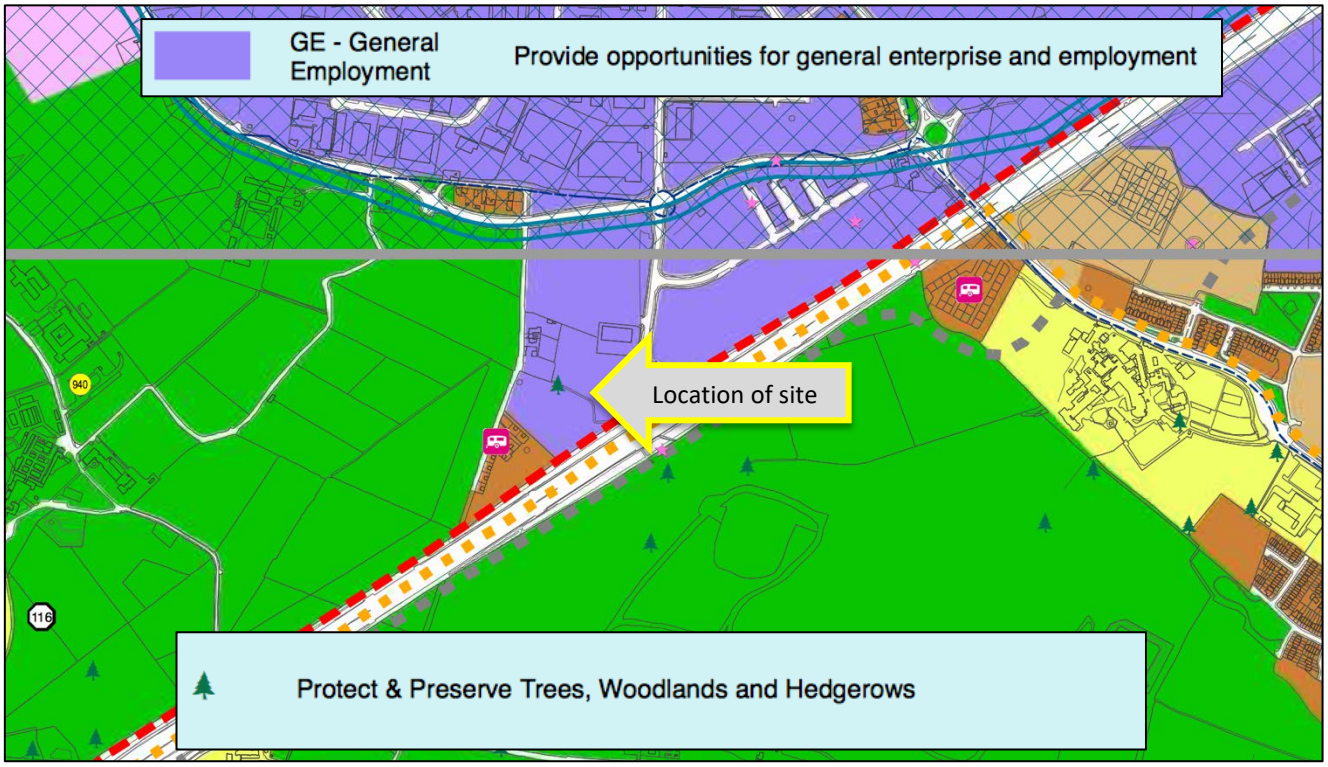

Figure 15-4: Extract from Sheet 13 of the Fingal CDP showing zoning objectives at the application site

Natural Heritage Objectives

The Fingal County Council objectives relating to landscape are primarily located in the Natural Heritage Chapter of the County Development Plan, the following of which are relevant to the proposed development:

"Objective NH32 - Support the aims and objectives of the European Landscape Convention by implementing the relevant objectives and actions of the National Landscape Strategy 2015-2025.

Objective NH33 - Ensure the preservation of the uniqueness of a landscape character type by having regard to the character, value and sensitivity of a landscape when determining a planning application.

Objective NH34 - Ensure development reflects and, where possible, reinforces the distinctiveness and sense of place of the landscape character types, including the retention of important features or characteristics, taking into account the various elements which contribute to their distinctiveness such as geology and landform, habitats, scenic quality, settlement pattern, historic heritage, local vernacular heritage, land-use and tranquillity.

Objective NH35 - Resist development such as houses, forestry, masts, extractive operations, landfills, caravan parks and large agricultural/horticulture units which would interfere with the character of highly sensitive areas or with a view or prospect of special amenity value, which it is necessary to preserve.

Objective NH36 - Ensure that new development does not impinge in any significant way on the character, integrity and distinctiveness of highly sensitive areas and does not detract from the scenic value of the area. New development in highly sensitive areas shall not be permitted if it:

- *Causes unacceptable visual harm;*
- *Introduces incongruous landscape elements;*
- *Causes the disturbance or loss of (i) landscape elements that contribute to local distinctiveness, (ii) historic elements that contribute significantly to landscape character and quality such as field or road patterns, (iii) vegetation which is a characteristic of that landscape type and (iv) the visual condition of landscape elements.*

Objective NH37 - Ensure that new development meets high standards of siting and design.

Objective NH38 - Protect skylines and ridgelines from development.

Objective NH39 - Require any necessary assessments, including visual impact assessments, to be prepared prior to approving development in highly sensitive areas.

Objective NH40 - Protect views and prospects that contribute to the character of the landscape, particularly those identified in the Development Plan, from inappropriate development.

Objective NH51 - Protect High Amenity areas from inappropriate development and reinforce their character, distinctiveness and sense of place.

