

# Environmental Impact Assessment Report (EIAR)

Kildare County Council  
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## Volume 3 Non – Technical Summary (NTS) Addendum

Large Scale Residential Development at Ruanbeg, Kildare Town, Co. Kildare

September 2023

In association with

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## 1. Introduction

This Non-Technical Summary (NTS) addendum has been prepared to be read in conjunction with the Environmental Impact Assessment Report for the Large Scale Residential development at Ruanbeg, Kildare Town, Co. Kildare.

The addendum includes any updates to the EIAR following completion of the additional assessment since completion of the EIAR.

Where additions/amendments are made, they are highlighted under each chapter reference. The amended text is highlighted in red.

This Non-Technical Summary (NTS) of the Environmental Impact Assessment Report (EIAR) has been prepared on behalf of our client MRP Oakland Ltd. to accompany a Large-Scale Residential Development (LRD) application to Kildare County Council for a new residential development on lands at "Ruanbeg" within the townlands of Kildare and Collaghknock Glebe, Kildare Town, Co. Kildare. The development lands are located to the north of the Dublin Road (R445), east/northeast of Heffernan Tyres and Ruanbeg Manor Estate and southeast of Coolaghknock Estate. The application site includes for works along the R445 and at Ruanbeg Park and Ruanbeg Avenue.

Each EIAR Chapter outlines the receiving environment; the potential impacts of the proposed development; the mitigation measures deemed necessary; and the predicted impacts once the mitigation measures are implemented. The purpose of this NTS is to summarise and explain in non-technical language, the likely and significant effects to the environments arising from this project.

Section 2 of this EIAR NTS provides a brief site context and Section 3 summarises the development description. Section 4 outlines the data required for each EIAR chapter and Section 5 outlines the predicted impacts relating to each chapter.

This NTS is prepared with direct input from the design team including McGill Planning, McCrossan O'Rourke Manning Architecture, PUNCH Consulting Engineers, Panther Ecology Limited, Bluerock Environmental Limited, Traynor Environmental Limited, Cunnane Stratton Reynolds Land Planning and Design, John Purcell Archaeological Consultancy, and MandE Consulting Engineers Limited.

The EIAR has been prepared in accordance with the provisions of the Planning and Development Act (as amended) and the Planning & Development Regulations 2001(as amended), which give effect in national planning legislation to the EU Directives on EIA.

EIA requirements originate from Council Directive 85/337/EEC on the assessment of the effects of certain public and private projects on the environment, as amended by Directive 97/11/EC, 2003/35/EC and 2009/31/EC. The Directive and its amendments were subsequently codified and replaced by Directive 2011/92/EU, as amended in turn by Directive 2014/52/EU. This amending Directive was transposed into national planning consent procedures in September 2018 through the European Union (Planning and Development) (Environmental Impact Assessment) Regulations 2018 (S.I. No. 296 of 2018).

The objective of the EIA Directive is to ensure a high level of protection of the environment and human health, through the establishment of minimum requirements for environmental impact assessment

prior to development consent being given, of public and private developments that are likely to have significant effects on the environment.

An EIA is mandatory for certain projects and for other projects that meet or exceed a stated threshold as set out in Annex I and Annex II of the Directive (and Part 1 and Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended). Projects that do not meet or exceed a stated threshold are subject to Screening for the requirement, or not, for 'sub-threshold EIA'.

The proposed development in this instance is for 285 no. units which is below the 500 no. unit threshold for automatic EIAR requirement. However the gross area of the application site is c. 10.3ha, which is above the 10ha threshold for a built-up area (Schedule 5, Part 2 of the Planning & Development Regulations, 2001-2023, and therefore it is considered necessary to prepare an EIAR.

## 2. Site Context

No change.

## 3. Project Description

MRP Oakland Limited intend to apply for permission for a Large-Scale Residential Development at this site of c.10.3ha on lands at "Ruanbeg" within the townlands of Kildare and Collaghknock Glebe, Kildare Town, Co. Kildare. The development lands are located to the north of the Dublin Road (R445), east/northeast of Heffernan Tyres and Ruanbeg Manor Estate and southeast of Coolaghknock Estate. The application site includes for works along the R445 and at Ruanbeg Park and Ruanbeg Avenue.

The proposed development will comprise the construction of 285 no. residential units along with a two storey creche facility measuring c.472.7sqm and a new multifunctional space. The residential units will include:

- 14 no. single storey, semi-detached/terraced houses (12 no. 1-beds and 2 no. 2-beds) provided as "age-friendly housing".
- 231 no. two storey, semi-detached/terraced houses (20 no. 2 beds, 173 no. 3 beds, 38 no. 4 beds).
- 40 no. three storey duplexes/apartments (20 no. 2 beds, 20 no. 3 beds) arranged within 3 no. blocks.

All residential units will be provided with associated private gardens/balconies/ terraces facing to the north/ south/ east/ west.

New vehicular and pedestrian/cyclist accesses will be via Dublin Road (R445) and Ruanbeg Avenue and a pedestrian only access via Ruanbeg Park, with upgrade to existing public road as necessary.

All associated site development works, including 560 no. car parking spaces (including EV parking), 138 no. cycle parking spaces, public and communal open spaces, landscaping, SuDs features, boundary treatments, plant areas, waste management areas/bin stores, and services provision (including ESB substations, pumping station) are also proposed.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.

A detailed description of the proposed development is provided in Chapter 3 of this EIAR.

#### 4. Data Required to Identify and Assess the Main Effects which the Proposed Development is Likely to have on the Environment

No change.

##### **Population and Human Health**

###### *Population*

To establish the existing receiving environment/baseline for the subject site, the methodology included site visits to evaluate the location and likely significant potential impact upon the human population in the area.

Desk based study included an analysis of the Central Statistics Office Census (CSO) data, the ESRI Quarterly Economic Commentary, and national, regional and local planning policy, and school and creche enrolment figures.

Different local catchment areas were established for analysing population data, creche demand and capacity, and school demand and capacity. These areas were chosen to gather the most relevant data for each factor. A general local catchment area of 1km from the subject site forms the basis of most areas of analysis.

The following datasets were used during the survey:

- 2011 CSO Statistics
- 2016 CSO Statistics
- **2022 CSO Statistics**
- 2023 Google Maps
- Kildare County Council website
- Department of Education
- HSE Facilities
- Pobal
- Information from schools in the area.
- Kildare Town Social Infrastructure Audit (January 2023)

###### *Human Health*

No change.

##### **Biodiversity**

###### *Field Survey*

No change.

###### *Study Area/Zone of Influence*

No change.

###### *Survey Limitations*

No change.

Field Surveys Methodology

No change.