Objective NH52 - Ensure that development reflects and reinforces the distinctiveness and sense of place of High Amenity areas, including the retention of important features or characteristics, taking into account the various elements which contribute to its distinctiveness such as geology and landform, habitats, scenic quality, settlement pattern, historic heritage, local vernacular heritage, land-use and tranquillity."

15.3.2.1.2 Visual

Sheet 14 of the Fingal CDP illustrates the zoning objectives to Preserve Views. As can be seen in Figure 15.5 (a graphic based on geospatial data from Fingal County Council), the nearest location with a view to be preserved is 1.3km to the southwest of the application site. However, there will be no inter-visibility between this location and the proposed development as this location is outside the ZTV pattern as identified in Figure 15.6.

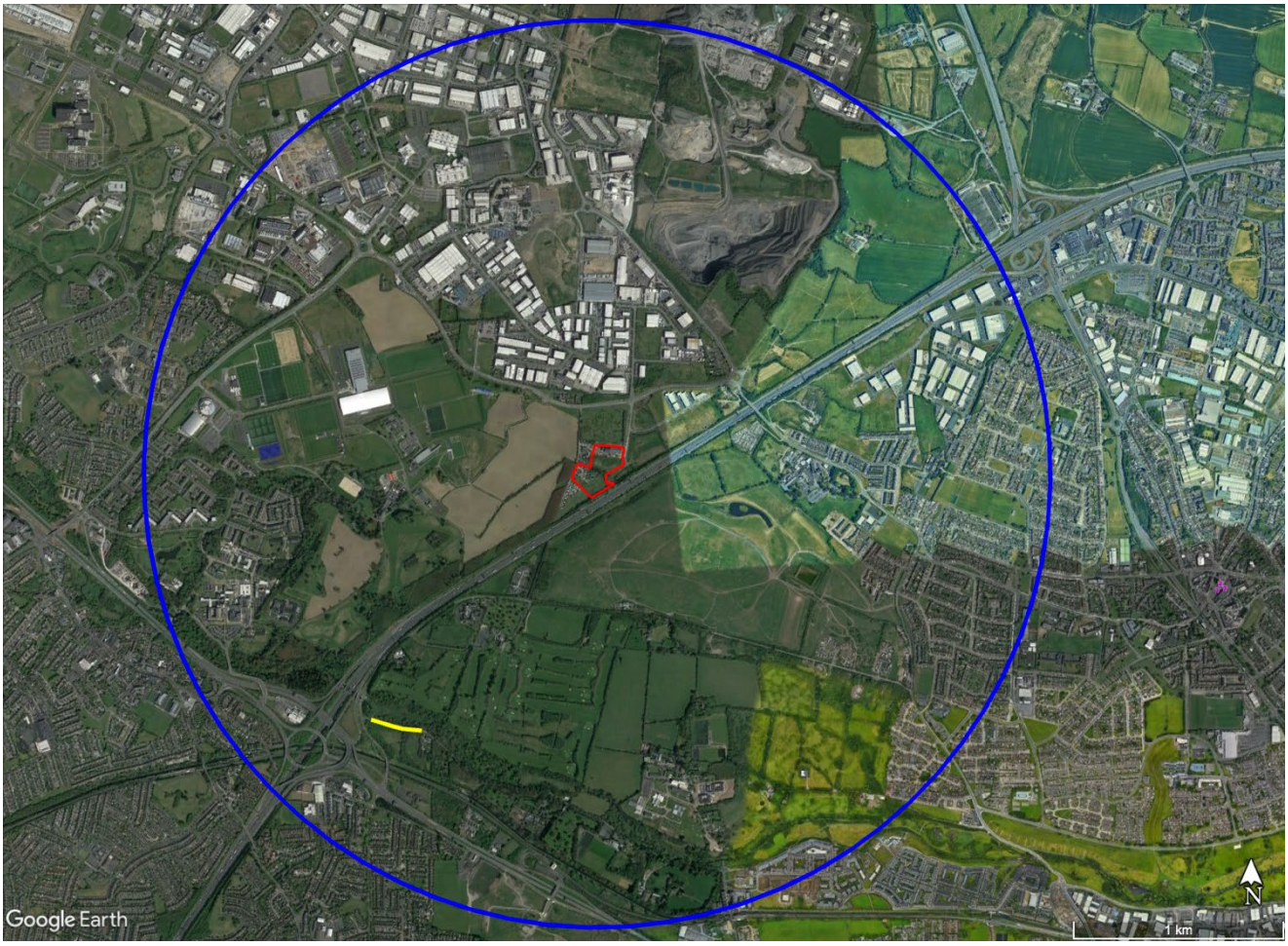

Figure 15-5: Fingal Specific Objective - Preserve Views (yellow)

15.3.3 National Parks & Wildlife Service (NPWS)

The Royal Canal is designated as a proposed Natural Heritage Area. There are no Special Protection Areas, Special Areas of Conservation, Nature Reserves or Natural Heritage Areas within the study area.

15.3.4 Assessment of Landscape and Visual Sensitivity

15.3.4.1 Landscape Character, Value and Sensitivity

At a macro level, the study area is within the conurbation of the greater Dublin area, the largest population centre in the country. According to the Fingal County Landscape Character Assessment, in general, the southwestern half of the study area is more sensitive than the north-eastern half and thus is likely to be more susceptible to landscape change (Figure 15-2 refers).

This is evidenced by the presence of the High Sensitivity Landscape designation that occurs in the southwestern portion of the study area. The application site is located at the fringe of the area designated as a High Sensitivity Landscape (Figure 15-3 refers), where it is transitioning into an area dominated by business parks, extractive industries and electrical infrastructure. And although the application site is within a High Sensitivity Landscape, it is also zoned with the objective for enterprise and employment use, the same category as the existing large area of business parks immediately to the north of the application site. Indeed, the northern half of the application site is already utilised as a waste management facility, and the site is serviced by the same substantial road that provides access to the adjacent Premier Business Park. The application site is flanked to the southwest by a number of residences and to the southeast by the M50 motorway corridor, which divides the study area in the northeast-southwest axis, limiting the permeability between the northwest and the south-eastern positions of the study area. Within the application site, there is some vegetation designated for protection. There are multiple locations designated for the protection of vegetation in the agricultural area to the southeast of the application site. There is also one designation within the application site which appear as an outlier that has been severed and isolated from the others by the M50 motorway.

While the northern and eastern study area offers very little scenic quality, there is some scenic amenity in the southern portions. This is largely related to the mature trees retained in the former demesne landscapes and the Elmgreen Golf Course. The Royal Canal is an important amenity feature, but it is located close to the perimeter of the study area, and views from the canal environment tend to be visually enclosed.

It is worth highlighting the assessment of landscape sensitivity in this LVIA is specific to this proposed development and is a much more localised assessment than that undertaken within the Fingal Landscape Character Assessment. During this LVIA assessment, no regionally or nationally rare landscape elements were identified within the vicinity of the application site.

On the basis of the reasons outlined above, it is considered that this is a robust and diverse townscape/landscape hosting a multitude of separate, interlocking landscape/townscape values and sensitivities. While the southwestern portion study area is likely to have a higher landscape/townscape sensitivity, the landscape/townscape sensitivity of the central portion of the study area is considered to be **Medium-Low** in relation to the proposed development.

15.3.4.2 Visual Sensitivity and Viewpoint Selection

15.3.4.2.1 Identification of Zone of Theoretical Visibility

Only those parts of the receiving environment that potentially afford views of the proposed development are of concern to this section of the assessment. A computer-generated Zone of Theoretical Visibility (ZTV) map has been prepared to illustrate where the proposed development is potentially visible from. The ZTV map is based solely on terrain data (bare ground visibility), and ignores features such as trees, hedges or buildings, which may screen views.

Given the complex vegetation patterns within this landscape, the main value of this form of ZTV mapping is to determine those parts of the landscape from which the proposed development will definitely not be visible, due to terrain screening within the 2km study area. It allows further focussed investigation of the areas from which the proposed development may potentially be visible and to determine the actual extent of visibility which is available in reality.

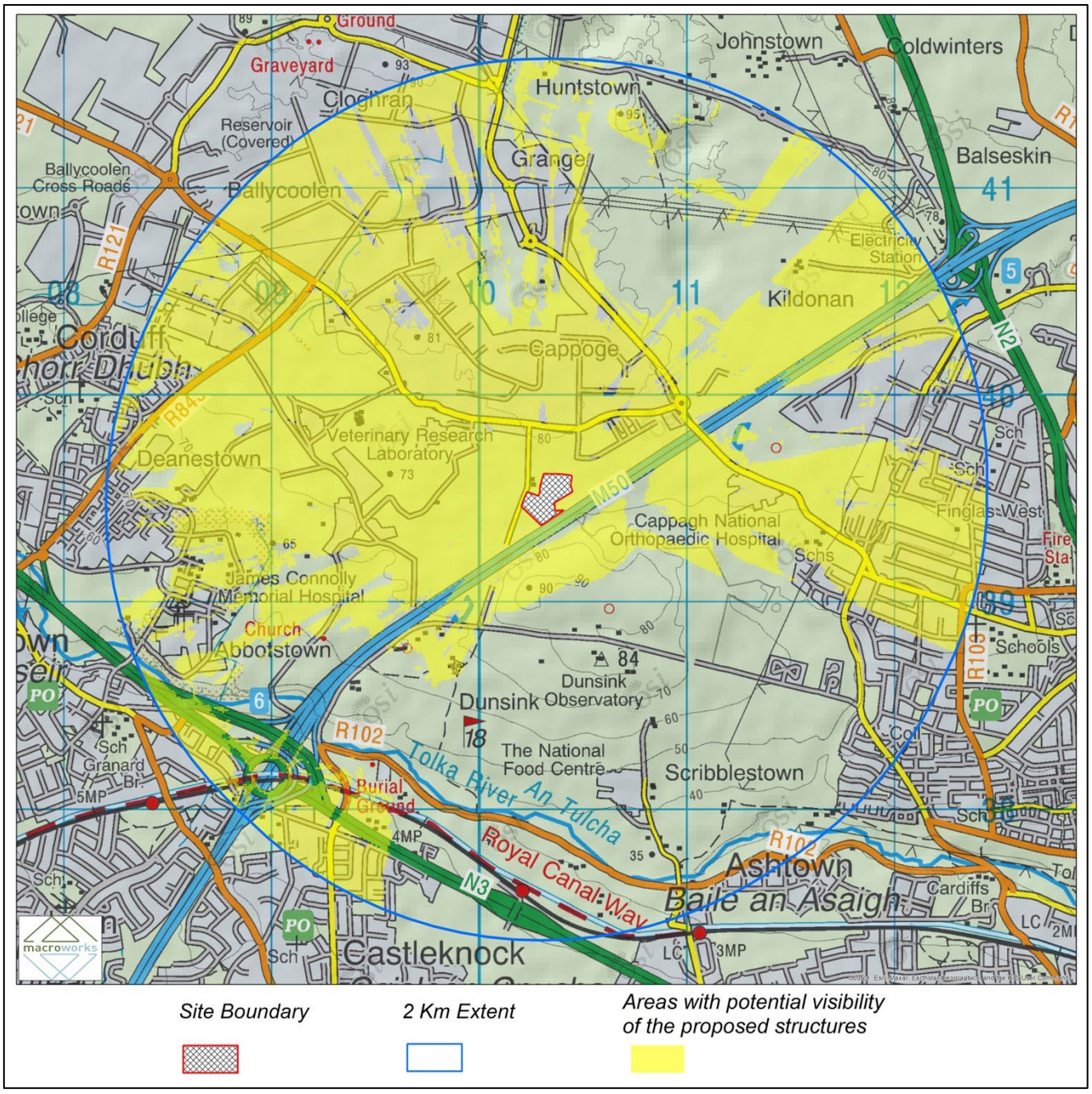

Figure 15-6: Standard (bare-ground) ZTV map (excluding all existing vegetation and man-made features).