Badger and Other Fauna Survey

No change.

*Invertebrate surveys (terrestrial)*

No change.

*Aquatic surveys*

No change.

Bat Survey

No change.

Bird Surveys

No change.

**Land, Soil & Geology**

No change.

**Hydrology and Water Services**

No change.

**Noise and Vibration**

No change.

**Climate and Air Quality**

No change.

**Landscape and Visual**

No change.

**Traffic and Transportation**

No change.

**Material Assets**

No change.

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**Waste Management**

No change.

**Cultural Heritage**

No change.

**5. Predicted Impacts of the Proposed Development**

**Population and Human Health**

**Construction Phase**

No change.

**Operational Phase**

No change.

**Biodiversity**

Slight change.

**Terrestrial Biodiversity Protection Protocol**

Assuming all mitigation measures are put in place, there would be no significant residual impacts to the terrestrial ecology from the proposed development.

**Badger**

No change.

**Bats**

Three species of bat were detected within the site with bat activity concentrated along the mature treelines and hedgerows in particular Hedge 1. Bat activity was high along the R445 boundary. The light pollution was high here given the main and road and industrial development across the road. Insect activity is likely to be high in this area given the abattoir across the road. Removal of linear habitats and loss of foraging and commuting habitat will be a minor local impact as only boundary hedgerow and treelines along the R445 and southwest section (at proposed site entrance) will be removed. Other trees will be removed within the development but will not break linear lines. **There will be small pedestrian openings in Hedge 1 (proposed future development) however this will not significantly impact on foraging bats along this hedgerow. Lighting at these locations will be designed with cognizance for wildlife.** Additional landscaping along the boundary of the site will include mature trees and native species. As part of the drainage plans at the site, attenuation ponds will be incorporated into the design. These ponds are to enable the development to be compliant with SuDS but also enable the development to increase the ecological value of the site. A pond can significantly increase invertebrate activity at a site and in turn this will increase foraging areas for bats. The ponds are located in areas of open amenity greens however they are also in close proximity to the boundary

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hedgerows, or the treeline located within the middle of the development. The installation of sympathetic lighting in the vicinity of the proposed attenuation ponds and along the boundary hedgerows/treelines will enable these landscape features to become foraging areas for bats or continue to be used by bats, post construction. In addition, bat boxes can be placed on mature trees along the site boundary.

Birds And Other Fauna

No change.

Invasive Species

No change.

Aquatic Ecology

No change.

Ground Water

No change.

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IMPACT	DEVELOPMENT PHASE	SIGNIFICANCE	MITIGATION MEASURES	RESIDUAL SIGNIFICANCE	RESIDUAL IMPACT TYPE
Habitat Loss	Construction & Operational	Slight significance	<ul style="list-style-type: none"> <li>The inclusion of less intensively managed areas (meadows and wetlands) will allow for increased biodiversity within the proposed development;</li> <li>The landscaping plan for the development take into consideration the outer urban setting and use of native species.</li> <li>The hedgerow along the north east boundary will largely remain intact with significant planting of native trees and understory shrubs to screen the Curragh Buffer Zone;</li> </ul>	Minor	Neutral
Introduction of Invasive Flora Species	Construction	Slight significance	<ul style="list-style-type: none"> <li>Construction plant would be inspected and washed prior to arriving onsite;</li> <li>Regular site inspections for the presence of invasive species would be undertaken;</li> <li>Should invasive species appear onsite, works would immediately cease until the plant was appropriately treated and disposed of;</li> <li>Only qualified personnel to used herbicides on any invasive species;</li> <li>Excavated soils would be segregated into subsoil and topsoil and reused in reinstatement and landscaping works. Where possible, seeding of stockpiled topsoil to ensure stability and limit the potential for invasive flora seeding;</li> <li>If an Third Schedule invasive species is found within the site then an Invasive Species Management Plan will be in place by the Contractor;</li> </ul>	Minor	Neutral

IMPACT	DEVELOPMENT PHASE	SIGNIFICANCE	MITIGATION MEASURES	RESIDUAL SIGNIFICANCE	RESIDUAL IMPACT TYPE
Fauna Disturbance	Construction	Moderate significance	<ul style="list-style-type: none"> <li>Where possible, no construction works would be conducted outside of normal working hours;</li> <li>All plant machinery and equipment would be maintained in good working order and regularly inspected</li> <li>Where possible, vehicles would be equipped with mufflers to suppress noise</li> <li>As a minimum, the construction work contractor would comply with all legislative provisions relating to hedgerow / tree removal</li> <li>Should a protected fauna species be found during the construction phase, the NPWS would be notified prior to the resumption of construction works;</li> <li>If a Badger Sett is found during construction then guidelines by NPWS and NRA must followed.</li> <li>Fencing to limit access to the site.</li> </ul>	Moderate	Minor
	Operational	Not significant	None required	Imperceptible	Neutral
Fauna Mortality	Construction	Moderate significance	<ul style="list-style-type: none"> <li>As a minimum, the construction work contractor would comply with all legislative provisions relating to hedgerow / tree removal</li> <li>Where hedgerow / tree removal works are required during the bird nesting season (1<sup>st</sup> March to 31<sup>st</sup> August), the sections / trees for removal would be inspected by an ecologist for the presence of breeding birds. Where nests are present, a decision would be made as to whether a licence is required from the NPWS, or whether a suitable buffer zone</li> </ul>	Minor	Minor

IMPACT	DEVELOPMENT PHASE	SIGNIFICANCE	MITIGATION MEASURES	RESIDUAL SIGNIFICANCE	RESIDUAL IMPACT TYPE
			<p>could be established around the active nest with removal works rescheduled until chicks have fledged.</p> <ul style="list-style-type: none"> <li>• Before site clearance works a preconstruction badger survey must be carried out to ensure badgers are not active within the site.</li> </ul>		
Bats – Disturbance / Severance of Habitat	Construction	Moderate significance	<ul style="list-style-type: none"> <li>• Landscape plan has taken into consideration the mature treelines and hedgerows and enhance this boundary with suitable additional planting;</li> <li>• Lighting measures have been implemented to reduce the potential for light pollution;</li> <li>• Construction works in the hours of darkness would be kept to a minimum;</li> <li>• Mature trees should be felled between late August to late October/early November;</li> <li>• Felled trees will be left for 48 hours, to allow for any potential bats to escape.</li> </ul>	Minor	Neutral
	Operational	Moderate significance	<ul style="list-style-type: none"> <li>• Lighting design measures to be implemented to reduce the potential for light pollution along hedgerows/treelines;</li> <li>• The inclusion of ponds will increase foraging habitats for bats.</li> </ul>	Minor	Neutral
Groundwater Quality Deterioration	Construction	Moderate significance	<ul style="list-style-type: none"> <li>• Standard construction control measures for the protection of groundwater would be implemented;</li> <li>• Concrete works would be supervised;</li> <li>• Appropriate storage and handling of fuels and oils;</li> <li>• Provision of spill kits</li> </ul>	Minor	Neutral
	Operational	Not significant	<ul style="list-style-type: none"> <li>• Ensure maintenance of drainage system</li> </ul>	Minor	Neutral