The following key points are illustrated by the 'bare-ground' ZTV map (see Figure 15.6 above):

- The low-lying terrain within the application site means there is little or no potential for views of the proposed development from the southern portion of the study area, which is indicated by the absence of any yellow coloured ZTV pattern.
- There is intermittent potential for views of the proposed development from the northern-most portion of the study area.
- The highest theoretical visibility of the proposed development will occur in the lowlands immediately adjoining the application site, as well as from the locally elevated private agricultural lands immediately to the south of the M50 motorway.

The most important point to make regarding this 'bare-ground' ZTV map is that it is theoretical. The proposed development will therefore be considerably screened by surrounding and intervening hedgerow vegetation, trees and numerous buildings, walls and embankments littered through the study area, resulting in a much lesser degree of actual visibility.

The second form of ZTV mapping relies on a Digital Surface Model ("DSM"), which also accounts for terrestrial land cover elements, such as hedgerows and buildings (Figure 15-7). This map is of far more value in determining the likely visibility of the proposed development. For this finer grain of visibility analysis, a more consolidated area incorporating the surrounding network of roads and dwellings within approximately 1km of the application site boundary is used.

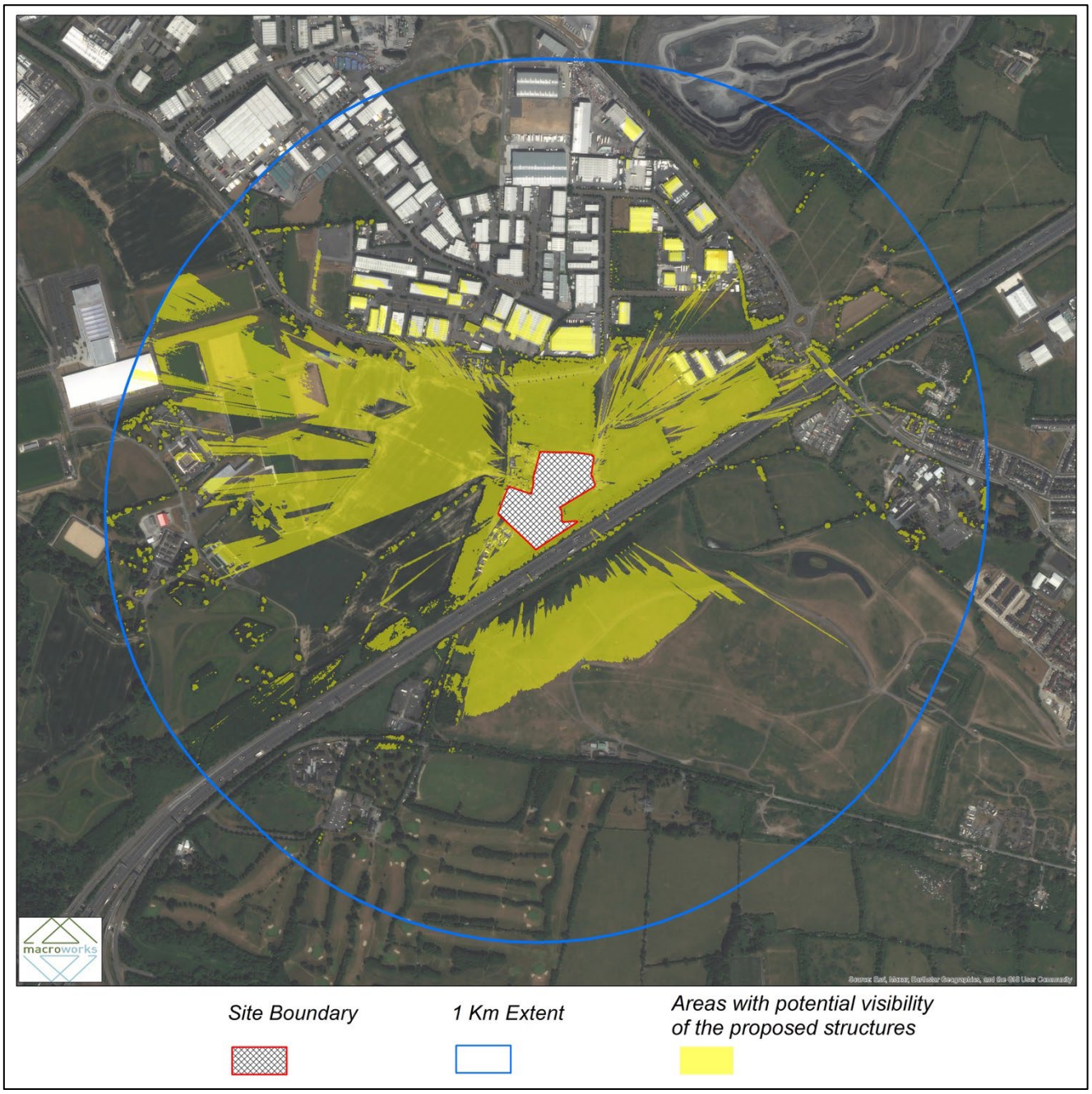

Figure 15-7: Digital Surface Model (DSM) based ZTV map accounting for screening by surface elements such as buildings, hedgerows, trees lines and forestry.