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IMPACT	DEVELOPMENT PHASE	SIGNIFICANCE	MITIGATION MEASURES	RESIDUAL SIGNIFICANCE	RESIDUAL IMPACT TYPE
Designated Sites	Construction	Moderate significance	<ul style="list-style-type: none"> <li>Standard construction control measures for the protection of groundwater would be implemented;</li> <li>Concrete works would be supervised;</li> <li>Appropriate storage and handling of fuels and oils;</li> <li>Provision of spill kits</li> </ul>	Minor	Neutral
	Operational	Not significant	None required	Imperceptible	Neutral

Table 0.1: Summary of Residual Impacts Post-Mitigation

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## Land, Soil & Geology

Construction Phase

No change.

Operational Phase

No change.

## Hydrology and Water Services

*Construction Phase*

No change.

*Operational Phase*

No change.

## Noise and Vibration

Construction Phase

No change.

Operational Phase

*Additional Vehicular Traffic*

No change.

*Mechanical Plant & Creche*

No change.

*Population & Human Health*

No change.

## Overall Residual Impacts

Following completion, noise emissions arising within the completed development will be identical in character to emissions arising across the nearby fringes of Kildare. Emissions will be urban residential in character and will not give rise to offsite impacts.

Noise impacts at offsite receptors attributable to vehicle movements on roadways within the completed site will be imperceptible. While increases in traffic on the surrounding road network will arise as a result of the development, much of the increase will be attributable to traffic using the R448 which will benefit the wider town. Increases associated with onsite traffic directly will be less than 2 dB, resulting in noise impacts at nearby receptors which are imperceptible.

At the completed development, inward noise emissions will arise from the surrounding road network. The future noise risk is low across most of the site when assessed using ProPG guidance, increasing to medium at units directly fronting the R448. These properties will benefit from moderately enhanced glazing on units facing these roads.

Noise levels in amenity areas and at the proposed creche will be lower than relevant criteria. Residents will benefit from onsite green spaces.

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EPA document Guidelines On The Information To Be Contained In Environmental Impact Assessment Reports (2022) sets out a scheme by which environmental noise impacts may be assessed.

Operational phase environmental impacts are assessed in this regard in Table 8.21. This assessment scheme is not applicable to inward noise impacts, which are assessed separately through the ProPG procedure set out above.

Criterion	Impact at offsite receptors
Quality of effects	Activities within the development: Neutral effects
	Onsite traffic: Imperceptible effects
Significance of effects	Activities within the development: Imperceptible effects
	Onsite traffic: Imperceptible effects
Extent & context of effects	Activities within the development: Minimal extent, as almost all onsite sources will be inaudible offsite. Effects will conform with baseline environment which is urban-fringe in character.
	Onsite traffic: Extent extends throughout surrounding area. Effects will conform with baseline soundscape which is dominated by road traffic.
Probability of effects	Activities within the development: Effects likely to occur
	Onsite traffic: Effects likely to occur
Duration & frequency of effects	Activities within the development: Permanent, irreversible, daily
	Onsite traffic: Permanent, irreversible, daily
Types of effects	Indirect effects: None identified at offsite receptors
	Cumulative effects: Discussed below
	Do-nothing effects: None identified at offsite receptors
	Worst case effects: None identified at offsite receptors
	Indeterminable effects: None identified at offsite receptors
	Irreversible effects: Effects will be irreversible
	Residual effects: None identified at offsite receptors
Synergistic effects: None identified at offsite receptors	

Table 0.2: Assessment of offsite noise impacts from completed development.

#### Adjacent Tyre Centre

Noise levels associated with the operation of the adjacent Tyre Centre are mitigated against with triple glazing windows (min 38dB reduction) and façade acoustic ventilation. The noise impact from this source will be of neutral, Imperceptible, long-term impact.

## Climate and Air Quality

### Construction Phase

#### *Air Quality*

No change.

#### *Climate*

No change.

### Operational Phase

No change.

## Landscape and Visual

### Predicted Landscape Impact

No change to the Predicted Landscape Impact Section, as the principles of the proposed development remains the same and the site layout revisions occurs within the same site boundary limits and require no further loss of any existing retained vegetation.

The potential localised impacts and effects are primarily visual and are described below in the Visual Impact Assessment below.

### Landscape Sensitivity Assessments

No change

### Predicted Landscape Impacts and Effects

#### Construction Phase

No change

### Predicted Visual Impact

The original LVIA submitted considered a total of twelve viewpoints to be assessed which took into consideration the views/setting of the Proposed Development within the local context. These twelve existing views and proposed photomontages were provided as a set by Urban 3D and accompanied the original LVIA.

All twelve viewpoints were initially reviewed against the remodelled site layout to help determine any potential visual changes to the original modelled views as a result of the proposed RFI site layout changes. Only three of the twelve viewpoints (nos. 1, 6 and 7) were considered likely to experience any perceptible changes to their previous modelled views due to the proposed development's revised design. There would also likely to be a slight alternation to the red outline, indicating the proposed development's limited visibility, from four viewpoints nos. 9, 10, 11, and 12. The seven views were remodelled by Urban 3D and a set of new photomontages were produced for the affected viewpoints.

The set of RFI photomontage visuals were subsequently reassessed to determine if the revised RFI site layout would have any notable changes to the previously predicted visual effects for the same viewpoints as the original LVIA. The seven reassessed views are listed below and locations indicated

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on Figure 10.20 and 10.21, with the set of revised photomontages provided as an appendix to this report.

The revised photomontages pack can be viewed alongside the previously submitted photomontages pack to allow for comparison between the verified views from the same seven selected viewpoints which reflect the resulting visual changes due to the proposed development's RFI revised site layout.

*Zone of Visual Influence and Potential Visual Receptors*

Figures updated with circling of the viewpoints to be reassessed in this assessment.