As can be seen from the comparison of the 'bare-ground' ZTV map (Figure 15.6) and the Digital Surface Model based ZTV map (Figure 15.7):

- There is a considerable reduction in likely visibility of the proposed development from many parts of the area surrounding the application site boundary as the existing buildings and hedgerow network notably limits the potential for views of the proposed development.

- Visibility of the proposed development will primarily be in the form of partial glimpses of the proposed development (i.e. sporadic yellow pattern) and mainly from unpopulated fields adjoining the application site and views will be possible from a portion of the private agricultural fields to the south of the M50 motorway.
- Views of the proposed development will tend to be limited to the upper-most portions of the taller structures within the application site.

15.3.4.2.2 Identification of Viewshed Reference Points as a Basis for Assessment

Viewshed Reference Points (VRPs) are the locations used to study the visual impacts of a proposal in detail. It is not warranted to include each and every location that provides a view of a development as this would result in an unwieldy report and make it extremely difficult to draw out the key impacts arising from the proposed development. Instead, the selected viewpoints are intended to reflect a range of different receptor types, distances and angles. The visual impact of a proposed development is assessed by Macro Works using up to six categories of receptor type as listed below:

- Key Views (from features of national or international importance);
- Designated Scenic Routes and Views;
- Local Community views;
- Centres of Population;
- Major Routes; and
- Amenity and heritage features.

VRPs might be relevant to more than one category and this makes them even more valid for inclusion in the assessment. The VRPs selected in this instance are set out in Table 15.4 and presented in Figure 15-8 below. Although the M50 motorway is in close proximity to the proposed development it is not possible to select it as a VRP as it is illegal to stop on a motorway except in emergencies. In any case, views into the application site for motorists would be fleeting.

Table 15-4: Outline Description of Selected Viewshed Reference Points (VRPs)

VPR No.	Location	Direction of View
VP1	L3080 Ballycoolin Road, Cappogue	S
VP2	Barnlodge Grove, Cappogue	E
VP3	Premier Business Park, Cappogue	SW
VP4	Barnlodge Grove, Dunsink	NE

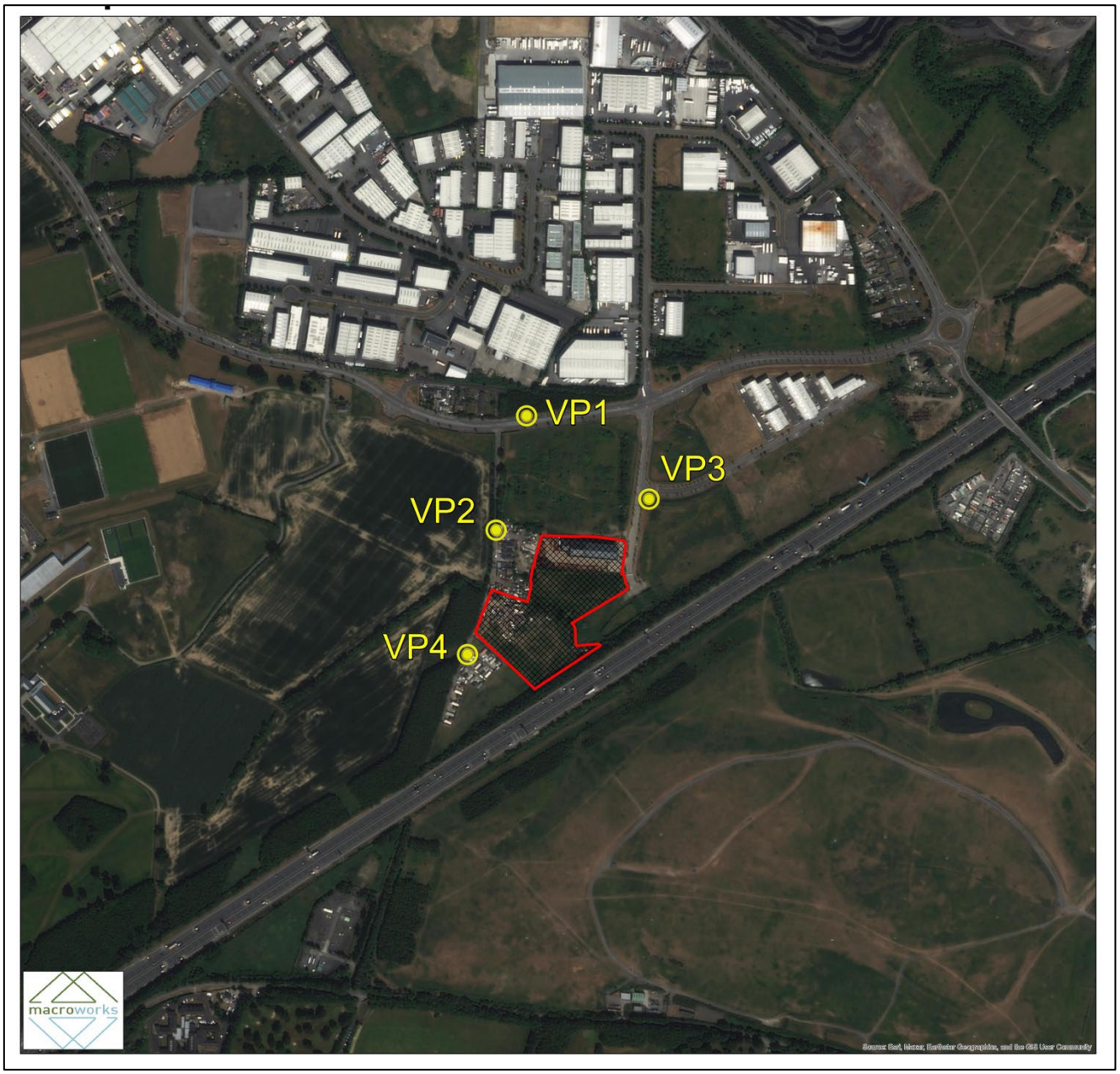

Figure 15-8: Viewpoint map

The sensitivities associated with each VRP as presented in Table 15-5, below.

Table 15-5: Scale of value for each criterion

Strong association	Moderate association	Mild association	Negligible association

Values associated with the view	VP1	VP2	VP3	VP4
Susceptibility of viewers to changes in views				
Primary views from residences				
Intensity of use, popularity (number of viewers)				
Viewer connection with the landscape				
Provision of vast, elevated panoramic views				
Sense of remoteness / tranquillity at the viewing location				
Degree of perceived naturalness				
Sense of Historical, cultural and / or spiritual significance				
Rarity or uniqueness of the view				
Integrity of the landscape character within the view				
Sense of place at the viewing location				
Overall sensitivity assessment	**L**	**ML**	**L**	**ML**
N = Negligible; L = low sensitivity; ML = medium-low sensitivity M = medium sensitivity; HM = High-medium sensitivity; H = high sensitivity; VH = very high sensitivity				

The assessment of visual impacts and the magnitude of these impacts at each of the selected viewpoints is aided by photomontages of the proposed development. Photomontages are a 'photo-real' depiction of the scheme within the view utilising a rendered three-dimensional model of the development, which has been geo-referenced to allow accurate placement and scale. For each viewpoint, the following images have been produced:

- Existing View;
- Outline view;
- Montage view (operational phase immediately post-construction);
- Montage view (operational phase when proposed planting has matured).

These photomontages are presented in Appendix 15.1 of Volume 3 of this EIAR.

15.4 Potential Impacts

15.4.1 'Do Nothing' Impacts

If the proposed development does not proceed, the 'do nothing' scenario is that the existing landscape and visual receptors are likely to remain in their current state, however, it is noted that the given the land use designation within the application site will likely it be developed for commercial / light industrial use in future.

15.4.2 Construction Phase Impacts – Landscape

15.4.2.1 Magnitude of Construction Phase Impacts

The construction phase of the proposed development is described in Section 4.5 of Chapter 4 – Description of Existing and Proposed Development, of Volume 2 of this EIAR.

Physical landscape impacts will occur during the construction phase within the application site. This will result from disturbance to the landform and land cover for the various structures, buildings and associated access and egress roads. Works will begin with the erection of site perimeter fencing (temporary construction fencing) and the stripping of topsoil. There will be the excavation of subsoil as required for the foundations of proposed buildings and structures within the application site. This is a gently sloping site; therefore, it is not envisaged that there will be a need to significantly modify or redistribute subsoil material around the site to facilitate access road gradients or the ground level of buildings. The proposed development has been designed for a balance of excavated material so that topsoil and excavated material stripped from within the application site is optimised to reduce the physical impact. Instead, the overall, natural, gradual slope of the application site will remain largely unchanged. The existing land cover to be disturbed as part of the construction operations within the application site is predominantly grassland / scrubland in which a portion is utilised to store old or damaged vehicles. The existing mature belt of vegetation along the western side of the M50 motorway will not be affected by the construction of the proposed development, so it will continue to provide a notable degree of visual screening. The existing recent planting along the northern and eastern perimeter of the Applicant's existing waste management facility will be retained. There is c.120 no. linear meters of mostly scrub vegetation at the centre of the application site, which is designated for protection in the Fingal County Development Plan, but it was not possible to retain it as part of the design; thus, it will be removed. The removal of this sensitive landscape feature will have a negative adverse effect on the physical landscape within the application site, but it will not noticeably detract from the landscape character of the surrounding area. (Note, the proposed planting as part of the proposed development defined in the Landscape Masterplan in Appendix 15.2 of Volume 3 of this EIAR has been designed with the intention to offset the impact associated with removal of this vegetation running through the site – c.650 linear metres of new native hedgerow planting proposed.)

In addition to the permanent, physical disturbance of the landform and land cover within the application site during construction, there will also be temporary effects on the landscape character within the application site and its immediate surroundings. This will occur due to the intensity of construction activities which will involve the movement of heavy vehicles to and from the application site as well as within the application site. There will be site welfare facilities and vehicle parking as well as areas of the site dedicated to the storage of excavated earth and building materials. Tower cranes and partially completed structures will also be characteristic elements of the Construction Phase which will be more visible from a broader area than ground-level construction activities. These are all typical construction phase activities for a facility of this scale. Still, they represent a noticeable increase in the baseline levels of activity experienced in and immediately around this application site, even in the context of the busy day-to-day operations associated with the Applicant's existing waste management facility.

The construction stage works required for the proposed development will be relatively modest in scale and temporary in duration. Furthermore, activities will occur adjacent to the Applicant's existing waste management facility. Although there will be a noticeably increased level of activity from workers and construction machinery during the period of the construction works, there are few visual receptors within close proximity to the works, and visual amenity for these receptors is already strongly influenced by the Applicant's existing waste management facility.

There is potential for construction phase works to temporarily impact on landscape character. This will result from the movement of heavy machinery, excavation and stockpiling of material as well as the temporary storage of construction materials in the immediate vicinity of the Applicant's existing waste management facility.

The greatest adverse effects will occur close to the end of the construction phase when the proposed buildings and structures are nearing completion, but there is still ongoing construction-related activity. However, these activities and the new buildings will be visually contained in a low-lying area and will not be prominent in the landscape.