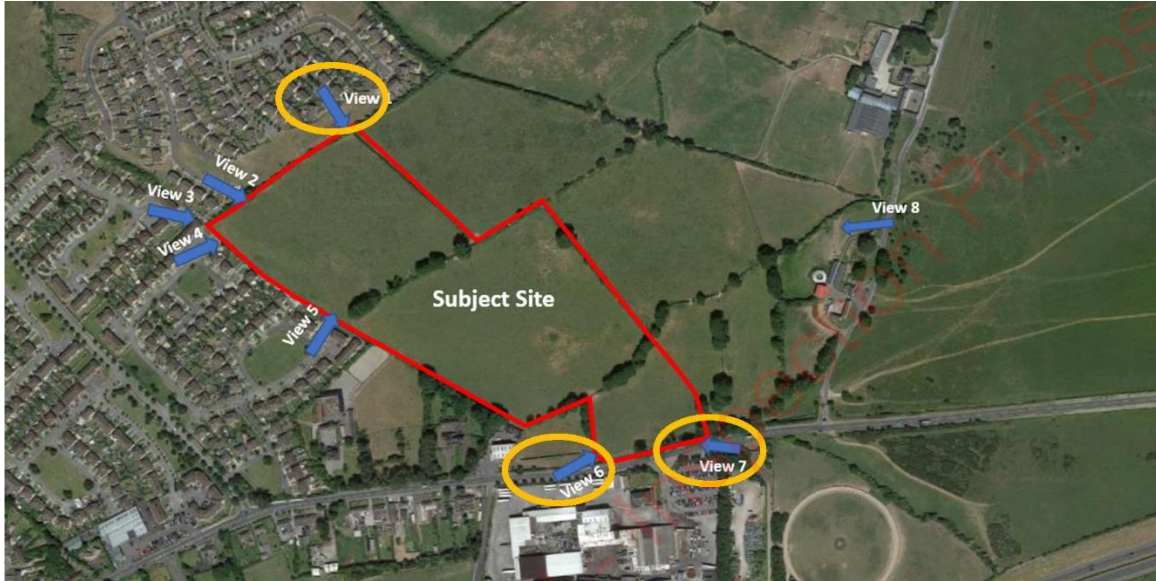


Figure 0.1: Viewpoint Locations Map – short and medium distance (Indicative red line boundary, refer to Ch.3 for accurate site boundary)



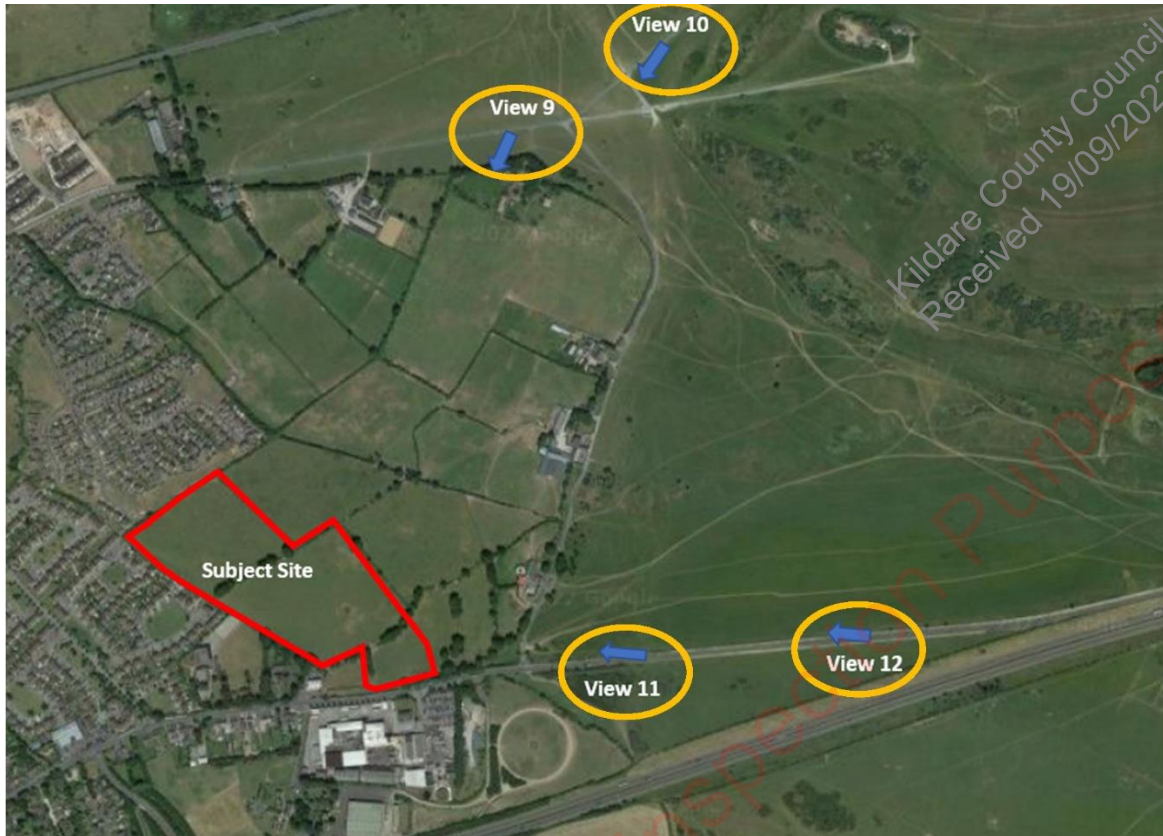


Figure 0.2: Viewpoint Locations Map - Long-distance views (Indicative red line boundary, refer to Ch.3 for accurate site boundary)

VP	Location / Description	Rationale for Selection	Expected Visibility	Sensitivity Rating
01	Coolaghknock Close	Representing residential receptors and road users	Visible	High
06	Dublin Road (R445)	<ul style="list-style-type: none"> <li>Representing road users</li> <li>Representative of views from Scenic Route 3</li> </ul>	Partially	High
07	Dublin Road (R445)	<ul style="list-style-type: none"> <li>Representing road users</li> <li>Representative of views from Scenic Route 3</li> </ul>	Partially	High
09	Melitta Road (R413)	<ul style="list-style-type: none"> <li>Representing road users</li> <li>Representative of views from Scenic Route 4</li> </ul>	Limited / No visibility	High
10	Melitta Road (R413)	<ul style="list-style-type: none"> <li>Representing road users</li> <li>Representative of views from Scenic Route 4</li> </ul>	No visibility	High
11	Dublin Road (R445)	<ul style="list-style-type: none"> <li>Representing road users</li> <li>Representative of views from Scenic Route 3</li> </ul>	No visibility	High
12	Dublin Road (R445)	<ul style="list-style-type: none"> <li>Representing road users</li> <li>Representative of views from Scenic Route 3</li> </ul>	No visibility	High

Table 0.3: Viewpoint Locations

Table 10.6 updated listing only the seven viewpoints to be considered for review below.

*Viewpoint Descriptions*

The following provides the original LVIA assessment text in black for the seven reviewed viewpoints, for ease of reference. Any amendments to this text and commentary on any perceived changes to each proposed view as a result of the revised site layout changes are in red.

*Viewpoints Assessment*

**Viewpoint 1 - Coolaghknock Close**

Existing View

The view is looking south from Coolaghknock Close. This is a close distance view of the site from a local road in a residential neighbourhood by the edge of open space. The views would be representative of views enjoyed by residential receptors, road users and pedestrians. The subject site is visible from this location, through gaps in the hedgerow which runs along the edge of the open space and site's northern boundary. During winter months there are partial views of the Kildare Chilling Company factory buildings and some houses in the existing Ruanbeg estate to the west of the Site.

**The viewpoint sensitivity is High** - *viewpoints that are highly valued by people that experience them regularly (such as views from houses or outdoor recreation features)*

Visual Impacts and Effects

Construction Phase

Views of the construction phase will be greatest along the Site's northernmost field. The presence of the hedgerows, trees and site hoarding help to partially restrict views of the ground level activity while upper-level activity will be visible. These views will be slightly increased in winter when the hedgerow and trees are lacking vegetation coverage.

**The magnitude of change would be Low, the significance of effect would be Moderate-Slight Adverse** Temporary.

Operational Phase

The proposed development is partially screened by the existing hedgerow and the full extent of the development is hidden from this location. The view will contain the **rear view of a groups of two storey houses and their rear enclosed gardens located** along the site's eastern edge and some roofs of **other houses near the northern end of the site**, with views greatest in the winter months.

Views will be greatest around the open spaces, while views from most residences are facing out onto Coolaghknock Close away from the proposed development some may experience partial views from windows located in upper storeys and frontages of residential dwellings located at higher elevations. It is expected that the proposed development would be a minor intrusion and would not be uncharacteristic in the context.

**The Magnitude of change would be Low**- *Minor intrusion of the development into the view, or introduction of elements that are not uncharacteristic in the context, resulting in minor alteration to the composition and character of the view but no change to visual amenity*

**The significance of effect would be Moderate-Slight** the Short, Medium and Long Term.

**Qualitatively the impact would be Neutral** i.e. *Scheme complements the scale, landform and pattern of the landscape (townscape)/view and maintains landscape quality;*

Change to the proposed view:

The revised site layout will result in the removal of the duplex blocks from the northeast end of the site and their replacement with groups of houses within the proposed view. There will be a reduction in the overall building height and changes to the façade, where the previous brick faced, and flat roofed duplex profile is replaced by the lower slate roofs and a mix of brick to the gable ends and white plastered walls to the rear of the houses. The change will help provide greater continuity with the other housing proposed along the site's northern boundary and within the existing housing in the adjoining Coolaghknock Close estate.

The revised RFI landscape layout visible within this view will result in replacing the previously proposed communal open space landscaping of shrubs, trees and grasses around the duplexes with private grassed garden spaces to the rear of the groups of new houses each enclosed by concrete post and timber panel fencing.

Overall, these proposed changes seeks to provide a type of housing that allows greater visual transition between existing and new housing estate, due to the similarities in their built forms. On balance the predicted visual effects remain the same as per the original assessment.

#### **Viewpoint 2 - Coolaghknock Gardens**

No change.

#### **Viewpoint 3 - Ruanbeg Crescent**

No change.

#### **Viewpoint 4 - Ruanbeg Avenue**

No change.

#### **Viewpoint 5 - Ruanbeg Park**

No change.

#### **Viewpoint 6 - Dublin Road (R445) / Scenic Route 3**

### Existing View

The view is looking north-east from Dublin Road (R445), also designated Scenic Route 3 in the development plan. The view is representative of viewers travelling along the R445 and the scenic route. The existing hedgerow and vegetation along the northern section of the R445 fully screens the views enjoyed from the route. The proposed site is partially visible from gaps in the vegetation.

**The viewpoint sensitivity is High** - *Viewers at viewpoints that are recognised in policy or otherwise designated as being of value. This may also include tourist attractions, and heritage features of regional or county value, and viewers travelling on scenic routes.*

### Visual Impacts and Effects

#### Construction Phase

There will be a notable change to this view with the result of the hedgerow and tree removal along the site's roadside southern boundary edge to accommodate the works. Hoarding will run the length of this boundary which will help contain most views of the site's ground level activity while views of the upper level activity above the hoarding will be possible. There will also be views of construction site traffic coming onto/off the main road from the new site entrance.

**The magnitude of change would be Medium**, the significance of effect would be **Significant Adverse Temporary**.

#### Operational Phase

The proposed development includes removal of the existing site boundary hedgerow and 8 no. trees along the northern section of the road. These elements will be replaced by the new landscaping along the boundary edges of the proposed development. **The revised planting will include reinstatement of the site's roadside boundary with a new native hedgerow and 8 standard to semi-mature size trees to help contain inward views of the new housing from the KCC scenic route. Such views will reduce overtime as the new boundary vegetation thickens out.**

The proposed development would introduce new housing and activity around the new entrance and a shared public footpath/cycle path (on both side of the road). **The architectural treatment of the house's facades have been revised, as shown on the photomontage, so to improve the visual characteristics of the nearest set of houses where viewed by those receptors travelling the section of KCC scenic route adjacent to the site boundary.** These alternations from **rural lands to new housing estate** would initially represent change to the view and character of the existing road. Over time as the proposed landscaping and new boundary treatment establish this change would reduce.

**The magnitude of change would be Medium** – *introduction of elements that may be prominent but not necessarily uncharacteristic in the context, resulting in change to the composition but not necessarily the character of the view or the visual amenity*

**The significance of the effect is Significant** and would remain so in the Short Term.

**Qualitatively the impact would initially be to Adverse in the short term**:- *Scheme at variance with landform, scale, pattern. Would degrade, diminish or destroy the integrity of valued features, elements or their setting or cause the quality of the landscape(townscape)/view to be diminished.*

Before reducing to **Neutral in the Medium and Long Term**.

**Change to the proposed view:**

The visual changes within this proposed view as a result of the revised site layout include changes to the landscape boundary treatment along the roadside, some changes to the ground floor facades of the nearest houses, amended road layout and street elements.

The revised landscape treatment is intended to provide greater enclosure of the Proposed Development when viewed from this point along the scenic route than that of the original landscape masterplan. This can be seen when comparing this viewpoint's photomontages figures of the original EIA and those included in this RFI addendum. Where a new hedgerow provides a stronger visual barrier between the new housing estate and the upgraded public road which along with new trees help to partially screen some of the built elements. The new native hedgerow and trees will also help reinstate the length of existing hedgerow and trees being removed to accommodate the works and maintain a continuous roadside hedgerow boundary in keeping with other nearby fields located along the periphery of Kildare towns' urban-rural edges and the Curragh Plains. The architectural changes to the new houses facade include subtle textural material changes which will help to improve their built character and further integrate the new housing into its surroundings.