On the basis of the factors discussed above, it is considered that the magnitude of construction phase landscape impacts as a result of the proposed development are deemed to be **Medium** and **Negative**.

15.4.2.2 Significance of Construction Phase Landscape Impacts

The significance of landscape impacts is a function of landscape sensitivity weighed against the magnitude of the landscape impact. This is derived from the significance matrix in Table 15.3 used in combination with professional judgement. It was established in Section 15.3.4.1 that the Landscape Sensitivity is **Medium-low**. It was determined in Section 15.4.2.1 that the highest Magnitude of construction phase landscape impacts is **Medium**. As a result of this combination the Significance of Construction Phase Landscape Impact is **Moderate** in the immediate vicinity of the application site and **Slight or Imperceptible** within the wider landscape. The quality of effect will be **Negative.**

15.4.3 Operational Phase Impacts – Landscape

15.4.3.1 Magnitude of Operational Phase Impacts

Once completed, the proposed development will represent an evolution and extension of the Applicant's existing waste management facility. The site perimeter will incorporate mitigation screen planting. Due to its relative height and bulk compared to other features within the proposed development, the proposed facility buildings have the most potential to generate effects on landscape character. The main effect will be an increased sense of industrialisation within the landscape setting, particularly in relation to the large arable agricultural fields to the west. The aesthetic of the proposed facility buildings will present in a similar manner to the Applicant's existing waste management facility.

From a landscape character perspective, the proposed development will add to the overall intensity and scale of the Applicant's existing waste management facility, but only to a limited extent and will not markedly alter the wider landscape setting, which is already notably influenced by industrial facilities and warehouses in the nearby business parks.

On the basis of the factors discussed above, it is considered that the operational phase magnitude of landscape impact is **Medium-low** within the immediate vicinity of the application site (being those lands contained within approximately 500m). Thereafter, the magnitude of landscape impact is deemed to reduce, as it becomes a progressively smaller component of the overall landscape fabric. Again, the quality of the effect is deemed to be **Negative** to the increased scale and intensity of built development.

15.4.3.2 Significance of Operational Phase Landscape Impacts

The significance of landscape impacts is a function of landscape sensitivity weighed against the magnitude of the landscape impact. This is derived from the significance matrix in Table 15.3 used in combination with professional judgement. It was established in Section 15.3.4.1 that the Landscape Sensitivity is **Medium-low**. It was determined in Section 15.4.3.1 that the Magnitude of Operational Phase Landscape Impacts for the proposed development is **Medium-low**. As a result of this combination the overall Significance of Operational Phase Landscape Impact is **Moderate-Slight**.

15.4.4 Construction Phase Impacts – Visual

Due to their transient nature, it is not feasible to accurately depict construction activities by way of a verified photomontage; therefore, photomontages for the selected viewpoints were prepared for the operational phase only.

15.4.5 Operational Phase Impacts – Visual

All viewpoints in the following table are assessed below according to the methodology, baseline environment and technical criteria set out in Section 15.2.3 and with reference to the photomontages contained in Appendix 15.1 of Volume 3 of this EIAR.

VP No.	Title and description of existing view	Receptor Sensitivity	Description and Magnitude of Visual impact	Residual Significance / Quality / Duration of Visual Impact
VP1	**L3080 Ballycoolin Road, Cappogue** This is a locally elevated and busy section of local road complete with street trees in the foreground. A tall metal fence partially obstructs the view to the south. The landform slopes away gently to the south to reveal the Applicant's existing waste management facility amongst mature vegetation. A low farmed ridge in the background foreshortens the view.	**Low**	The proposed workshop and structures in the southern portion of the application site will be largely screened from view by intervening vegetation. The upgraded façade of the existing building will be identifiable, rising above scrub vegetation in the middle ground. The eastern portion of the proposed building extension will be behind the existing building and thus would not be visible; however, the western part will be noticeable to the right-hand side of the existing building. To the left-hand side of the existing building, a new chimney will rise up from the existing vegetation. These portions of the proposed development would appear at a noticeable scale oblique to the direction of travel, but their presence will be unlikely to draw attention; thus, their visual presence is deemed to be sub-dominant. The scale and texture of the upgraded existing building and the proposed building extension is similar to the existing building; thus, there will be a degree of visual harmony, helping the proposed development to integrate with the other elements within the view. Therefore, the proposed development will not have a marked effect on the visual amenity of the scene. Once established, proposed mitigation screen planting will help to soften and partially screen the overall upgraded and extended building. For these reasons, the magnitude of visual impact is deemed to be **Low**.	**Slight-imperceptible/ Negative/** **Long term**
VP2	**Barnlodge Grove, Cappogue** This is a complex and enclosed view from a cul-de-sac immediately to the west of the application site.	**Medium-low**	The proposed building extension will be readily noticeable in the middle ground behind the cottages and breakers yard.	**Moderate-slight/ Negative/** **Long term**