Overall, these proposed changes seek to provide an improved boundary edges and greater integration of the proposed schemed when viewed by passing route users along this sensitive scenic route.

On balance the predicted visual effects remain the same as per the original assessment, where the impacts will be initially greatest in the short term prior to the landscaping become fully established in the medium to long term and helping to reduce the initial impact.

**Viewpoint 7 - Dublin Road (R445) / Scenic Route 3**

**Existing View**

The view is looking north-west from Dublin Road (R445), also designated Scenic Route 3 in the development plan. The view is representative of viewers travelling along the R445 and the scenic route. The existing hedgerow and vegetation along the northern section of the R445 fully screens the views enjoyed from the route. The proposed site is partially visible from gaps in the vegetation.

**The viewpoint sensitivity is High** - *Viewers at viewpoints that are recognised in policy or otherwise designated as being of value. This may also include tourist attractions, and heritage features of regional or county value, and viewers travelling on scenic routes.*

**Visual Impacts and Effects**

**Construction Phase**

The changes to this view are very similar to viewpoint above, as a result of the removal of the site's roadside boundary trees and hedgerows.

**The magnitude of change would be Medium**, the significance of effect would be **Significant Adverse Temporary**.

**Operational Phase**

The proposed development includes removal of the existing site boundary hedgerow and 8 no. trees along the northern section of the road. The proposed changes to the existing views will be similar to viewpoint 6, but viewed in the opposite direction of travel. Here the boundary vegetation is replaced by the new landscaping, new footpaths/cycleways and new housing located along the southernmost end of the proposed development. **As outlined in viewpoint 6 above the revised landscape boundary treatment includes a new native hedge and 8 trees to help further reduce inward views from this point along the scenic route. Similarly, the view contains the same set of roadside houses as viewpoint 6 and the revised architectural changes to their facades to help improve their appearance when viewed looking westwards from this point in the scenic route.**

These alternations would initially represent change to the view and character of the road. Over time as the proposed landscaping and new boundary treatment establish this change would reduce.

**The magnitude of change would be Medium – introduction of elements that may be prominent but not necessarily uncharacteristic in the context, resulting in change to the composition but not necessarily the character of the view or the visual amenity**

**The significance of the effect is Significant** and would remain so in the Short, Medium and Long Term.

**Qualitatively the impact would initially be to Adverse in the short term:- Scheme at variance with landform, scale, pattern. Would degrade, diminish or destroy the integrity of valued features, elements or their setting or cause the quality of the landscape(townscape)/view to be diminished.**

Before reducing to **Neutral in the Medium and Long Term**.

**Change to the proposed view:**

Here the proposed visual changes are very similar to those outlined above for viewpoint 6 as a result of the same material changes to the site's boundary landscape treatment and front facades of the new houses.

On balance the predicted visual effects remain the same as per the original assessment, where the impacts will be initially greatest in the short term prior to the landscaping become fully established in the medium to long term and helping to reduce the initial impact.

**Viewpoint 8 – Local Road L7022 / Curragh View / Curragh Plains**

No change

**Viewpoint 9 - Melitta Road (R413)**

**Existing View**

The view is looking south-west from Melitta Road (R413), also designated Scenic Route 4 in the development plan. The viewpoint is located about 750m north from the site boundary. The view is representative of viewers travelling along the R413 and the scenic route.

The Scenic Route offers splendid views of the Curragh Plains. There is thick woodland running parallel along the south of the scenic route stretching from local road L7022 towards the edge of the town. The woodland area effectively screens any long distance views oriented towards south and south-west, that is towards Kildare Town and the site respectively, from the scenic route. The site is not visible from this viewpoint.

**The viewpoint sensitivity is High** - *Viewers at viewpoints that are recognised in policy or otherwise designated as being of value. This may also include tourist attractions, and heritage features of regional or county value, and viewers travelling on scenic routes.*

#### Visual Impacts and Effects

##### Construction Phase

The site works will be barely visible through minor gaps in the intervening hedgerows, trees and fenceline during winter months.

**The magnitude of change would be Negligible**, the significance of effect would be **Not Significant** Neutral Temporary.

##### Operational Phase

The proposed development is not clearly visible from this location due to being heavily screened by the intervening trees and hedgerows. **Here any potential views are very limited to the uppermost roofline of a small portion of houses on the eastern end through minor gaps within the intervening field boundaries** and only appearing as a very minor intrusion in the winter months and not necessarily uncharacteristic in the view.

**The magnitude of change would be Negligible** – *Barely discernible intrusion of the development into the view, or introduction of elements that are characteristic in the context, resulting in slight change to the composition of the view and no change in visual amenity.*

**The significance of effect would be Slight-Not Significant** in the Short, Medium and Long Term.

**Qualitatively the impact would be Neutral** i.e. *Scheme complements the scale, landform and pattern of the landscape(townscape)/view and maintains landscape quality;*

#### **Change to the proposed view:**

**The change to this view is as a result of the revised site layout with the replacement of the three-storey duplex with the two storey groups of houses on the site's eastern boundary. The change in building types and slight decrease in visibility of built structures within this view, being greatest in winter, will slightly reduce the original LVIA assessment's significance of effects from Slight-Not Significant to Not Significant.**

#### **Viewpoint 10 - Melitta Road (R413)**

##### Existing View

The view is looking south-west from Melitta Road (R413), also designated Scenic Route 4 in the development plan. The viewpoint is located about 1.2km north from the site boundary. The view is representative of viewers travelling along the R413 and the scenic route.

The Scenic Route offers splendid views of the Curragh Plains. There is thick woodland vegetation running parallel along the south of the scenic route stretching from local road L7022 towards the edge of the town. The woodland area effectively screens any long distance views oriented towards south and south-west, that is towards Kildare Town and the site respectively, from the scenic route. The site is not visible from this viewpoint.

**The viewpoint sensitivity is High** - *Viewers at viewpoints that are recognised in policy or otherwise designated as being of value. This may also include tourist attractions, and heritage features of regional or county value, and viewers travelling on scenic routes.*

#### Visual Impacts and Effects

##### Construction Phase

Views toward the proposed development will be restricted by the intervening field boundary hedgerow vegetation.

**The magnitude of change would be None, the significance of effect would be None.**

##### Operational Phase

There will be no impacts or effects on this view as the proposed development will be screened by the intervening field boundary vegetation in the summer months. Some very minor views of the uppermost portions of housing nearest the site entrance maybe visible above the intervening and backdropped by the factory buildings.

**The magnitude of change would be None to Negligible** – *Barely discernible intrusion of the development into the view, or introduction of elements that are characteristic in the context, resulting in slight change to the composition of the view and no change in visual amenity.*

**The significance of effect would be Slight-Not Significant** in the Short, Medium and Long Term.

**Qualitatively the impact would be Neutral** i.e. *Scheme complements the scale, landform and pattern of the landscape(townscape)/view and maintains landscape quality;*

#### **Change to the proposed view:**

**Very slight change to the red outline on the right-side of the revised visual figure (northern end of site) as a result of the replacement of the duplex with houses on the site's eastern boundary. However, it doesn't affect the original assessment as this part of the proposed site is already heavily screened by the intervening trees.**

#### **Viewpoint 11 - Dublin Road (R445) / Scenic Route 3**

##### Existing View

The view is looking west from Dublin Road (R445), also designated Scenic Route 3 in the development plan. The viewpoint is located 300m east from site boundary. The view is representative of viewers travelling along the R445 and the scenic route.

The Scenic Route offers splendid views of the Curragh Plains, viewing north from the route. The topography of the landscape is slightly undulating at this location. The existing hedgerows and trees



in between the site and the viewpoint effectively screens views towards the town and the site from this location. Where there are gaps in the vegetation the ridges of the residences in the Coolaghknock neighbourhood (north of the site) is clearly visible.

**The viewpoint sensitivity is High** - *Viewers at viewpoints that are recognised in policy or otherwise designated as being of value. This may also include tourist attractions, and heritage features of regional or county value, and viewers travelling on scenic routes.*

#### Visual Impacts and Effects

##### Construction Phase

Views toward the proposed development will be restricted by the intervening field boundary hedgerow vegetation, with some potential limited views during the winter months but being barely perceptible.

**The magnitude of change would be None to Negligible, the significance of effect would be None to Slight-Not Significant.**

##### Operational Phase

Any potential views are limited to the winter months, as views are heavily screened by the intervening mature field boundary hedgerows and trees.

During the winter months there will be some limited heavily filtered views of the buildings on the eastern end of the proposed development through minor gaps in the intervening mature field boundaries. Some views will be further reduced as the proposed boundary treatment matures overtime. The buildings are set lower down and do not affect views of the Kildare skyline from this point. Where visible, it is expected that the proposed development would be a minor intrusion and would not be uncharacteristic in the context. The existing more elevated residential development of Coolaghknock remaining more prominent within this view.

**The magnitude of change would be None to Negligible** – *Barely discernible intrusion of the development into the view, or introduction of elements that are characteristic in the context, resulting in slight change to the composition of the view and no change in visual amenity.*

**The significance of effect would be Slight-Not Significant** in the Short, Medium and Long Term.

**Qualitatively the impact would be Neutral** i.e. *Scheme complements the scale, landform and pattern of the landscape(townscape)/view and maintains landscape quality;*

#### **Change to the proposed view:**

**Very slight change to the red outline on the right-side of the revised visual figure (northern end of site) as a result of the replacement of the duplex with houses on the site's eastern boundary. This material change wouldn't affect the overall assessment, remaining the same as the original LVIA.**

#### **Viewpoint 12 - Dublin Road (R445) / Scenic Route 3**

##### Existing View

The view is looking west from Dublin Road (R445), also designated Scenic Route 3 in the development plan. The viewpoint is located 800m east from site boundary. The view is representative of viewers travelling along the R445 and the scenic route.

The Scenic Route offers splendid views of the Curragh Plains, viewing north from the route. The topography of the landscape is mostly flat at this location.

The existing hedgerows and trees in between the site and the viewpoint effectively screens views towards the site and the town.

In the middle of the background, the town's 'Landmarks'; Round Tower, spire of St. Brigid's Cathedral, spire of White Abbey Church and spire of St. Brigid's RC Church are visible towering over the landscape. Where there are gaps in the vegetation the ridges of the residences in the Coolaghknock neighbourhood (north of the site), Curragh Plains neighbourhood and other residential areas of the town are partially visible.

**The viewpoint sensitivity is High** - *Viewers at viewpoints that are recognised in policy or otherwise designated as being of value. This may also include tourist attractions, and heritage features of regional or county value, and viewers travelling on scenic routes.*

#### Visual Impacts and Effects

##### Construction Phase

Views toward the proposed development will be restricted by the intervening field boundary hedgerow vegetation.

**The magnitude of change would be None, the significance of effect would be None.**

##### Operational Phase

As with previous viewpoint no. 11 the proposed development will be fully screened by the intervening field boundary vegetation during the summer months. Similarly, potential views of the proposed development will be very limited during the winter months, with some very minor views of buildings along the eastern end of the proposed development possible but heavily filtered through the various intervening mature field boundaries hedgerows and trees. Where visible, it is expected that the proposed development would be only a minor intrusion and would not be uncharacteristic in the context. The lower setting ensures any limited views do not affect the views from this point towards the historic buildings set against the town's skyline.

**The magnitude of change would be None to Negligible** – *Barely discernible intrusion of the development into the view, or introduction of elements that are characteristic in the context, resulting in slight change to the composition of the view and no change in visual amenity.*

**The significance of effect would be Slight-Not Significant** in the Short, Medium and Long Term.

**Qualitatively the impact would be Neutral** i.e. *Scheme complements the scale, landform and pattern of the landscape(townscape)/view and maintains landscape quality;*

#### **Change to the proposed view:**

As with previous viewpoints there is a very slight alternation to the red outline on the revised visual, by its far right (northern end of site), as a result of the change from duplexes to houses on the eastern boundary. Although there will be a material change to the housing type along the site's eastern end, with limited visibility in the winter months, overall the assessment from the original LVIA above remains the same.

**Viewpoint Assessment Summary**

The following tables have been adopted from the original LVIA summary of visual effects tables for both construction and operational phase showing only the selected seven viewpoints to be reviewed. The RFI Significance and Quality of the effects is stated directly beneath that of the original LVIA for each viewpoint, with 'same' stated wherever there is no variation between the values of the two assessments.