VP No.	Title and description of existing view	Receptor Sensitivity	Description and Magnitude of Visual impact	Residual Significance / Quality / Duration of Visual Impact
	Located in the foreground beside a terrace of cottages is the entrance to a breakers yard in which lorries can be seen in the process of being repaired and/or dismantled. A portion of the Applicant's existing waste management facility is identifiable to the rear. In the background to the south, a cluster of electrical infrastructure rises above mature vegetation and punctuates the skyline.		It will fully screen the existing building and foreshorten the view to the southeast. The proposed workshop and vehicle wash bay will be located near the electrical infrastructure background to the south, but due to screening by intervening structures and vegetation, it will only be the upper portions of these buildings that will be identifiable from this location. The texture of the proposed facades will be similar to that of the existing waste management facility building; however, due to the close proximity of the proposed building extension to this viewpoint, its scale is likely to result in a co-dominant visual presence. The existing view is a complex one with a variety of land uses and visual clutter, which will help to visually absorb the proposed development. Once established, proposed mitigation screen planting will help to soften and partially screen the proposed buildings. For these reasons, the magnitude of visual impact is deemed to be **Medium**.	
VP3	**Premier Business Park, Cappogue** This is a view from an as yet undeveloped portion of the Premier Business Park. A gated road with an avenue of trees in the foreground serves the Applicant's existing waste management facility which is partially screened by these street trees. Some mature vegetation and a glimpse of a low ridge can be seen in the background.	**Low**	The proposed upgraded building, including the proposed chimney, will be identifiable where the existing building is located. It will also be possible to get a glimpse of the uppermost portion of the proposed building in the background; however, all other aspects of the proposed development will be screened from view. The new chimney may be noticeable by a casual observer, but due to the similarities in tone, texture and scale of the existing and proposed waste management facilities, the visual presence of the proposed development is likely to be sub-dominant to minimal.	**Slight-imperceptible/ Negative/ Long term**

VP No.	Title and description of existing view	Receptor Sensitivity	Description and Magnitude of Visual impact	Residual Significance / Quality / Duration of Visual Impact
			The proposed development will only marginally increase the vertical and horizontal extents of the existing built form within the application site; thus, the nature of the visual change within the view will be largely unaltered. For these reasons, the magnitude of visual impact is deemed to be **Low**.	
VP4	**Barnlodge Grove, Dunsink** This is an enclosed and complex view from a residential estate just to the northeast of the site. A fenced-off amenity green area occurs in the foreground. This area is enclosed to the northeast by a high wall immediately adjoining the southwestern perimeter of the application site boundary. Over this wall, a timber pole-set and a steel lattice (end mast) tower of an overhead line; plus, the roofs of the Applicant's existing waste management facility and the roof of a building in the Stadium Business Park are visible.	**Medium-low**	The proposed workshop and vehicle wash bay will be located in the middle ground behind the existing high wall, which will completely screen the lower positions of these features. Behind the steel lattice tower, in the background, the upper portions of the proposed building extension will be readily identifiable. Due to the scale in relation to the distance of the proposed development, and the already enclosed nature of the view, the visual presence is deemed to be co-dominant. Effectively the nature of the visual change relates to a sense that the buildings so characteristic of the nearby Stadium Business Park and the adjoining existing waste management facility will appear to be moving closer to this viewpoint, reinforcing the existing industrial characteristics of the view and sense of enclosure. Once established, proposed mitigation screen planting will help to soften and partially screen the proposed buildings. On a balance of these reasons, the magnitude of visual impact is deemed to be **Medium**.	**Moderate-slight/ Negative/ Long term**

15.4.6 Cumulative Impacts

The main aspect of cumulative impact relates to the in-combination landscape and visual effects of the proposed development with elements of the existing waste management facility. In that regard, the above impact assessment incorporates any likely cumulative effects as an integral aspect of the assessment. There will be a noticeable increase in the extent and intensity of built infrastructure within the immediate context of the proposed development and the existing waste management facility. The character of the landscape in the immediate area is already influenced by the existing facility so the contribution to cumulative landscape character effects from the proposed development is relatively modest. It is not considered that there will be any significant landscape or visual cumulative impacts arising as a result of the proposed development.

15.5 Mitigation Measures

15.5.1 Construction Phase Mitigation

Apart from the typical construction hoarding which will help screen views of construction activities at ground level within the application site, there are no specific landscape and visual mitigation measures deemed necessary / proposed during the temporary construction phase.

15.5.2 Operational Phase Mitigation

There are no specific landscape and visual mitigation measures deemed necessary during the operational phase. However, it is noted that the eastern, western and southern perimeter of the application site boundary will be planted with a native screening hedgerow mix (651 m in linear length), and this has been depicted in 'Mitigation Established' photomontages and assessed as part of the visual impact assessment. Details of the landscaping measures are indicated on Drawing No. LD-THRNTNS-1-0 Landscape Masterplan contained in Appendix 15.2 of Volume 3 of this EIAR. The planting will be allowed to grow to maturity (height of 6 – 8 m) and whilst this is not high enough to completely screen the proposed development, it will work to soften its appearance and help to anchor the development into this landscape setting. This native planting will also serve to help offset the loss of scrubland associated with the proposed development. Furthermore, a light grey tone is used for the proposed buildings because they are most likely to be viewed against a backdrop of sky and the intention is to reduce the degree of visual contrast.

15.6 Residual Impacts

Although mitigation screen planting is proposed along the perimeter of the application site boundary it is considered as 'embedded mitigation' for the purposes of this assessment and is incorporated into the judgements regarding the significance of the landscape and visual impacts as identified in the previous section of this chapter (Section 15.4).

The construction and operational phases of the proposed development will not have a 'substantial' or 'significant' negative impact on landscape character or visual amenity (Having regard to criteria defined in Table 15.3). The proposed development will not significantly alter landscape character or amenity by its character, or magnitude, having regard to the baseline environment in which the proposed development is located.

References

1. Environmental Protection Agency (EPA), Advice Notes on Current Practice (in the preparation of Environmental Impact Statements), 2003.

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3. Landscape Institute (LI) and Institute of Environmental Management and Assessment (IEMA), Guidelines for Landscape and Visual Impact Assessment (GLVIA) (eds.) 2013.

4. Landscape Institute, Advice Note 01/2011: Photography and Photomontage in Landscape and Visual Impact Assessment, 2011.

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