VP No.	Location	Sensitivity	Degree of Change	Significance and Quality		
				Short	Medium	Long
VP01	Coolaghknock Close	High	Low	LVIA- Moderate-Slight Adverse RFI-same		
VP06	Dublin Road (R445)	High	Medium	LVIA - Significant Adverse RFI- same		
VP07	Dublin Road (R445)	High	Medium	LVIA- Significant Adverse RFI -same		
VP08	Curragh View / Curragh Plains	High	Negligible	LVIA - Not Significant Adverse RFI -same		
VP09	Melitta Road (R413)	High	Negligible	LVIA - Not Significant Adverse RFI- same		
VP10	Melitta Road (R413)	High	None	LVIA – None RFI- same		
VP11	Dublin Road (R445)	High	None to Negligible	LVIA - None to Not Significant Adverse RFI-same		
VP12	Dublin Road (R445)	High	None	LVIA – None RFI - same		

Table 0.4: Summary of Visual Effects - Construction Phase

VP No.	Location	Sensitivity	Degree of Change	Significance and Quality		
				Short	Medium	Long
VP01	Coolaghknock Close	High	Low	LVIA - Moderate-Slight and Neutral		

				RFI - same	
VP06	Dublin Road (R445)	High	Medium	LVIA - Significant and Adverse	LVIA - Moderate and Neutral
				RFI - same	RFI - same
VP07	Dublin Road (R445)	High	Medium	LVIA - Significant and Adverse	LVIA - Moderate and Neutral
				RFI - same	RFI - same
VP08	Curragh View / Curragh Plains	High	Negligible	LVIA - Slight-Not Significant and Neutral	
				RFI - same	
VP09	Melitta Road (R413)	High	None to Negligible	LVIA - Slight-Not Significant and Neutral	
				RFI - Not Significant and Neutral	
VP10	Melitta Road (R413)	High	None to Negligible	LVIA - Slight-Not Significant and Neutral	
				RFI - same	
VP11	Dublin Road (R445)	High	None to Negligible	LVIA - Slight-Not Significant and Neutral	
				RFI - same	
VP12	Dublin Road (R445)	High	None to Negligible	LVIA - Slight-Not Significant and Neutral	
				RFI - same	

Table 0.5: Summary of Visual Effects - Operation Phase

The proposed development is expected to have a temporary adverse effect on the visual resource during construction. Upon operation and into the future, the development is expected to have a neutral long term / permanent effect on the visual resource.

**Cumulative**  
 No change.

**Traffic and Transportation**  
**Construction Phase**  
 No change.

**Operational Phase**

The traffic associated with the Operational Phase of the proposed development is described in Table 11-12 below.

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Table 11-12: Operational Phase: Description of Impacts / Effects

Junction	Location	Environment Character	Quality / Scale of Impact	Impact Significance	Duration
1	Proposed Development Junction on the R445	The proposed primary access point to the site is located on R445. R445 is the link between Kildare Town to the west and the M7 motorway and the Curragh Racecourse located to the east. R445 is a single lane two-way carriageway with footpaths on both sides of the carriageway and no existing designated cycle lanes. <b>The proposed primary junction is a signalised junction and includes a westbound right turning lane, cycle lanes and pedestrian footpaths on both sides of the carriageway. A signalised Toucan crossing is proposed at the vehicular entrance on the R445.</b>	From the modelling results of the Traffic & Transport Assessment the surrounding road network and adjacent existing junctions will have <b>neutral effects</b> on the current operational capacity of the surrounding network of roads and junctions.	<b>The proposed changes to the site include a signalised junction and includes a westbound right turning lane, cycle lanes and pedestrian footpaths on both sides of the carriageway. A signalised Toucan crossing is proposed at the vehicular entrance on the R445.</b> The effect will cause noticeable changes in the character of the environment. However due to the neutral quality of impact it is expected that the significance of impact will be <b>not significant.</b>	The junction has been designed and modelled for a Design Year of 2041. However, it could be assumed that the junction will remain in use beyond that year. Thus, duration of effects is <b>long term.</b>
2	Existing Ruanbeg Manor/ R445	The proposed secondary point is located further west on the R445 at Ruanbeg Manor. It is the link with the R445 and the Ruanbeg existing residential housing development. Ruanbeg Manor is a single lane two-way carriageway with wide footpaths and grassed verges on both sides of the carriageway and no existing designated cycle lanes. Alterations to this junction are not included as part of the scope of this submission.	From the modelling results of the Traffic & Transport Assessment the surrounding road network and adjacent existing junctions will have <b>neutral impact</b> on the current operational capacity of the surrounding network of roads and junctions.	There are no proposed changes to the junction. Junction modelling shows that the junction has capacity for increased traffic up to the design year. Thus, significance of impact will be <b>imperceptible.</b>	The junction has been designed and modelled for a Design Year of 2041. However, it could be assumed that the junction will remain in use beyond that year. Thus, duration of effects is <b>long term.</b>

**Material Assets**

No change.

**Waste Management**

No change.

**Cultural Heritage**

No change.

**6. Interactions**

No change.

**1. Population & Human Health / Soils**

No change.

**2. Population & Human Health / Hydrology**

Failure or mismanagement of the potable water supply could lead to its contamination during the construction phase. A range of mitigation measures, as outlined in Chapter 7 **addendum**, will be put in place during the construction phase of the development to ensure this does not occur. The correct implementation of these mitigation measures will ensure that the potential impacts on hydrology and water services during the construction phase will be imperceptible and short term.

**3. Population & Human Health / Noise**

No change.

**4. Population & Human Health / Air**

No change.

**5. Population & Human Health / Landscape**

No change.

**6. Population & Human Health / Traffic**

Chapter 11 **addendum** notes that, provided the mitigation measures and management procedures outlined in the Construction Environmental Management Plan are incorporated during the Construction Phase, the residual impact upon the local receiving environment is predicted to be temporary in the nature and slight in terms of effect.

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Once complete, and as set out in the addendum, the proposed development will operate well within capacity during the AM and PM peak hours in the 2026 + Proposed Development (Opening Year) scenario and would continue to do so for the future assessments.

**7. Population & Human Health / Waste**

No change.

**8. Population & Human Health / Cultural Heritage**

As set out in Chapter 14 addendum, there are no protected structures on site or any areas of architectural conservation in the area which will be impacted. Prior to commencement it is recommended that an archaeological assessment is carried out in line with the recommendations in Chapter 14. With the implementation of the mitigation measures in Chapter 14 the impact of the proposed development on cultural heritage will be minimal, if any.

**9. Population & Human Health / Materials Assets**

No change.

**10. Biodiversity / Soils**

No change.

**11. Biodiversity / Hydrology**

No change.

**12. Biodiversity / Noise**

No change.

**13. Biodiversity / Air**

No change.

**14. Biodiversity / Landscape**

No change.

**15. Biodiversity / Material Assets**

No change.



**16. Soils / Hydrology**

No change.

**17. Soils / Air**

No change.

**18. Soils/Landscape**

No change.

**7. Conclusion**

No change.

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